



West Dundee, Illinois.

Current market data.

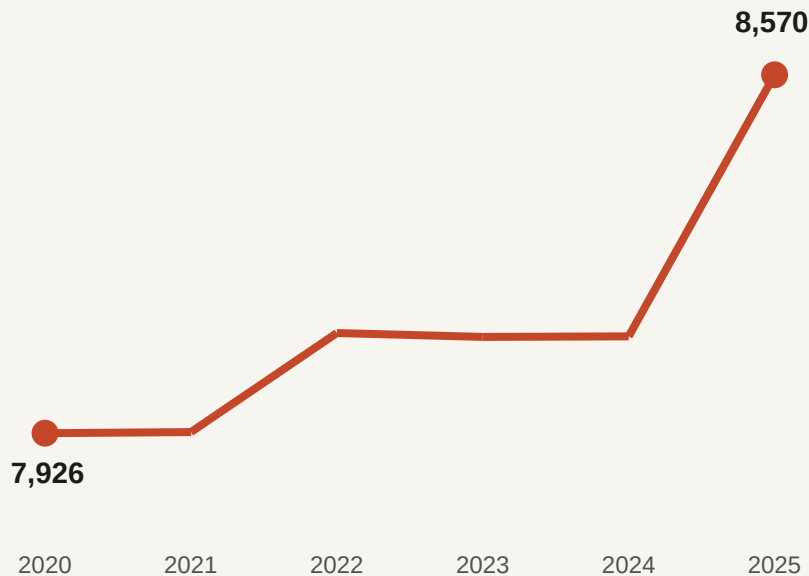
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.1% since 2020.

8,570

people, the 250th-largest of Illinois's cities and towns.



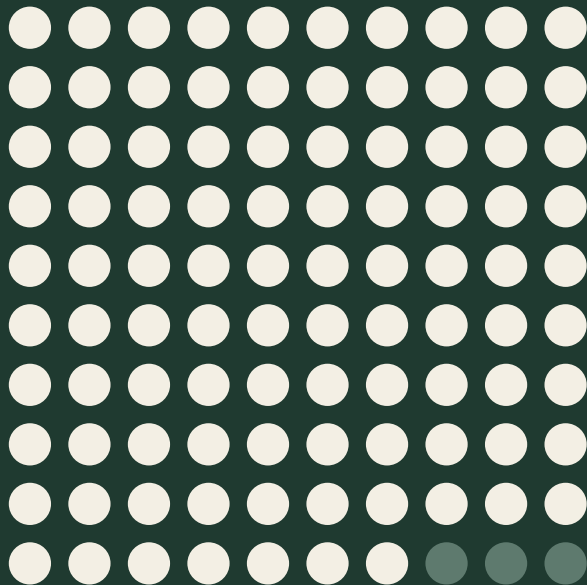
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

97.2%

of 2,966 jobs located in West Dundee are filled by
in-commuters.

Source: Census LEHD LODES, 2023



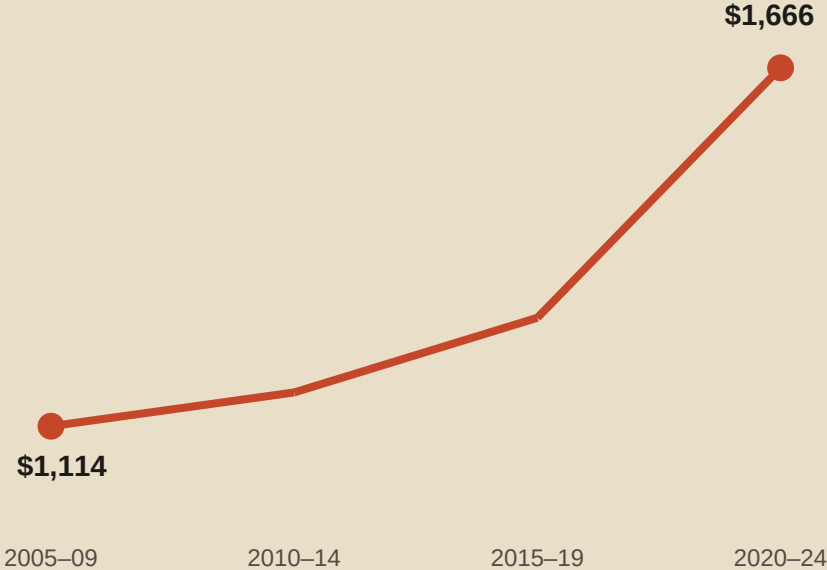
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 50%
since the 2005–2009
survey, before inflation.

\$1,666

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



Source: Census ACS 5-year, 2020-2024



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

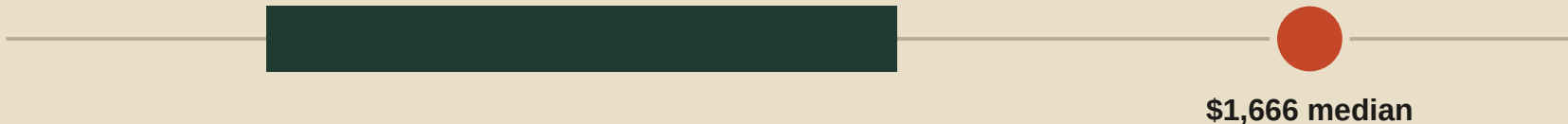
\$3,438



ROOM TO BUILD

The median rent is above what local wages can carry.

\$912–\$1,368



is the monthly rent range local workforce wages support.

BUILDING

69% of the housing here was built before 2000.

837

homes permitted in ten years,
2016–2025

99%

of those were in multifamily
buildings

69%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–0.9% to the 3,329 homes here.

17–30

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



HOME VALUE

A median home costs 37% more than Illinois's.

\$360,800

median home value in West Dundee.

West Dundee



\$360,800

Illinois



\$263,300

U.S.



\$332,700



THAT WAS WEST DUNDEE'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/west-dundee/

The Almanac · your hyper-diligent research partner