



Spring Grove, Illinois.

Current market data.

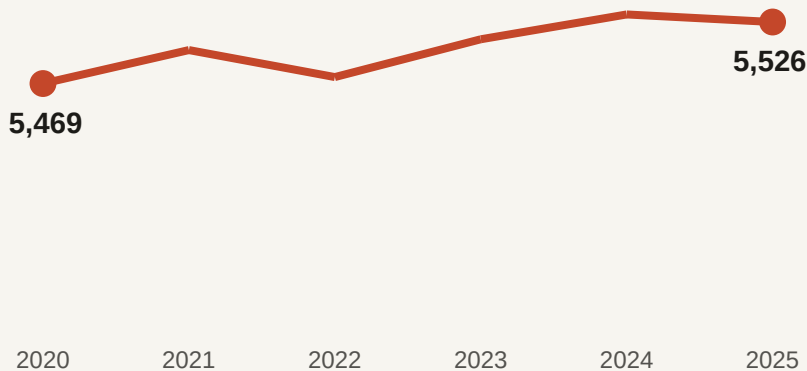
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.0% since 2020.

5,526

people, the 318th-largest of Illinois's cities and towns.



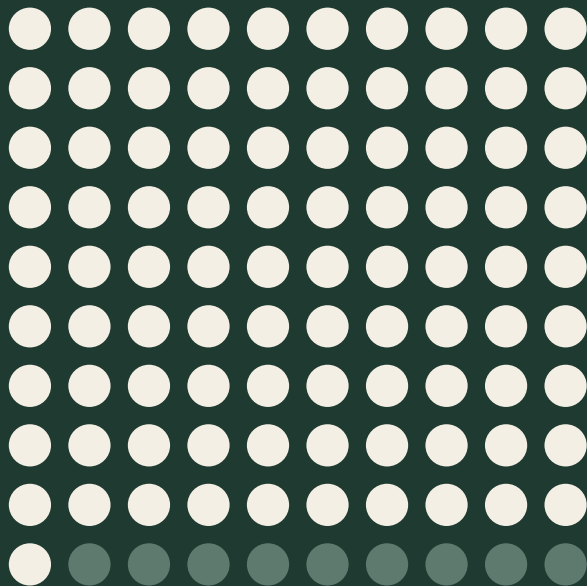
THE WORKDAY

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

91.4%

of 2,168 jobs located in Spring Grove 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 57%
since the 2005–2009
survey, before inflation.**

\$2,001

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,310 gap between neighbors, the sharpest rent edge between adjacent tracts in McHenry County.

TRACT 8713.04

\$950

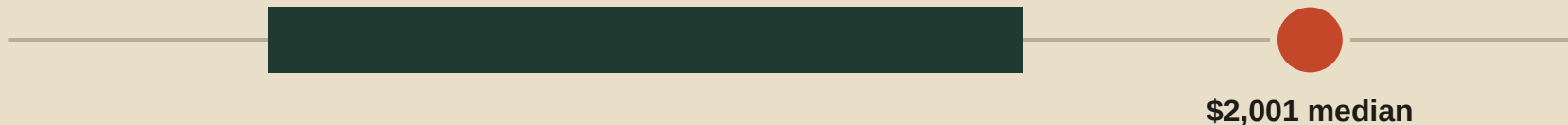
TRACT 8713.12

\$2,260

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,184–\$1,776



is the monthly rent range local workforce wages support.

BUILDING

59% of the housing here was built before 2000.

93

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

59%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.1% to the 1,943 homes here.

1–22

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



HOME VALUE

A median home costs 51% more than Illinois's.

\$398,400

median home value in Spring Grove.

Spring Grove



\$398,400

Illinois



\$263,300

U.S.



\$332,700

THAT WAS SPRING GROVE'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/spring-grove/

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