



River Forest, Illinois.

Current market data.

10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

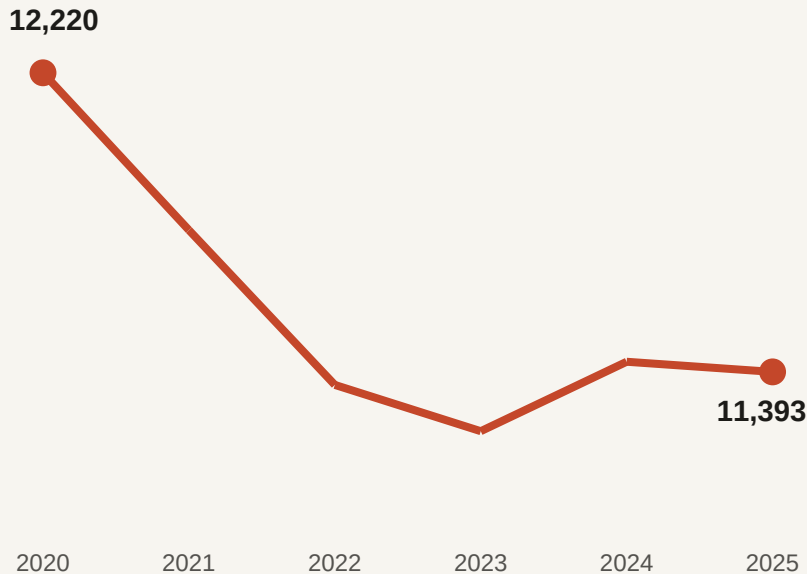


POPULATION

Down 6.8% since 2020.

11,393

people, the 203rd-largest of Illinois's cities and towns.



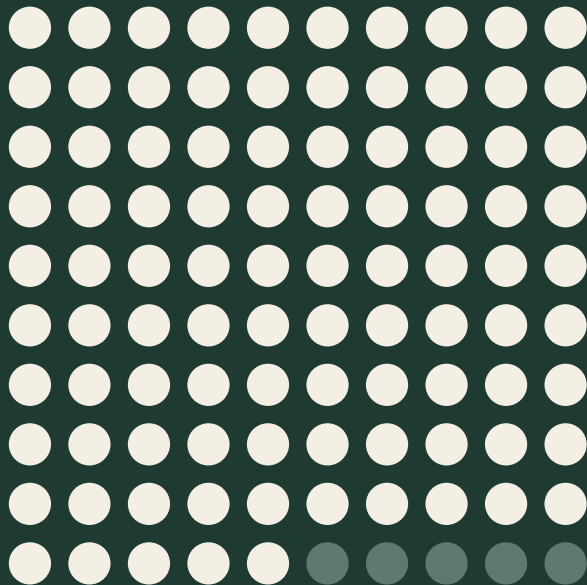
THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

94.7%

of 5,009 jobs located in River Forest are filled by
in-commuters.

Source: Census LEHD LODES, 2023



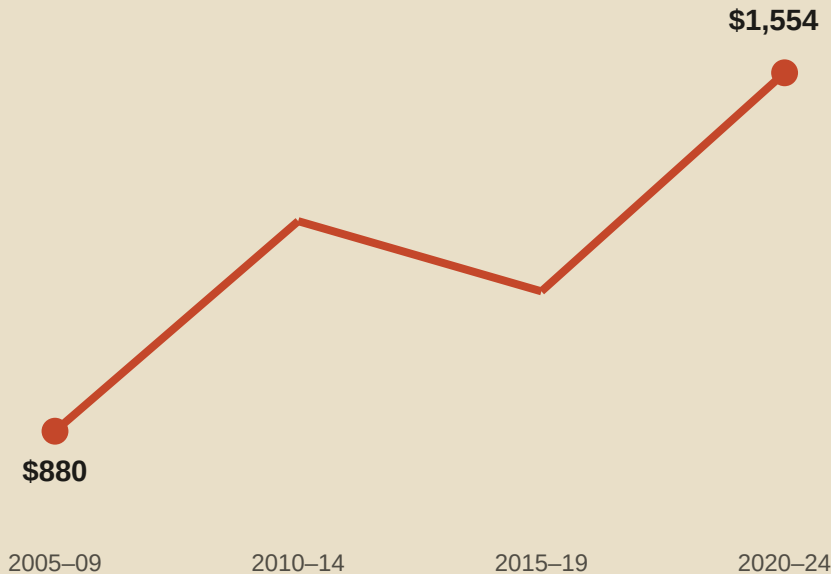
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 77%
since the 2005–2009
survey, before inflation.

\$1,554

a month. Illinois's median is \$1,274.





THE SEAM

Cross one tract line and median rent doubles.

A \$3,070 gap between neighbors, the sharpest rent edge between adjacent tracts in Cook County.

TRACT 1301

\$431

TRACT 8080.02

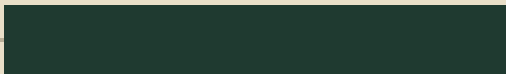
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$742–\$1,113



\$1,554 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

67

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

91%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–1.1% to the 4,680 homes here.

6–50

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs
161% more than Illinois's.

\$687,300

median home value in River Forest.

River Forest



\$687,300

Illinois



\$263,300

U.S.



\$332,700

THAT WAS RIVER FOREST'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/il/river-forest/

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