



City of Chicago

HOUSING FACT SHEET

Chicago Rehab Network

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	2,896,016	2,695,598	-6.9%
Percent Immigrant (Foreign Born)	21.7%	21.1%	-2.9%
Total Households	1,061,928	1,045,560	-1.5%
Average Household Size	2.7	2.5	-5.6%
Total Family Households	632,558	576,793	-8.8%
Average Family Size	3.5	3.4	-2.9%
Total Non-Family Households	429,370	468,767	9.2%
Percent of Residents In Poverty	19.6%	21.0%	6.8%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	1,215,315	1,212,835	-0.2%
African American	1,065,009	887,608	-16.7%
Asian	125,974	147,164	16.8%
Native People and Pacific Islander	12,078	14,350	18.8%
Latino (of Any Race)	753,644	778,862	3.3%

INCOME	2000	2010	10 YEAR CHANGE
Median Household Income	\$38,625	\$46,877	21.4%
HUD Area Median Income (AMI)	\$67,900	\$75,100	10.6%
Households Earning < \$25,000	349,634	300,788	-14.0%
<i>As a Percent of All Households</i>	32.9%	29.1%	-11.5%
Unemployment Rate	6.2%	11.1%	79.0%

HOUSEHOLDS BY INCOME LEVEL	2000	2010	10 YEAR CHANGE
Less Than \$25,000	349,634	294,967	-15.6%
\$25,000-\$49,999	304,810	239,856	-21.3%
\$50,000-\$74,999	188,700	174,536	-7.5%
\$75,000 or More	218,820	321,387	46.9%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	1,152,868	1,194,337	3.6%
Total Occupied Housing Units	1,061,928	1,045,560	-1.5%
<i>Owner-Occupied</i>	464,865	469,562	1.0%
<i>Renter-Occupied</i>	597,063	575,998	-3.5%
Vacancy Rate (All Units)	7.9%	12.5%	58.2%
<i>Homeowner Vacancy</i>	1.7%	4.0%	135.3%
<i>Rental Vacancy</i>	5.7%	10.1%	77.2%

UPDATE: RECENT CHANGES IN MEDIAN HOME SALE PRICE



UPDATE: RECENT MORTGAGE FORECLOSURE FILINGS



RENTAL HOUSING COST BURDEN	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$616	\$916	48.7%
Paying >30% of Income in Rent	37.9%	50.2%	32.5%
HUD Fair Market Rent (2-Bedroom)	\$762	\$1,015	33.2%
<i>Renters Paying Less Than \$750/mo</i>	408,078	171,098	-58.1%
<i>Renters Paying \$750 to \$999/mo</i>	103,733	163,279	57.4%
<i>Renters Paying \$1,000 to \$1,499/mo</i>	53,173	136,899	157.5%
<i>Renters Paying \$1,500 or More/mo</i>	18,854	58,626	210.9%

OWNER HOUSING COST BURDEN	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,216	\$1,934	59.0%
Paying >30% of Income for Mortgage	27.8%	49.5%	78.1%
<i>Owners Paying Less Than \$1,000/mo</i>	56,818	28,074	-50.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	70,040	72,033	2.8%
<i>Owners Paying \$1,500 to \$1,999/mo</i>	32,322	91,384	182.7%
<i>Owners Paying \$2,000 or More/mo</i>	21,621	171,642	693.9%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	72.8%	89.9%	66.7%	88.2%
\$25,000-\$49,999	38.7%	59.2%	42.1%	65.6%
\$50,000-\$74,999	5.8%	13.6%	19.0%	51.9%
\$75,000 or More	N/A	3.1%	4.0%	18.1%

Data primarily come from Nathalie P. Voorhees Center (UIC) analysis of the 2000 Decennial Census, the 2010 Decennial Census, and 2010 American Community Survey (5-year estimates). Recent median home sale price and foreclosure filings come from MRED (mredllc.com) and the Woodstock Institute (woodstockinst.org), respectively. HUD AMI and FMR come from huduser.org. Due to the nature of the data, indicators are not adjusted for inflation. Non-family households are composed of singles or unmarried, unrelated people. Vacant units are currently unoccupied but still for sale or rent, seasonal homes, or additional units fit for habitation but otherwise not for sale or rent. Units where foreclosure has been initiated (occupants removed) but not yet legally completed (sold at auction) belong to this third category. Vacancy does not cover units under construction, unfit for habitation, or set to be demolished. CRN is grateful to the Chicago Community Trust for its support of this research.