



Wheaton, Illinois.

Current market data.

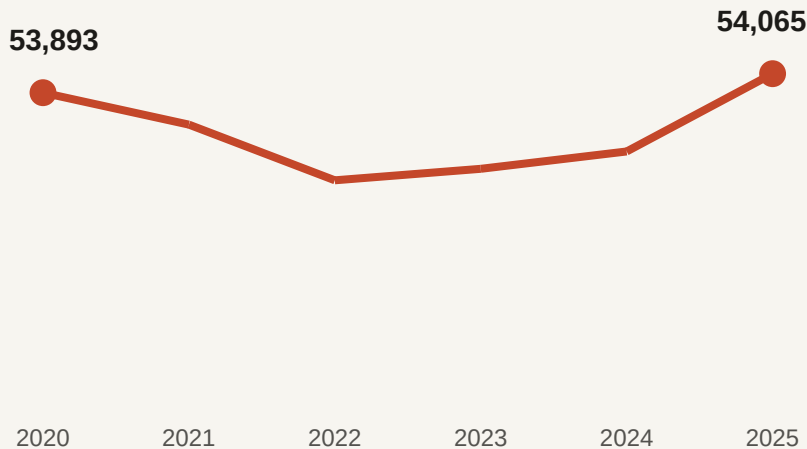
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.3% since 2020.

54,065

people, the 26th-largest of Illinois's cities and towns.

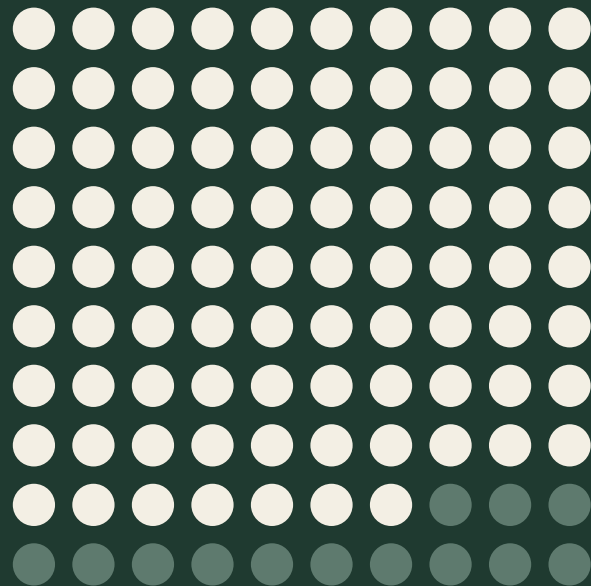


THE WORKDAY

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

86.6%

of 22,305 jobs located in Wheaton are filled by in-commuters.



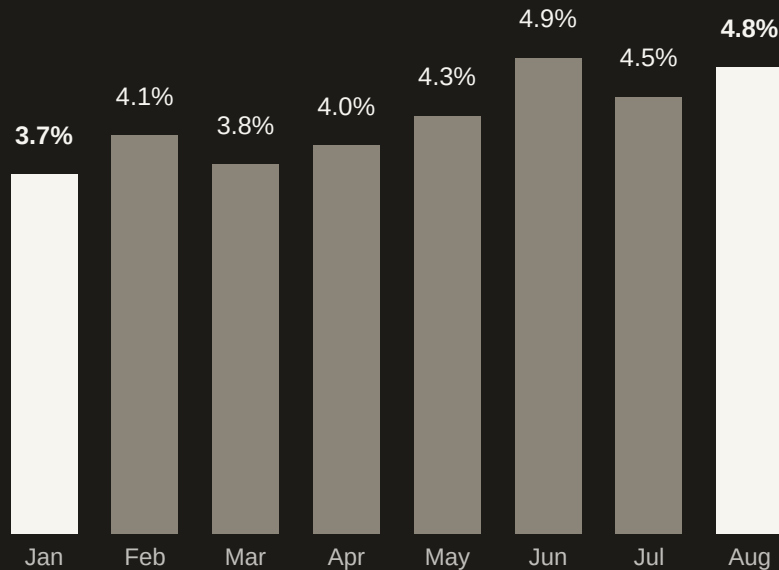
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in January:
3.7%.

4.8%

in August 2026, the latest month released. A year earlier it was 3.8%.

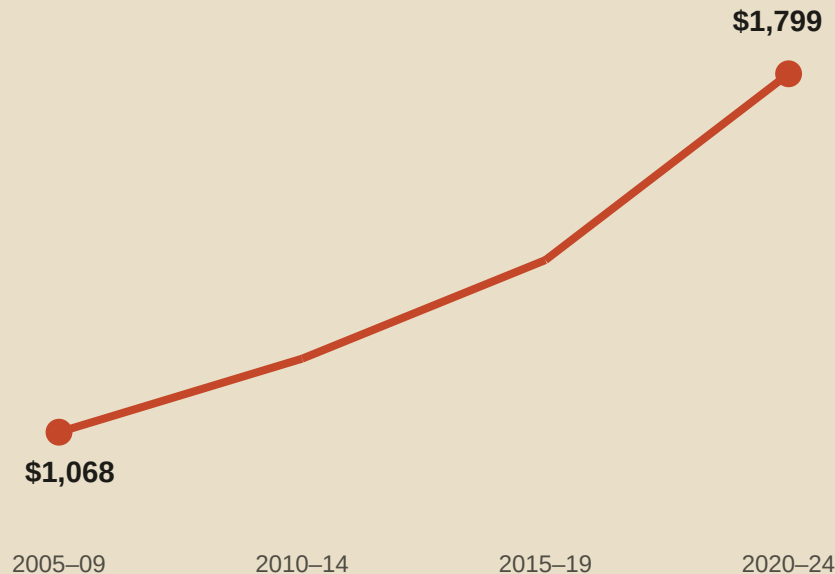


RENT

Median rent is up 68%
since the 2005–2009
survey, before inflation.

\$1,799

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,338 gap between neighbors, the sharpest rent edge between adjacent tracts in DuPage County.

TRACT 8409.06

\$1,163

TRACT 8403.04

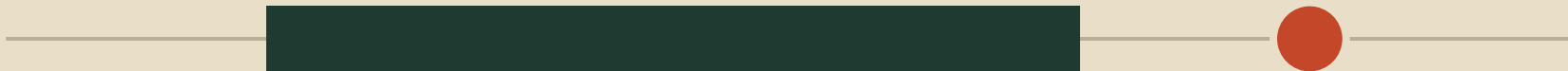
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,096–\$1,644



\$1,799 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

587

homes permitted in ten years,
2016–2025

60%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 20,359 homes here.

64–223

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



HOME VALUE

A median home costs 73% more than Illinois's.

\$455,700

median home value in Wheaton.

Wheaton



\$455,700

Illinois



\$263,300

U.S.



\$332,700

THAT WAS WHEATON'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/wheaton/

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