



City Snapshots

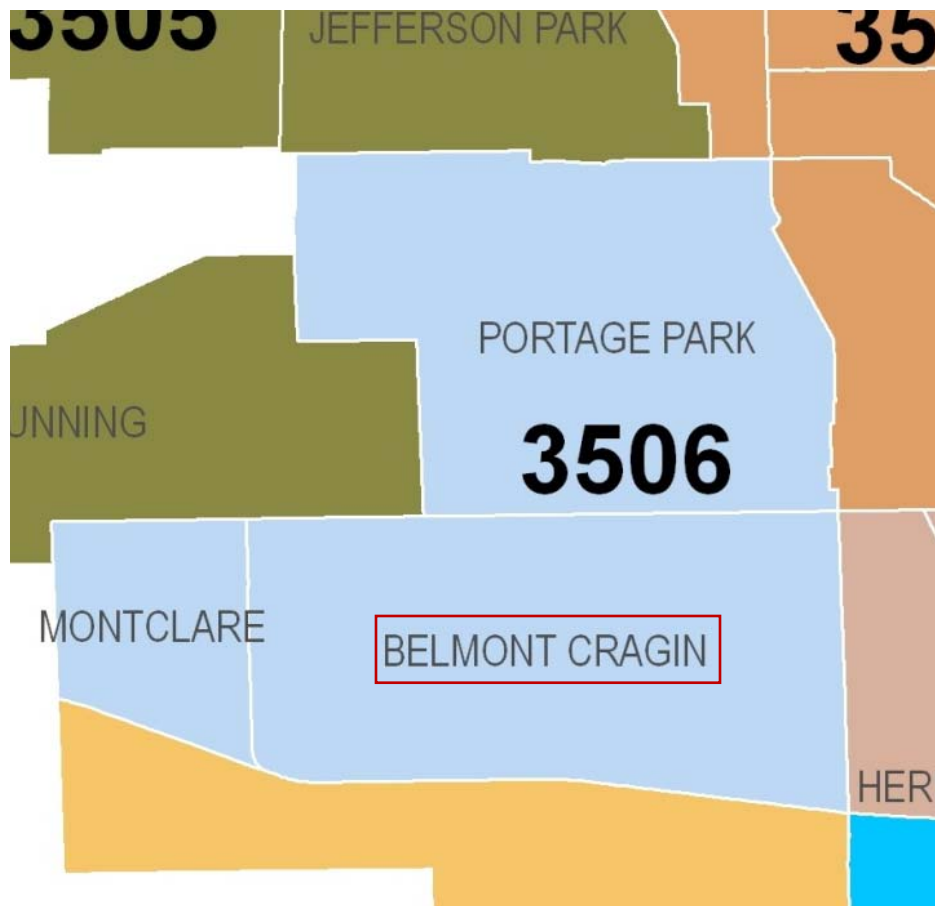
1. Home Price and Value
(2000, 2006, 2009)
 2. Housing Costs and Income
 3. Population and Race
-

Understanding the City Snapshot

You know best on what is happening in your neighborhood. In this part of the toolkit, we provide several **City Snapshots** which show data and changes over time on specific trends such as Population, Home Prices, and Income for all 19 Public Use Microdata Areas (PUMAs) in Chicago

PUMAs are groupings of Chicago Community Areas designated by the U.S. Census Bureau. Each PUMA represents the smallest geographic level available in the American Community Survey in between the Census years. A map of Chicago PUMAs is provided at the end of this section to help you find your Community Area and your PUMA.

For example, if you live in Belmont Cragin, you are within PUMA 3506 along with the community areas of Portage Park and Montclare. The City Snapshots show estimates from the geographic area that includes all of the community areas in PUMA 3506.



Next, find your PUMA number on the left hand side of the City Snapshot. In this particular City Snapshot example, “**Home Price and Value (2000, 2006, 2009)**” the 2000 and 2006 numbers are also shown so that the changes in home prices during the peak of the housing bubble¹ can be seen. The columns in red show the percent change. Numbers in parentheses indicate a decrease.

