



COMMUNITY AREA

45

# Avalon Park



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	11,147	10,185	-8.6%
<i>Percent Immigrant (Foreign Born)</i>	2.8%	1.5%	-47.0%
Total Households	4,069	3,924	-3.6%
<i>Total Family Households</i>	2,866	2,617	-8.7%
<i>Total Non-Family Households</i>	1,203	1,307	8.6%
Percent of Residents In Poverty	8.4%	19.4%	129.5%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	109	100	-8.3%
Black or African American	10,851	9,811	-9.6%
Asian	20	19	-5.0%
Multi-Racial	117	177	51.3%
Other	50	78	56.0%
Latino (of Any Race)	85	153	80.0%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$55,245	\$44,460	-19.5%
Households Earning < \$25,000	1,060	1,127	6.3%
<i>As a Percent of All Households</i>	26.2%	27.5%	5.2%
Unemployment Rate	5.0%	16.6%	233.2%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	837	1,127	34.6%
\$25,000-\$49,999	1,152	1,038	-9.9%
\$50,000-\$74,999	942	741	-21.4%
\$75,000 or More	1,118	1,186	6.1%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	4,246	4,295	1.2%
Total Occupied Housing Units	4,069	3,924	-3.6%
<i>Owner-Occupied</i>	3,011	2,779	-7.7%
<i>Renter-Occupied</i>	1,058	1,145	8.2%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		10
<i>As a Percentage of all Housing Units</i>		0.2%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$716	\$976	36.4%
Paying Over 30% of Income in Rent	32.4%	58.7%	81.2%
<i>Renters Paying Less Than \$750/mo</i>	600	440	-26.7%
<i>Renters Paying \$750 to \$999/mo</i>	258	193	-25.2%
<i>Renters Paying \$1000 to \$1,499/mo</i>	105	387	269.8%
<i>Renters Paying \$1,500 or More/mo</i>	22	159	621.8%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,346	\$1,496	11.2%
Paying Over 30% of Income for Mortgage	35.1%	50.4%	43.7%
<i>Owners Paying Less Than \$ 1,000/mo</i>	708	363	-48.8%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	855	740	-13.4%
<i>Owners Paying \$1,500 to \$1999/mo</i>	348	557	59.9%
<i>Owners Paying \$2,000 or More/mo</i>	113	528	365.2%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	91.5%	97.3%	76.2%	84.8%
\$25,000-\$49,999	18.0%	64.4%	41.3%	70.1%
\$50,000-\$74,999	0.0%	13.6%	16.8%	48.0%
\$75,000 or More	5.4%	0.0%	6.7%	6.0%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	3,251	3,177	-2.3%
2-4 Units	457	887	94.1%
5-9 Units	261	344	31.8%
10-19 Units	122	14	-88.5%
20 or More Units	128	39	-22.3%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
2003	271		\$165,027	
2005	488		\$174,906	
2008	488		\$158,661	
2010	301		\$144,549	
2012	214		\$130,058	
2013	79		\$117,632	

FORECLOSURE FILINGS			
2009	130	2011	136
2010	126	2012	142

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.