



St. Clair County

HOUSING FACT SHEET

POPULATION	2010	2018	8 YEAR CHANGE
Total Population	270,056	263,463	-2.44%
Total Households	103,084	103,063	-0.02%
Total Family Households	69,078	65,340	-5.41%
Total Non-Family Households	34,006	37,723	10.93%
Percent of Residents In Poverty	12.30%	16.35%	32.95%
Percent Immigrant (Foreign Born)	2.39%	2.92%	22.04%

RACE+ETHNICITY	2010	2018	8 YEAR CHANGE
White	174,458	168,880	-3.20%
Black or African American	82,302	79,302	-3.64%
Asian	3,276	3,688	12.59%
Multi-Racial	6,008	7,377	22.79%
Latino (of Any Race)	8,785	10,539	19.96%
Other	4,012	4,215	5.07%

INCOME*	2010	2018	8 YEAR CHANGE
Median Household Income	\$48,562	\$46,510	-4.23%
Households Earning >\$25,000	27,283	24,529	-10.09%
As a Percent of All Households	26.47%	23.80%	-10.08%
Unemployment Rate	5.60%	7.10%	26.79%

HOUSEHOLDS BY INCOME LEVEL*	2010	2018	8 YEAR CHANGE
Less Than \$25,000	27,283	24,529	-10.09%
\$25,000-\$49,999	25,496	23,911	-6.22%
\$50,000-\$74,999	19,242	16,696	-13.23%
\$75,000 or More	31,063	37,824	21.77%

HOUSING UNITS	2010	2018	8 YEAR CHANGE
Total Housing Units	116,249	119,795	3.05%
Total Occupied Housing Units	105,045	103,063	-1.89%
Owner-Occupied	69,646	66,915	-3.92%
Renter-Occupied	35,399	36,148	2.12%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS			OWNERS		
	2010	2018	8 YEAR CHANGE	2010	2018	8 YEAR CHANGE
Less than \$19,999	86.28%	84.77%	-1.75%	74.49%	68.85%	-7.57%
\$20,000-\$49,999	47.87%	52.05%	8.72%	36.24%	34.81%	-3.93%
\$50,000-\$74,999	4.55%	11.84%	160.32%	21.01%	14.59%	-30.53%
\$75,000 or More	1.66%	2.73%	64.58%	7.95%	3.28%	-58.76%

RENTAL HOUSING COSTS*	2010	2018	8 YEAR CHANGE
Median Monthly Gross Rent	\$734	\$731	-0.37%
Renters Paying Less Than \$750/mo	16,414	13,382	-18.47%
Renters Paying \$750 to \$999/mo	8,096	9,726	20.13%
Renters Paying \$1000 to \$1,499/mo	5,296	8,261	55.99%
Renters Paying \$1,500 or More/mo	1,525	2,892	89.64%
Paying Over 30% of Income in Rent	50.12%	46.44%	-7.34%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2010	2018	8 YEAR CHANGE
Median Monthly Owner Cost	\$1,338	\$1,163	-13.10%
Owners Paying Less Than \$1,000/mo	12,555	10,806	-13.93%
Owners Paying \$1,000 to \$1,499/mo	15,072	13,772	-8.63%
Owners Paying \$1,500 to \$1,999/mo	9,785	9,148	-6.51%
Owners Paying \$2,000 or More/mo	9,140	7,625	-16.58%
Paying Over 30% of Income for Mortgage	31.52%	24.54%	-22.16%

UNITS BY BUILDING SIZE	2010	2018	8 YEAR CHANGE
Single Family / 1 Unit	84,477	87,594	3.69%
2 to 4 Units	10,910	11,106	1.80%
5 to 9 Units	6,679	6,980	4.51%
10 to 19 Units	3,086	2,940	-4.73%
20 or More Units	2,997	4,205	40.31%

HOUSING CHOICE VOUCHERS	2010	2018	8 YEAR CHANGE
Housing Choice Vouchers	2,587	2,302	-11.03%
Housing Assistance Payment	13,623,745	988,889	-92.74%

HOUSING UNIT PRODUCTION	8 YEAR CHANGE
Net Change in Housing Units from 2000 to 2009	17,588
As a Percentage of all Housing Units	15.13%
Net Change in Housing Units from 2010 to 2018	4,112
As a Percentage of all Housing Units	3.43%



ILLINOIS HOUSING DEVELOPMENT AUTHORITY



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.