



COMMUNITY AREA

12

Forest Glen



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	18,165	18,508	1.9%
<i>Percent Immigrant (Foreign Born)</i>	19.8%	18.7%	-5.7%
Total Households	6,959	6,864	-1.4%
<i>Total Family Households</i>	5,111	5,065	-0.9%
<i>Total Non-Family Households</i>	1,848	1,799	-2.7%
Percent of Residents In Poverty	2.6%	5.8%	126.6%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	15,746	15,191	-3.5%
Black or African American	80	154	92.5%
Asian	1,594	2,019	26.7%
Multi-Racial	395	561	42.0%
Other	350	583	66.6%
Latino (of Any Race)	1,389	2,126	53.1%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$88,690	\$90,975	2.6%
Households Earning < \$25,000	925	865	-6.5%
<i>As a Percent of All Households</i>	13.3%	12.7%	-4.2%
Unemployment Rate	1.8%	5.5%	214.6%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	730	865	18.4%
\$25,000-\$49,999	1,379	977	-29.2%
\$50,000-\$74,999	1,421	1,054	-25.8%
\$75,000 or More	3,435	3,903	13.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	7,100	7,182	1.2%
Total Occupied Housing Units	6,959	6,864	-1.4%
<i>Owner-Occupied</i>	6,186	5,937	-4.0%
<i>Renter-Occupied</i>	773	927	19.9%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		151
<i>As a Percentage of all Housing Units</i>		2.1%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$942	\$961	2.1%
Paying Over 30% of Income in Rent	28.3%	55.0%	94.0%
<i>Renters Paying Less Than \$750/mo</i>	274	155	-43.4%
<i>Renters Paying \$750 to \$999/mo</i>	250	260	4.1%
<i>Renters Paying \$1000 to \$1,499/mo</i>	131	314	140.3%
<i>Renters Paying \$1,500 or More/mo</i>	68	79	17.0%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$2,278	\$2,592	13.8%
Paying Over 30% of Income for Mortgage	33.0%	44.2%	34.1%
<i>Owners Paying Less Than \$ 1,000/mo</i>	201	68	-66.1%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	708	267	-62.3%
<i>Owners Paying \$1,500 to \$1999/mo</i>	1,096	609	-44.4%
<i>Owners Paying \$2,000 or More/mo</i>	1,703	2,958	73.7%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	95.0%	100.0%	69.5%	93.0%
\$25,000-\$49,999	39.7%	55.3%	40.4%	54.6%
\$50,000-\$74,999	0.0%	19.2%	30.4%	61.2%
\$75,000 or More	6.4%	0.0%	13.5%	21.3%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	6,109	6,049	-1.0%
2-4 Units	612	721	17.8%
5-9 Units	219	133	-39.3%
10-19 Units	61	101	65.6%
20 or More Units	99	103	4.0%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2000	2010	2000	2010
2003	342		\$418,523	
2005	544		\$480,872	
2008	544		\$436,209	
2010	562		\$360,422	
2012	543		\$346,074	
2013	245		\$284,377	

FORECLOSURE FILINGS			
2009	97	2011	77
2010	131	2012	85

PROJECT-BASED SECTION 8	
Buildings	0
Units	0

The Chicago Rehab Network is grateful to the Chicago Community Trust for its support of this research. Data come primarily from Nathalie P. Voorhees Center (UIC) analysis of 2000 and 2010 Censuses. * Indicates that values have been adjusted for inflation to 2010 constant dollars. For more information, or to request a methodology, contact CRN at Elizabeth@chicagorehab.org or 312.663.3936.