PUMA Community Area Groupings				Median Home Sales Price				
				2000	2006	% chg from 2000	2009	% chg from 2006
3501	Rogers Park	Edgewater	Uptown	\$211,618	\$266,132	25.8 %	\$225,292	(15.3%)
3502	Lake View	Lincoln Park		\$432,841	\$401,459	(7.3%)	\$395,781	(1.4%)
3503	West Ridge	Lincoln Square	North Center	\$309,272	\$350,999	13.5 %	\$298,542	(14.9%)
3504	Forest Glen Irving Park	North Park	Albany Park	\$302,860	\$384,964	27.1 %	\$277,578	(27.9%)
3505	Edison Park Dunning	Norwood Park O'Hare	Jefferson Park	\$235,012	\$345,111	46.8 %	\$229,863	(33.4%)
3506	Portage Park	Belmont Cragin	Montclare	\$235,870	\$351,354	49.0 %	\$193,042	(45.1%)
3507	Austin			\$154,207	\$279,079	81.0 %	\$154,431	(44.7%)

Using PUMA 3506 again as an example, we can see that the Median² Home Sales Price in 2000 was \$235,870. In 2006, at the height of the housing bubble, the Median Sales Price went up to \$351,354, or an increase of 49 percent. By 2009, after the recession hit, the Median Sales Price dropped to \$193,042, or a decline of 45.1 percent from the housing bubble year.

3504	Forest Glen Irving Park	North Park	Albany Park	\$302,860	\$384,964	27.1 %	\$277,578	(27.9%)
3505	Edison Park Dunning	Norwood Park O'Hare	Jefferson Park	\$235,012	\$345,111	46.8 %	\$229,863	(33.4%)
3506	Portage Park	Belmont Cragin	Montclare	\$235,870	\$351,354	49.0 %	\$193,042	(45.1%)
3507	Austin			\$154,207	\$279,079	81.0 %	\$154,431	(44.7%)

In this case, we can make an assessment of the impact of the housing market collapse and the recession in Belmont Cragin and the surrounding communities using housing price data and also be able to compare this analysis with other parts of the City.

