



South Elgin, Illinois.

Current market data.

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

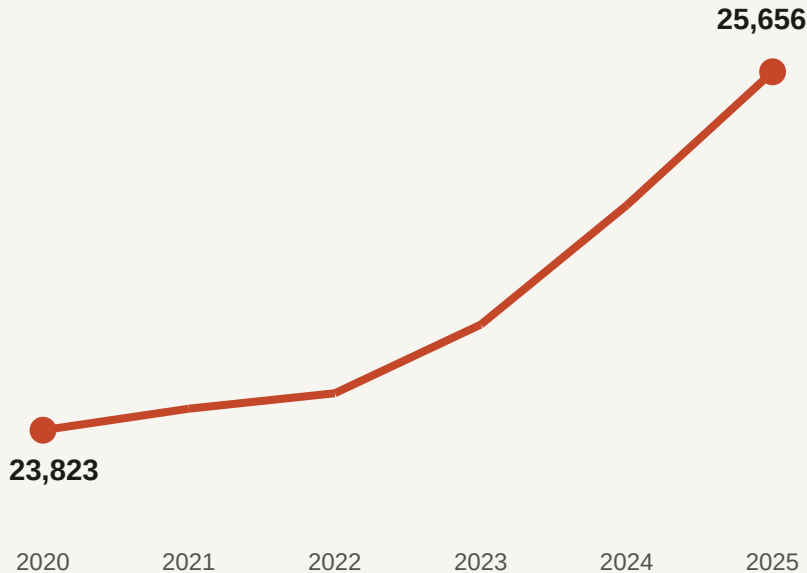


POPULATION

**Growing. Up 7.7% since
2020.**

25,656

people, the 87th-largest of Illinois's cities and towns.



THE WORKDAY

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

92.5%

of 7,909 jobs located in South Elgin are filled by in-commuters.



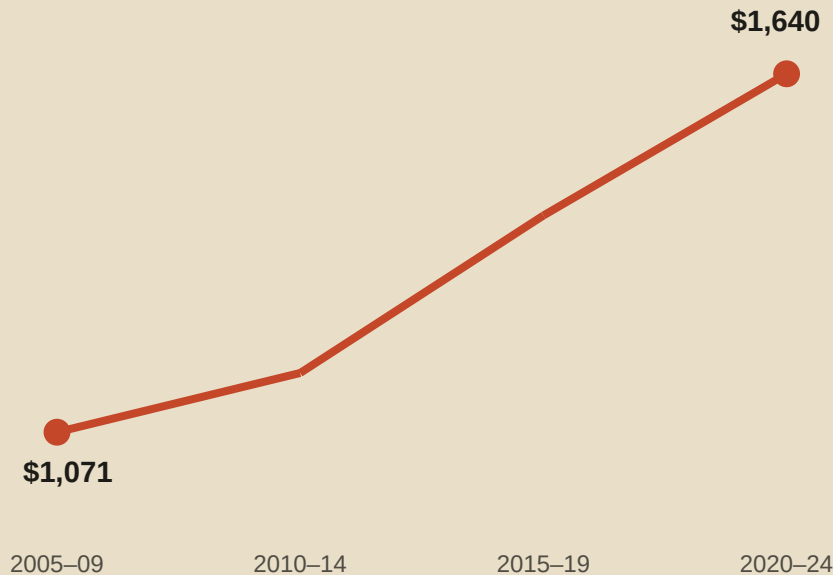
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 53%
since the 2005–2009
survey, before inflation.

\$1,640

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,077 gap between neighbors, the sharpest rent edge between adjacent tracts in Kane County.

TRACT 8545.09

\$1,361

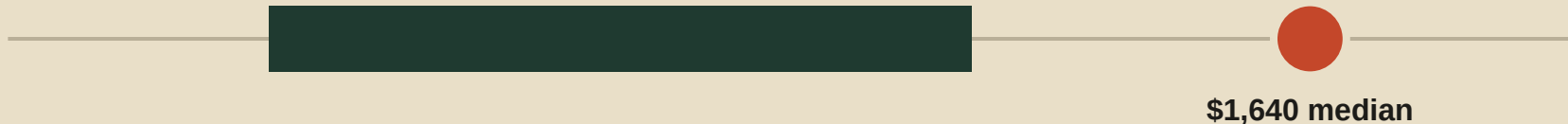
TRACT 8545.08

\$3,438

ROOM TO BUILD

The median rent is above what local wages can carry.

\$942–\$1,413



is the monthly rent range local workforce wages support.

BUILDING

58% of the housing here was built before 2000.

2,083

homes permitted in ten years,
2016–2025

45%

of those were in multifamily
buildings

58%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.9% to the 8,803 homes here.

22–79

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



HOME VALUE

A median home costs 29%
more than Illinois's.

\$339,100

median home value in South Elgin.

South Elgin



\$339,100

Illinois



\$263,300

U.S.



\$332,700

THAT WAS SOUTH ELGIN'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/south-elgin/**](https://almanacdata.ai/e/il/south-elgin/)

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