



St. Charles, Illinois.

Current market data.

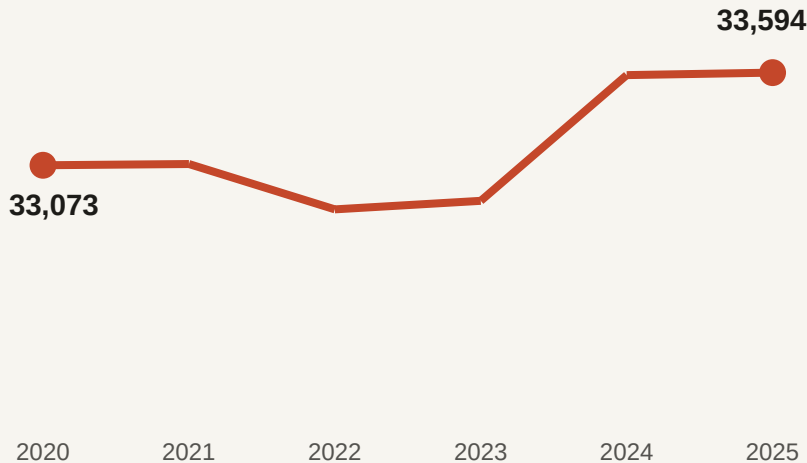
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.6% since 2020.

33,594

people, the 57th-largest of Illinois's cities and towns.



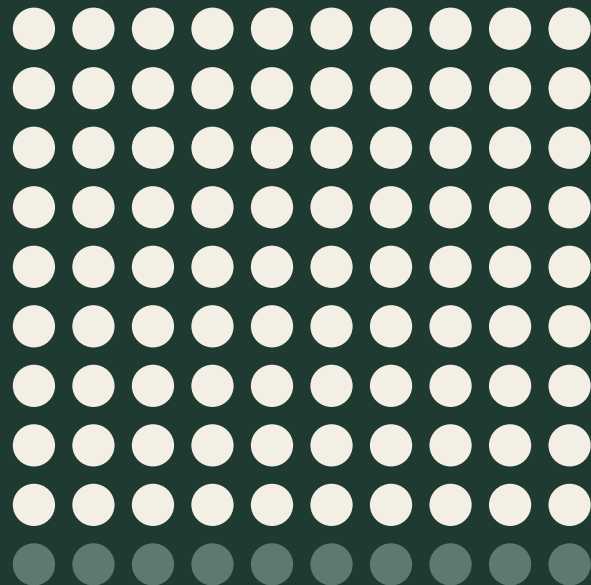
THE WORKDAY

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

90.5%

of 25,601 jobs located in St. Charles are filled by
in-commuters.

Source: Census LEHD LODES, 2023



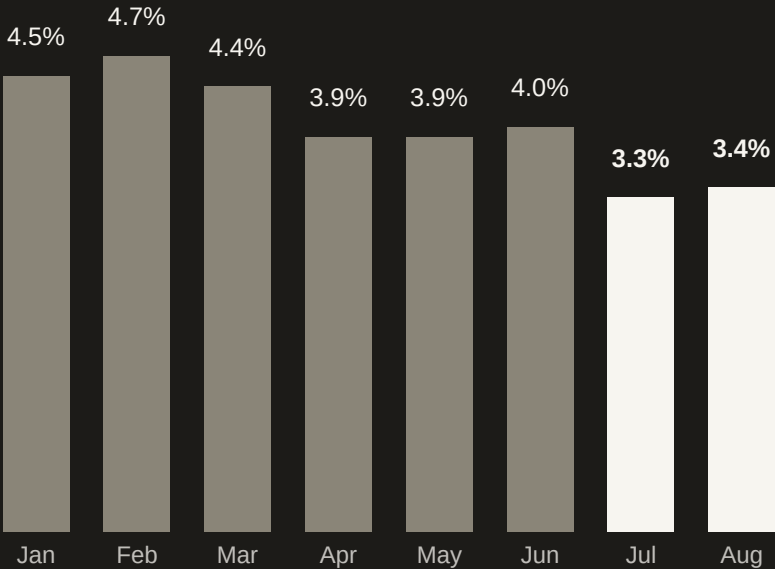
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
3.3%.

3.4%

in August 2026, the latest month released. A year earlier it was 4.4%.



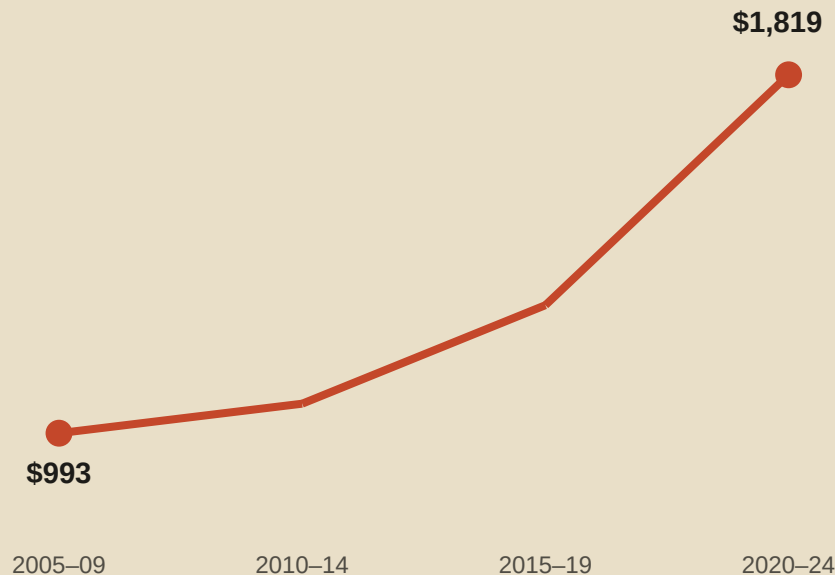
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

**Median rent is up 83%
since the 2005–2009
survey, before inflation.**

\$1,819

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

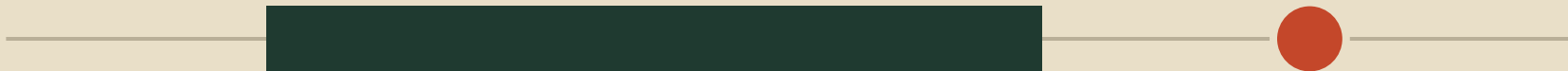
\$3,438



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,087–\$1,631



\$1,819 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,180

homes permitted in ten years,
2016–2025

70%

of those were in multifamily
buildings

76%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.9% to the 13,829 homes here.

41–256

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



HOME VALUE

A median home costs 43% more than Illinois's.

\$377,400

median home value in St. Charles.

St. Charles



\$377,400

Illinois



\$263,300

U.S.



\$332,700



THAT WAS ST. CHARLES'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/st-charles/**](https://almanacdata.ai/e/il/st-charles/)

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