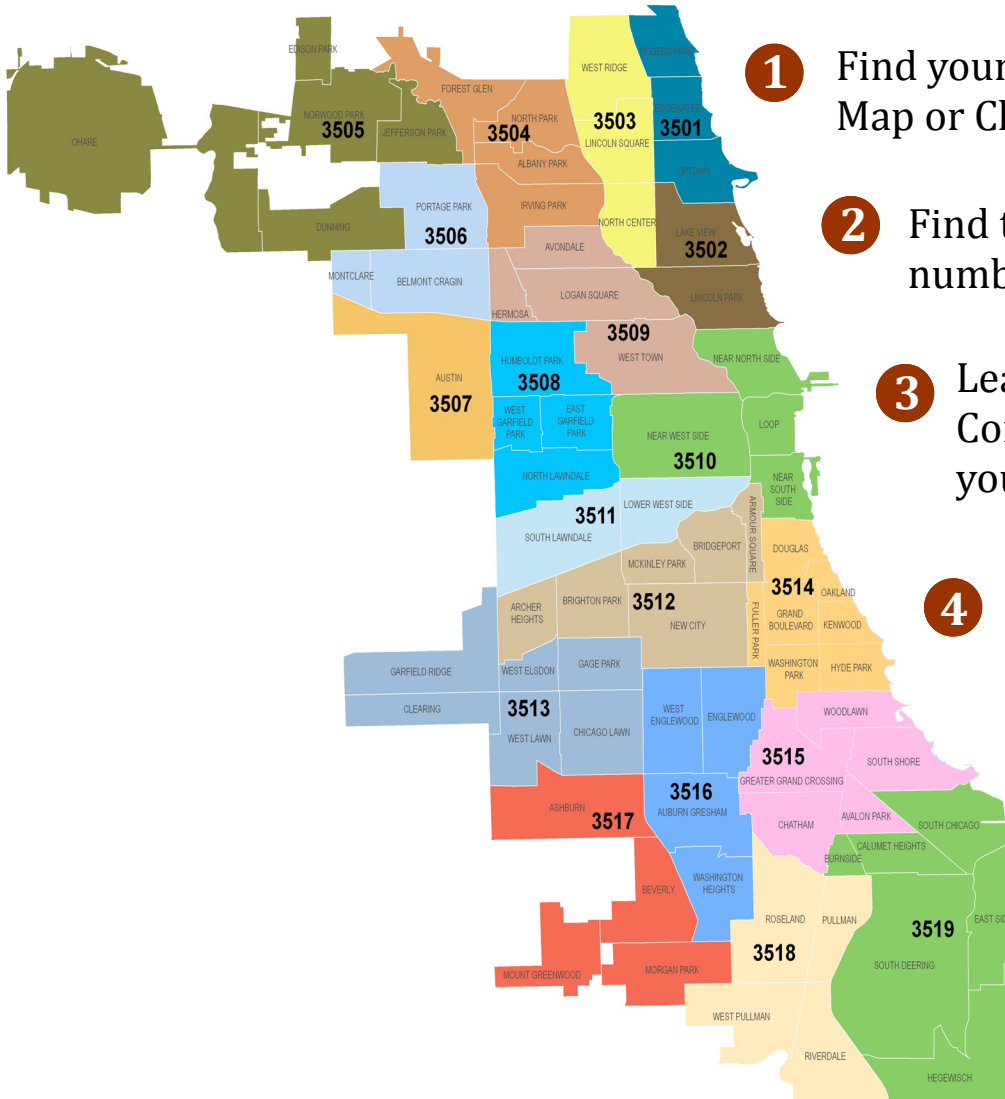
next: Find Your PUMA

¹ The year 2006 was picked as the peak housing bubble year based on data from the S&P Case-Shiller Housing Index which recorded the highest price index value in 2006

² A “Median” is NOT the average. It means that half of all home sales were priced above this number and half were below.

What is a PUMA?

The U.S. Census Bureau's American Community Survey (ACS) includes sample data from statistically-defined areas called Public Use Microdata Areas (PUMA). A PUMA represents the smallest geographic level available in the ACS in between Decennial Census years. There are 19 PUMAs in Chicago which is made up of groups of Chicago Community Areas.



- 1 Find your Community Area on the Map or Chart
- 2 Find the corresponding PUMA number
- 3 Learn what other Community Areas are also in your PUMA Community Area
- 4 Get information on your PUMA Community Areas Groupings

- 3501** Rogers Park, Edgewater, Uptown
- 3502** Lake View, Lincoln Park
- 3503** West Ridge, Lincoln Square, North Center
- 3504** Forest Glen, North Park, Albany Park, Irving Park
- 3505** Edison Park, Norwood Park, Jefferson, Dunning, O'Hare
- 3506** Portage Park, Montclare, Belmont Cragin
- 3507** Austin
- 3508** Humboldt Park, West Garfield Park, East Garfield Park, North Lawndale
- 3509** Hermosa, Avondale, Logan Square, West Town
- 3510** Near North Side, Near West Side, Loop, Near South Side
- 3511** South Lawndale, Lower West Side
- 3512** Armour Square, Archer Heights, Brighton Park, McKinley Park, Bridgeport, New City
- 3513** Garfield Ridge, West Elsdon, Gage Park, Clearing, West Lawn, Chicago Lawn
- 3514** Douglas, Oakland, Fuller Park, Grand Boulevard, Kenwood, Washington Park, Hyde Park
- 3515** Woodlawn, South Shore, Chatham, Avalon Park, Greater Grand Crossing
- 3516** West Englewood, Englewood, Auburn Gresham, Washington Heights
- 3517** Ashburn, Beverly, Mount Greenwood, Morgan Park
- 3518** Roseland, Pullman, West Pullman, Riverdale
- 3519** South Chicago, Burnside, Calumet Heights, South Deering, East Side, Hegewisch

CITY SNAPSHOT: Home Price and Value (2000, 2006, 2009)



