



Western Springs, Illinois.

Current market data.

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

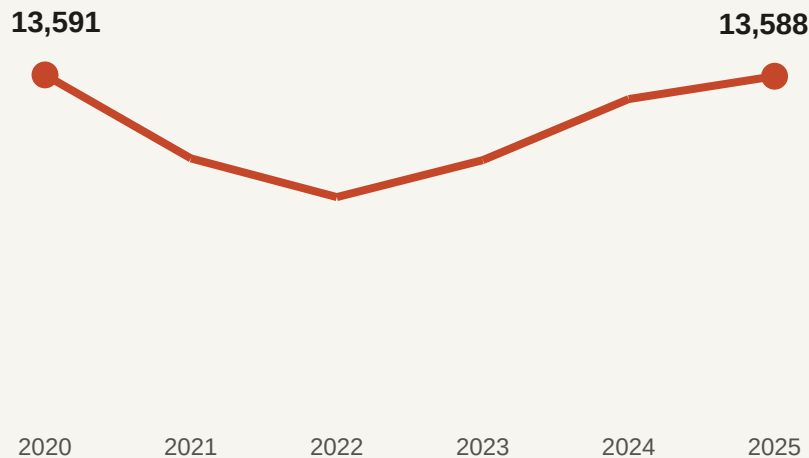


POPULATION

Down 0.0% since 2020.

13,588

people, the 182nd-largest of Illinois's cities and towns.



THE WORKDAY

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

89.9%

of 3,122 jobs located in Western Springs are filled by in-commuters.



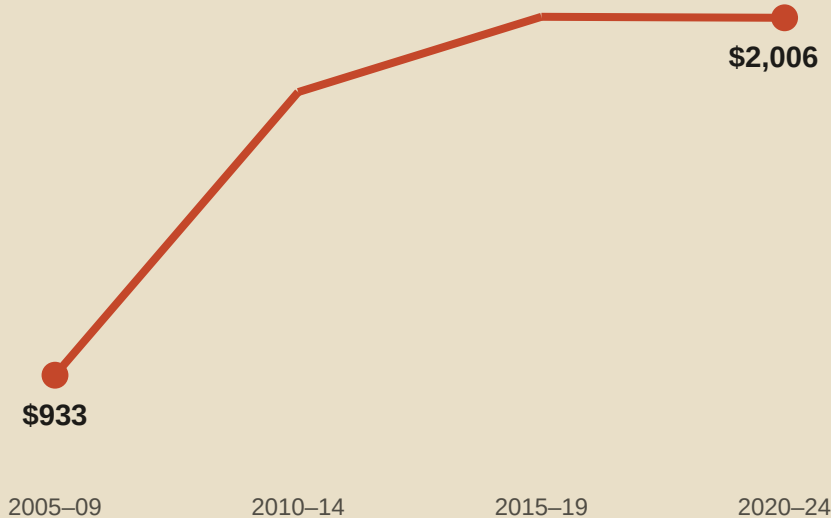
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 115%
since the 2005–2009
survey, before inflation.

\$2,006

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





THE SEAM

Cross one tract line and median rent doubles.

A \$3,070 gap between neighbors, the sharpest rent edge between adjacent tracts in Cook County.

TRACT 1301

\$431

TRACT 8080.02

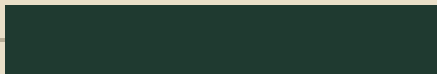
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$886–\$1,328



\$2,006 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

317

homes permitted in ten years,
2016–2025

8%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.0–0.7% to the 4,544 homes here.

2–31

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



HOME VALUE

A median home costs
181% more than Illinois's.

\$739,400

median home value in Western Springs.

Western Springs



\$739,400

Illinois



\$263,300

U.S.



\$332,700

THAT WAS WESTERN SPRINGS'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/western-springs/

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