



Waukegan, Illinois.

Current market data.

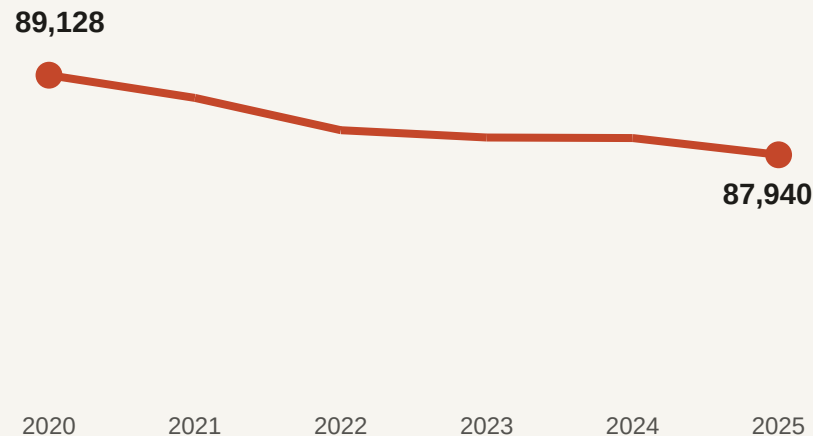
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.3% since 2020.

87,940

people, the 10th-largest of Illinois's cities and towns.



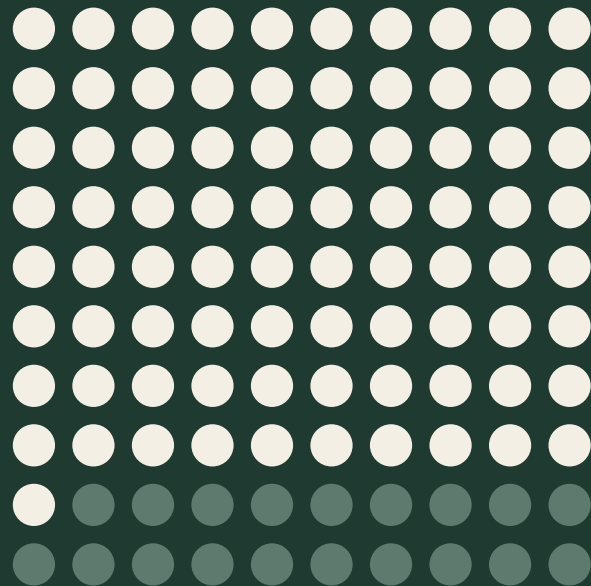
THE WORKDAY

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

81.3%

of 30,371 jobs located in Waukegan are filled by in-commuters.

Source: Census LEHD LODES, 2023



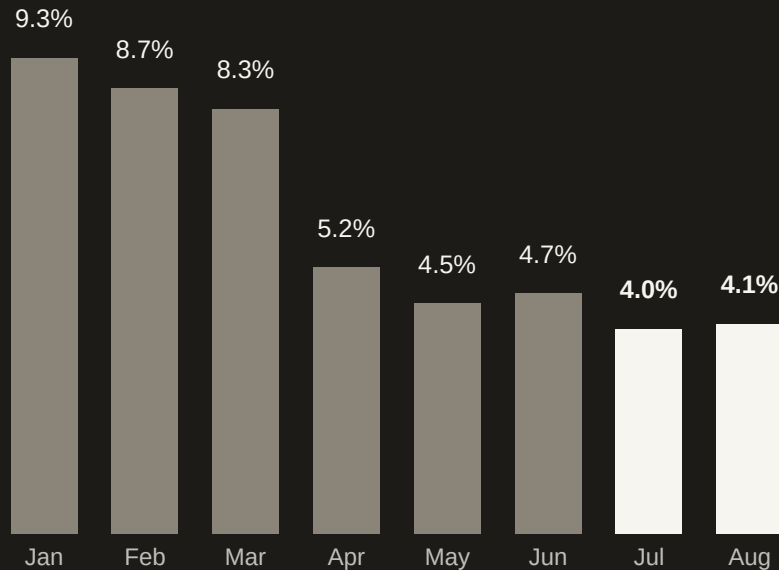
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
4.0%.

4.1%

in August 2026, the latest month released. A year earlier it was 4.8%.

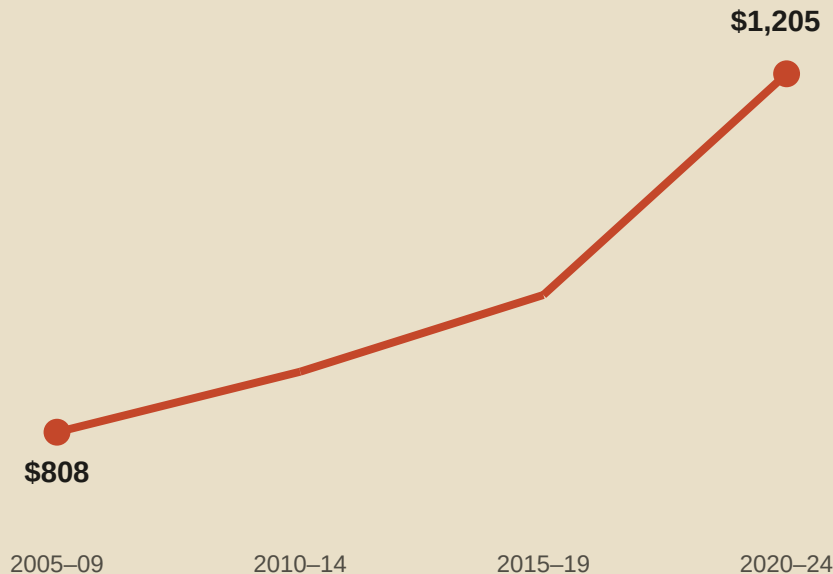


RENT

Median rent is up 49%
since the 2005–2009
survey, before inflation.

\$1,205

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,026 gap between neighbors, the sharpest rent edge between adjacent tracts in Lake County.

TRACT 8646.01

\$1,475

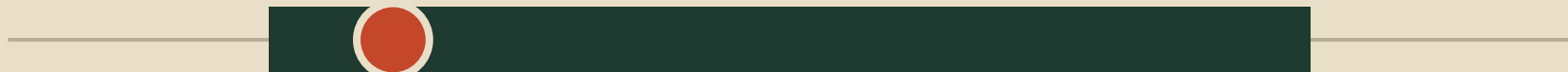
TRACT 8662

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,137–\$1,705



\$1,205 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

110

homes permitted in ten years,
2016–2025

31%

of those were in multifamily
buildings

92%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–0.9% to the 33,229 homes here.

182–304

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



HOME VALUE

A median home costs 27% less than Illinois's.

\$190,900

median home value in Waukegan.

Waukegan



\$190,900

Illinois



\$263,300

U.S.



\$332,700

THAT WAS WAUKEGAN'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/waukegan/

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