PUMA	Community Area Groupings				Median Home Sales Price				Median Home Value				
	2000	2006	% chg from 2000	2009	% chg from 2006	2000	2006	% chg from 2000	2009	% chg from 2006			
3501	Rogers Park	Edgewater	Uptown	\$211,618	\$266,132	25.8 %	\$225,292	(15.3%)	\$298,095	\$288,284	(3.3%)	\$249,300	(13.5%)
3502	Lake View	Lincoln Park		\$432,841	\$401,459	(7.3%)	\$395,781	(1.4%)	\$586,584	\$462,489	(21.2%)	\$455,500	(1.5%)
3503	West Ridge	Lincoln Square	North Center	\$309,272	\$350,999	13.5 %	\$298,542	(14.9%)	\$300,579	\$388,210	29.2 %	\$340,900	(12.2%)
3504	Forest Glen Irving Park	North Park	Albany Park	\$302,860	\$384,964	27.1 %	\$277,578	(27.9%)	\$261,586	\$428,542	63.8 %	\$349,900	(18.4%)
3505	Edison Park Dunning	Norwood Park O'Hare	Jefferson Park	\$235,012	\$345,111	46.8 %	\$229,863	(33.4%)	\$252,616	\$357,668	41.6 %	\$305,800	(14.5%)
3506	Portage Park	Belmont Cragin	Montclare	\$235,870	\$351,354	49.0 %	\$193,042	(45.1%)	\$201,656	\$351,177	74.1 %	\$269,400	(23.3%)
3507	Austin			\$154,207	\$279,079	81.0 %	\$154,431	(44.7%)	\$141,570	\$243,376	71.9 %	\$225,500	(7.3%)
3508	Humboldt Park North Lawndale	West Garfield Park	East Garfield Park	\$140,766	\$281,141	99.7 %	\$168,655	(40.0%)	\$116,900	\$276,685	136.7 %	\$212,100	(23.3%)
3509	Hermosa West Town	Avondale	Logan Square	\$291,834	\$378,313	29.6 %	\$254,766	(32.7%)	\$235,090	\$415,346	76.7 %	\$365,000	(12.1%)
3510	Near North Side Near South Side	Near West Side	Loop	\$312,706	\$346,831	10.9 %	\$347,750	0.3 %	\$440,303	\$417,581	(5.2%)	\$386,800	(7.4%)
3511	South Lawndale	Lower West Side		\$168,855	\$290,519	72.1 %	\$151,656	(47.8%)	\$138,087	\$269,661	95.3 %	\$190,600	(29.3%)
3512	Armour Square McKinley Park	Archer Heights Bridgeport	Brighton Park New City	\$167,835	\$283,025	68.6 %	\$217,417	(23.2%)	\$149,877	\$269,555	79.9 %	\$223,900	(16.9%)
3513	Garfield Ridge Clearing	West Elsdon West Lawn	Gage Park Chicago Lawn	\$171,269	\$259,436	51.5 %	\$156,688	(39.6%)	\$150,937	\$247,633	64.1 %	\$206,600	(16.6%)
3514	Douglas Grand Boulevard	Oakland Hyde Park/Kenwood	Fuller Park Washington Park	\$146,112	\$270,604	85.2 %	\$192,572	(28.8%)	\$234,297	\$317,655	35.6 %	\$288,000	(9.3%)
3515	Woodlawn Avalon Park	South Shore Greater Grand Crossing	Chatham	\$144,033	\$217,996	51.4 %	\$157,225	(27.9%)	\$120,724	\$197,404	63.5 %	\$182,600	(7.5%)
3516	West Englewood Washington Heights	Englewood	Auburn Gresham	\$95,937	\$178,049	85.6 %	\$209,735	17.8 %	\$101,399	\$153,028	50.9 %	\$154,400	0.9 %
3517	Ashburn Morgan Park	Beverly	Mount Greenwood	\$167,325	\$244,493	46.1 %	\$190,891	(21.9%)	\$176,164	\$240,822	36.7 %	\$221,500	(8.0%)
3518	Roseland Riverdale	Pullman	West Pullman	\$97,627	\$147,188	50.8 %	\$128,797	(12.5%)	\$99,428	\$146,749	47.6 %	\$148,500	1.2 %
3519	South Chicago South Deering	Burnside East Side	Calumet Heights Hegewisch	\$110,102	\$173,637	57.7 %	\$139,885	(19.4%)	\$113,802	\$168,033	47.7 %	\$152,500	(9.2%)
City of Chicago				\$192,349	\$280,118	45.6%	\$208,648	(25.5%)	\$170,496	\$295,733	72.9%	\$261,600	(11.5%)

