



# Sun River Terrace, Illinois.

Current market data.

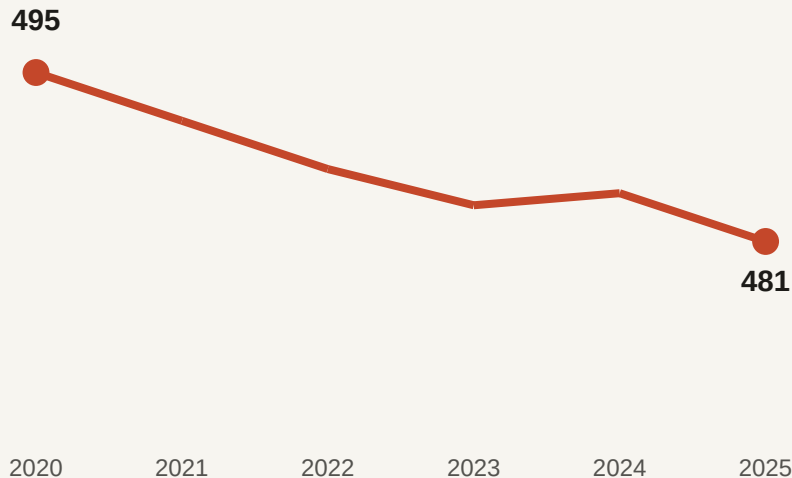
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.8% since 2020.

481

people, the 873rd-largest of Illinois's cities and towns.



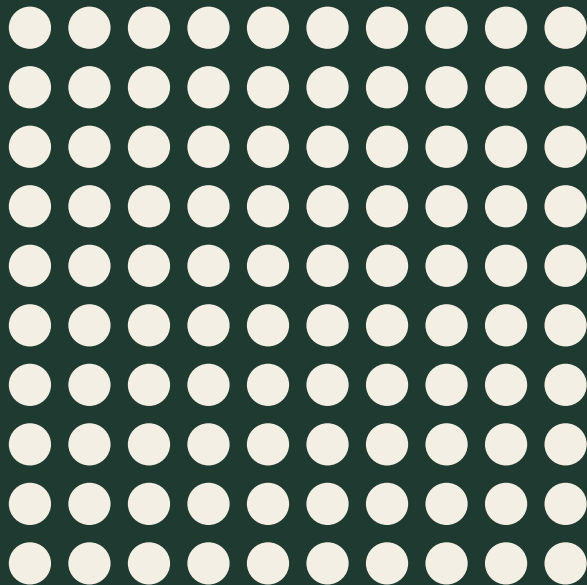
THE WORKDAY

Every job here goes to  
someone who lives  
somewhere else.

100.0%

of 6 jobs located in Sun River Terrace are filled by  
in-commuters.

Source: Census LEHD LODES, 2023



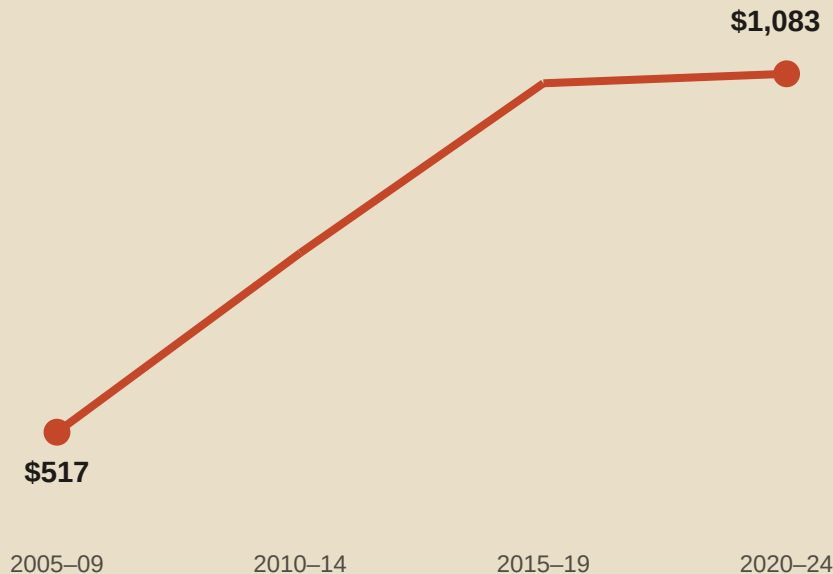
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 109%  
since the 2005–2009  
survey, before inflation.

**\$1,083**

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





## THE SEAM

# Cross one tract line and median rent jumps \$635.

A \$635 gap between neighbors, the sharpest rent edge between adjacent tracts in Kankakee County.

TRACT 120

**\$1,052**

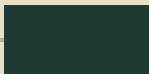
TRACT 106.01

**\$1,687**

ROOM TO BUILD

The median rent is above what local wages can carry.

**\$225–\$338**



**\$1,083 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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0

homes permitted, 2022–2025

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82%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0–0.4% to the 246 homes here.**

**0–1**

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



## HOME VALUE

**A median home costs 53% less than Illinois's.**

**\$125,000**

median home value in Sun River Terrace.

Sun River Terrace



\$125,000

Illinois



\$263,300

U.S.



\$332,700

THAT WAS SUN RIVER TERRACE'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/sun-river-terrace/](https://almanacdata.ai/e/il/sun-river-terrace/)

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