



ZIP 60401, Beecher, Illinois.

Current market data.

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

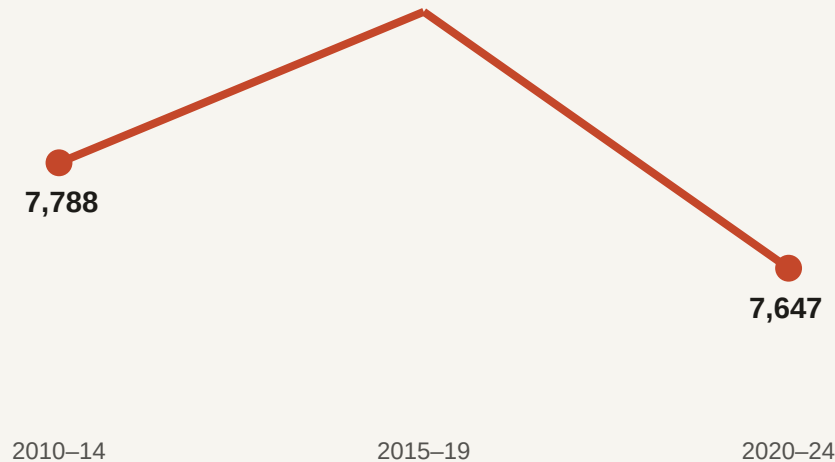


POPULATION

**7,647 people call ZIP
60401 home.**

7,647

people.

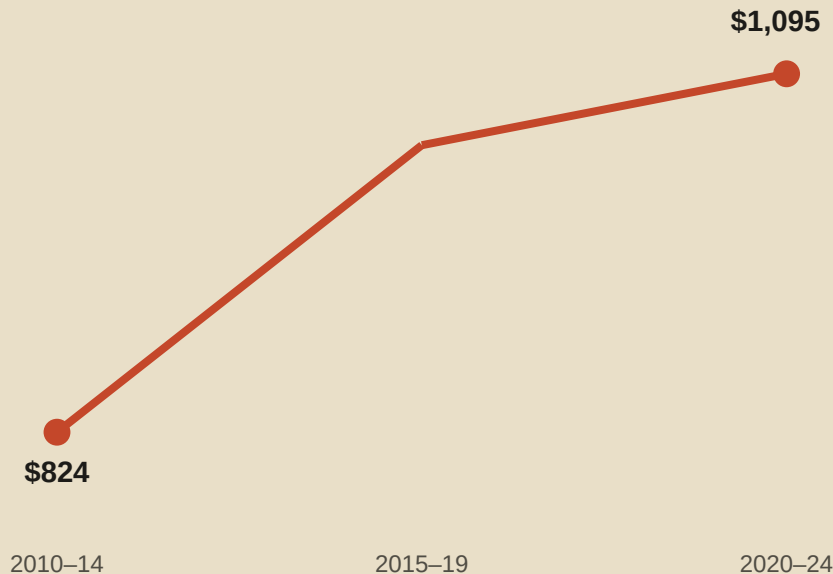


RENT

Median rent is up 33%
since the 2010–2014
survey, before inflation.

\$1,095

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



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$898–\$1,347



\$1,095 median

is the monthly rent range local workforce wages support.



BUILDING

64% of the housing here was built before 2000.

64%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.6% to the 2,990 homes here.

5–17

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



HOME VALUE

A median home costs 1% less than Illinois's.

\$260,500

median home value in ZIP 60401.

ZIP 60401



\$260,500

Illinois



\$263,300

U.S.



\$332,700

THAT WAS ZIP 60401'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/zip/60401/

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