Notes: Dollar values are in 2009 dollars. Data from U.S. Census Bureau: 2000 Census and Estimates from the 2009 American Community Survey, Record Information Services.; S&P Case-Shiller Housing Index recorded the highest housing price index value in 2006. *The ACS uses statistically-defined areas called Public Use Microdata Areas (PUMAs). This is the smallest geographic level available in the ACS. There are 19 PUMAs in Chicago, composed of groups of Chicago community areas. For more information, visit <http://www.census.gov/acs> or contact CRN.

CITY SNAPSHOT: Housing Costs and Income



PUMA	Community Area Groupings			Median Home Sales Price			Median Owner Cost			Median Rent			Median Household Income		
				2000	2009	% change	2000	2009	% change	2000	2009	% change	2000	2009	% change
3501	Rogers Park	Edgewater	Uptown	\$211,618	\$225,292	6.5 %	\$1,982	\$1,901	(4.1%)	\$741	\$777	4.8 %	\$41,402	\$40,075	(3.2%)
3502	Lake View	Lincoln Park		\$432,841	\$395,781	(8.6%)	\$2,560	\$2,718	6.2 %	\$1,113	\$1,155	3.8 %	\$76,305	\$73,451	(3.7%)
3503	West Ridge	Lincoln Square	North Center	\$309,272	\$298,542	(3.5%)	\$2,011	\$2,228	10.8 %	\$890	\$970	9.0 %	\$55,565	\$57,887	4.2 %
3504	Forest Glen Irving Park	North Park	Albany Park	\$302,860	\$277,578	(8.3%)	\$1,535	\$2,211	44.0 %	\$828	\$849	2.5 %	\$62,363	\$50,775	(18.6%)
3505	Edison Park Dunning	Norwood Park O'Hare	Jefferson Park	\$235,012	\$229,863	(2.2%)	\$1,762	\$1,936	9.9 %	\$914	\$990	8.3 %	\$63,049	\$59,315	(5.9%)
3506	Portage Park	Belmont Cragin	Montclare	\$235,870	\$193,042	(18.2%)	\$1,702	\$2,044	20.1 %	\$790	\$881	11.5 %	\$56,027	\$45,558	(18.7%)
3507	Austin			\$154,207	\$154,431	0.1 %	\$1,485	\$1,781	19.9 %	\$735	\$879	19.5 %	\$41,939	\$31,908	(23.9%)
3508	Humboldt Park North Lawndale	West Garfield Park	East Garfield Park	\$140,766	\$168,655	19.8 %	\$1,281	\$1,566	22.2 %	\$657	\$888	35.2 %	\$29,404	\$23,663	(19.5%)
3509	Hermosa West Town	Avondale	Logan Square	\$291,834	\$254,766	(12.7%)	\$1,799	\$2,439	35.6 %	\$778	\$982	26.2 %	\$46,718	\$51,304	9.8 %
3510	Near North Side Near South Side	Near West Side	Loop	\$312,706	\$347,750	11.2 %	\$2,588	\$2,548	(1.5%)	\$959	\$1,241	29.5 %	\$58,199	\$70,518	21.2 %
3511	South Lawndale	Lower West Side		\$168,855	\$151,656	(10.2%)	\$1,325	\$1,654	24.8 %	\$611	\$694	13.6 %	\$37,427	\$32,031	(14.4%)
3512	Armour Square McKinley Park	Archer Heights Bridgeport	Brighton Park New City	\$167,835	\$217,417	29.5 %	\$1,363	\$1,725	26.6 %	\$659	\$776	17.8 %	\$40,620	\$37,805	(6.9%)
3513	Garfield Ridge Clearing	West Elsdon West Lawn	Gage Park Chicago Lawn	\$171,269	\$156,688	(8.5%)	\$1,368	\$1,668	21.9 %	\$745	\$867	16.3 %	\$53,103	\$45,669	(14.0%)
3514	Douglas Grand Boulevard	Oakland Hyde Park/Kenwood	Fuller Park Washington Park	\$146,112	\$192,572	31.8 %	\$1,847	\$2,287	23.8 %	\$600	\$816	36.0 %	\$27,752	\$28,985	4.4 %
3515	Woodlawn Avalon Park	South Shore Greater Grand Crossing	Chatham	\$144,033	\$157,225	9.2 %	\$1,333	\$1,601	20.1 %	\$670	\$773	15.4 %	\$37,529	\$27,040	(27.9%)
3516	West Englewood Washington Heights	Englewood	Auburn Gresham	\$95,937	\$209,735	118.6 %	\$1,155	\$1,373	18.9 %	\$696	\$809	16.3 %	\$38,337	\$29,199	(23.8%)
3517	Ashburn Morgan Park	Beverly	Mount Greenwood	\$167,325	\$190,891	14.1 %	\$1,542	\$1,657	7.5 %	\$821	\$954	16.2 %	\$71,974	\$71,023	(1.3%)
3518	Roseland Riverdale	Pullman	West Pullman	\$97,627	\$128,797	31.9 %	\$1,114	\$1,364	22.4 %	\$586	\$878	49.9 %	\$38,266	\$36,062	(5.8%)
3519	South Chicago South Deering	Burnside East Side	Calumet Heights Hegewisch	\$110,102	\$139,885	27.1 %	\$1,182	\$1,308	10.7 %	\$678	\$778	14.8 %	\$47,254	\$37,819	(20.0%)
City of Chicago				\$192,349	\$208,648	9.0 %	\$1,514	\$1,923	27.0 %	\$767	\$886	15.5 %	\$49,738	\$45,734	(8.1%)

