



Montgomery County

HOUSING FACT SHEET

POPULATION	2010	2018	8 YEAR CHANGE
Total Population	30,104	29,009	-3.64%
Total Households	11,698	11,339	-3.07%
Total Family Households	7,847	7,370	-6.08%
Total Non-Family Households	3,851	3,969	3.06%
Percent of Residents In Poverty	10.90%	15.94%	46.26%
Percent Immigrant (Foreign Born)	1.36%	0.97%	-28.53%

RACE+ETHNICITY	2010	2018	8 YEAR CHANGE
White	28,632	27,065	-5.47%
Black or African American	952	1,450	52.36%
Asian	111	29	-73.87%
Multi-Racial	206	290	40.82%
Latino (of Any Race)	459	493	7.44%
Other	203	174	-14.26%

INCOME*	2010	2018	8 YEAR CHANGE
Median Household Income	\$40,864	\$43,584	6.66%
Households Earning >\$25,000	3,524	2,914	-17.31%
As a Percent of All Households	30.12%	25.70%	-14.69%
Unemployment Rate	3.90%	4.90%	25.64%

HOUSEHOLDS BY INCOME LEVEL*	2010	2018	8 YEAR CHANGE
Less Than \$25,000	3,524	2,914	-17.31%
\$25,000-\$49,999	3,288	2,733	-16.89%
\$50,000-\$74,999	2,111	2,200	4.20%
\$75,000 or More	2,775	3,504	26.26%

HOUSING UNITS	2010	2018	8 YEAR CHANGE
Total Housing Units	13,080	13,111	0.24%
Total Occupied Housing Units	11,652	11,339	-2.69%
Owner-Occupied	9,105	8,742	-3.99%
Renter-Occupied	2,547	2,597	1.96%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS			OWNERS		
	2010	2018	8 YEAR CHANGE	2010	2018	8 YEAR CHANGE
Less than \$19,999	78.42%	78.56%	0.17%	65.44%	55.05%	-15.88%
\$20,000-\$49,999	30.00%	22.70%	-24.32%	22.01%	21.81%	-0.94%
\$50,000-\$74,999	3.59%	6.48%	80.49%	12.55%	7.49%	-40.28%
\$75,000 or More	0.00%	0.00%	-	0.93%	0.37%	-60.60%

RENTAL HOUSING COSTS*	2010	2018	8 YEAR CHANGE
Median Monthly Gross Rent	\$562	\$536	-4.57%
Renters Paying Less Than \$750/mo	1,574	1,545	-1.84%
Renters Paying \$750 to \$999/mo	285	388	36.14%
Renters Paying \$1000 to \$1,499/mo	88	105	19.32%
Renters Paying \$1,500 or More/mo	14	40	185.71%
Paying Over 30% of Income in Rent	48.11%	32.15%	-33.17%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2010	2018	8 YEAR CHANGE
Median Monthly Owner Cost	\$943	\$820	-13.08%
Owners Paying Less Than \$1,000/mo	2,779	2,370	-14.72%
Owners Paying \$1,000 to \$1,499/mo	1,271	1,199	-5.66%
Owners Paying \$1,500 to \$1,999/mo	540	468	-13.33%
Owners Paying \$2,000 or More/mo	313	309	-1.28%
Paying Over 30% of Income for Mortgage	26.70%	19.92%	-25.40%

UNITS BY BUILDING SIZE	2010	2018	8 YEAR CHANGE
Single Family / 1 Unit	10,822	11,082	2.40%
2 to 4 Units	643	618	-3.89%
5 to 9 Units	177	178	0.56%
10 to 19 Units	95	53	-44.21%
20 or More Units	93	208	123.66%

HOUSING CHOICE VOUCHERS	2010	2018	8 YEAR CHANGE
Housing Choice Vouchers	89	82	-8.43%
Housing Assistance Payment	290,073	22,620	-92.20%

HOUSING UNIT PRODUCTION	8 YEAR CHANGE
Net Change in Housing Units from 2000 to 2009	1,170
As a Percentage of all Housing Units	8.94%
Net Change in Housing Units from 2010 to 2018	220
As a Percentage of all Housing Units	1.68%



ILLINOIS HOUSING DEVELOPMENT AUTHORITY



Chicago Rehab Network

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.