



Madison County

HOUSING FACT SHEET

POPULATION	2010	2018	8 YEAR CHANGE
Total Population	269,282	265,670	-1.34%
Total Households	106,867	107,413	0.51%
Total Family Households	71,492	69,285	-3.09%
Total Non-Family Households	35,375	38,128	7.78%
Percent of Residents In Poverty	9.10%	13.72%	50.79%
Percent Immigrant (Foreign Born)	2.17%	2.30%	5.94%

RACE+ETHNICITY	2010	2018	8 YEAR CHANGE
White	237,641	232,461	-2.18%
Black or African American	21,235	22,582	6.34%
Asian	2,254	2,657	17.87%
Multi-Racial	4,959	5,579	12.50%
Latino (of Any Race)	7,313	8,501	16.25%
Other	3,193	2,391	-25.12%

INCOME*	2010	2018	8 YEAR CHANGE
Median Household Income	\$51,941	\$50,157	-3.44%
Households Earning >\$25,000	25,159	21,805	-13.33%
As a Percent of All Households	23.54%	20.30%	-13.77%
Unemployment Rate	4.60%	6.80%	47.83%

HOUSEHOLDS BY INCOME LEVEL*	2010	2018	8 YEAR CHANGE
Less Than \$25,000	25,159	21,805	-13.33%
\$25,000-\$49,999	26,222	24,490	-6.60%
\$50,000-\$74,999	21,886	20,623	-5.77%
\$75,000 or More	33,600	40,602	20.84%

HOUSING UNITS	2010	2018	8 YEAR CHANGE
Total Housing Units	117,106	119,056	1.67%
Total Occupied Housing Units	108,094	107,413	-0.63%
Owner-Occupied	78,459	76,007	-3.13%
Renter-Occupied	29,635	31,406	5.98%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS			OWNERS		
	2010	2018	8 YEAR CHANGE	2010	2018	8 YEAR CHANGE
Less than \$19,999	89.12%	85.97%	-3.54%	68.95%	67.77%	-1.71%
\$20,000-\$49,999	43.18%	47.80%	10.71%	32.89%	32.68%	-0.63%
\$50,000-\$74,999	4.26%	9.25%	117.01%	13.84%	12.09%	-12.60%
\$75,000 or More	0.93%	2.85%	207.83%	4.59%	2.59%	-43.68%

RENTAL HOUSING COSTS*	2010	2018	8 YEAR CHANGE
Median Monthly Gross Rent	\$712	\$706	-0.82%
Renters Paying Less Than \$750/mo	13,944	12,119	-13.09%
Renters Paying \$750 to \$999/mo	7,722	9,728	25.98%
Renters Paying \$1000 to \$1,499/mo	2,987	6,149	105.86%
Renters Paying \$1,500 or More/mo	741	1,636	120.78%
Paying Over 30% of Income in Rent	52.03%	46.17%	-11.26%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2010	2018	8 YEAR CHANGE
Median Monthly Owner Cost	\$1,243	\$1,086	-12.59%
Owners Paying Less Than \$1,000/mo	16,000	14,229	-11.07%
Owners Paying \$1,000 to \$1,499/mo	17,622	16,432	-6.75%
Owners Paying \$1,500 to \$1,999/mo	10,035	8,647	-13.83%
Owners Paying \$2,000 or More/mo	7,542	7,996	6.02%
Paying Over 30% of Income for Mortgage	26.48%	22.19%	-16.21%

UNITS BY BUILDING SIZE	2010	2018	8 YEAR CHANGE
Single Family / 1 Unit	93,120	95,570	2.63%
2 to 4 Units	10,793	10,421	-3.45%
5 to 9 Units	3,916	3,809	-2.73%
10 to 19 Units	2,225	2,221	-0.18%
20 or More Units	2,707	3,574	32.03%

HOUSING CHOICE VOUCHERS	2010	2018	8 YEAR CHANGE
Housing Choice Vouchers	972	890	-8.40%
Housing Assistance Payment	5,149,776	420,223	-91.84%

HOUSING UNIT PRODUCTION	8 YEAR CHANGE
Net Change in Housing Units from 2000 to 2009	12,154
As a Percentage of all Housing Units	10.38%
Net Change in Housing Units from 2010 to 2018	3,064
As a Percentage of all Housing Units	2.57%



Data comes primarily from the American Community Survey and in partnership with the UIC Voorhees Center. CRN©2020. The Chicago Rehab Network has partnered with the Voorhees Center since 1985. * Indicates that values have been adjusted for inflation to 2010 constant dollars. For more information, or to request a methodology, contact CRN at Rachel@chicagorehab.org or 312.663.3936.