Notes: Prices, rent and income are in 2009 dollars. Data from U.S. Census Bureau: 2000 Census and Estimates from the 2009 American Community Survey, Record Information Services.

*The ACS uses statistically-defined areas called Public Use Microdata Areas (PUMAs). This is the smallest geographic level available in the ACS. There are 19 PUMAs in Chicago, comprised of an aggregate of Chicago community areas. For more information, visit <http://www.census.gov/acs> or contact CRN.



CITY SNAPSHOT: Population and Race

PUMA	Community Area Groupings			Total Population			White			African American			Hispanic			Asian/Pacific Islander		
	2000	2009	% change	2000	2009	% change	2000	2009	% change	2000	2009	% change	2000	2009	% change	2000	2009	% change
3501	Rogers Park	Edgewater	Uptown	189,233	183,732	(2.9%)	97,611	109,543	12.2 %	43,653	41,594	(4.7%)	42,489	33,948	(20.1%)	19,824	20,519	3.5 %
3502	Lake View	Lincoln Park		159,137	164,843	3.6 %	135,954	147,109	8.2 %	7,699	5,085	(34.0%)	11,522	11,415	(0.9%)	7,596	10,805	42.2 %
3503	West Ridge	Lincoln Square	North Center	149,668	153,512	2.6 %	96,688	105,717	9.3 %	7,996	12,966	62.2 %	29,680	27,866	(6.1%)	23,922	24,346	1.8 %
3504	Forest Glen Irving Park	North Park	Albany Park	152,977	162,153	6.0 %	93,358	93,640	0.3 %	4,098	4,947	20.7 %	56,183	63,124	12.4 %	20,787	22,796	9.7 %
3505	Edison Park Dunning	Norwood Park O'Hare	Jefferson Park	128,907	143,310	11.2 %	116,222	123,556	6.3 %	982	1,898	93.3 %	11,967	24,771	107.0 %	5,007	7,386	47.5 %
3506	Portage Park	Belmont Cragin	Montclare	156,130	165,329	5.9 %	107,096	80,063	(25.2%)	3,127	8,037	157.0 %	70,768	102,802	45.3 %	4,961	6,001	21.0 %
3507	Austin			117,527	90,762	(22.8%)	7,234	6,670	(7.8%)	106,029	81,485	(23.1%)	4,841	5,313	9.8 %	696	439	(36.9%)
3508	Humboldt Park North Lawndale	West Garfield Park	East Garfield Park	151,504	136,846	(9.7%)	14,271	16,879	18.3 %	114,352	103,280	(9.7%)	33,911	30,700	(9.5%)	515	518	0.6 %
3509	Hermosa West Town	Avondale	Logan Square	240,141	235,685	(1.9%)	124,500	174,096	39.8 %	15,503	15,650	0.9 %	144,073	109,014	(24.3%)	4,301	9,633	124.0 %
3510	Near North Side Near South Side	Near West Side	Loop	128,739	178,698	38.8 %	68,174	116,250	70.5 %	44,832	36,823	(17.9%)	7,597	9,633	26.8 %	10,047	22,795	126.9 %
3511	South Lawndale	Lower West Side		135,102	106,788	(21.0%)	44,178	61,549	39.3 %	13,076	11,309	(13.5%)	114,757	84,994	(25.9%)	441	865	96.1 %
3512	Armour Square McKinley Park	Archer Heights Bridgeport	Brighton Park New City	170,965	174,521	2.1 %	78,844	93,187	18.2 %	21,523	23,273	8.1 %	86,274	88,148	2.2 %	19,058	28,980	52.1 %
3513	Garfield Ridge Clearing	West Elsdon West Lawn	Gage Park Chicago Lawn	204,193	209,791	2.7 %	109,184	105,302	(3.6%)	40,899	38,373	(6.2%)	86,303	118,209	37.0 %	1,660	1,789	7.8 %
3514	Douglas Grand Boulevard	Oakland Hyde Park/Kenwood	Fuller Park Washington Park	126,435	106,759	(15.6%)	18,917	23,047	21.8 %	98,705	78,499	(20.5%)	2,370	3,536	49.2 %	5,649	4,937	(12.6%)
3515	Woodlawn Avalon Park	South Shore Greater Grand Crossing	Chatham	175,683	158,063	(10.0%)	2,034	5,534	172.1 %	170,810	151,999	(11.0%)	1,505	1,254	(16.7%)	426	717	68.3 %
3516	West Englewood Washington Heights	Englewood	Auburn Gresham	171,275	156,833	(8.4%)	1,019	2,383	133.9 %	168,190	154,650	(8.1%)	1,384	1,225	(11.5%)	140	N/A**	
3517	Ashburn Morgan Park	Beverly	Mount Greenwood	105,622	120,536	14.1 %	56,726	58,162	2.5 %	41,787	51,018	22.1 %	8,573	17,989	109.8 %	720	579	(19.6%)
3518	Roseland Riverdale	Pullman	West Pullman	108,102	91,591	(15.3%)	2,438	3,938	61.5 %	102,919	87,244	(15.2%)	3,017	3,080	2.1 %	93	N/A**	
3519	South Chicago South Deering	Burnside East Side	Calumet Heights Hegewisch	108,288	110,803	2.3 %	30,123	41,150	36.6 %	55,580	56,984	2.5 %	35,455	42,199	19.0 %	272	N/A**	
City of Chicago				2,896,016	2,850,502	(1.6%)	1,215,315	1,365,722	12.4%	1,065,009	965,115	(9.4%)	753,644	779,218	3.4%	127,762	150,413	17.7%

Notes: 2000 data adjusted to 2009 dollars. Owner cost burden data is for mortgaged owner households. Data from U.S. Census Bureau: 2000 Census and Estimates from the 2009 American Community Survey. ** Data sample too small *The ACS uses statistically-defined areas called Public Use Microdata Areas (PUMAs). This is the smallest geographic level available in the ACS. There are 19 PUMAs in Chicago, composed of groups of Chicago community areas. For more information, visit <http://www.census.gov/acs> or contact CRN.