



Ward 48

2012 - 2022 LEGISLATIVE BOUNDARIES

HOUSING FACT SHEET

POPULATION	2010	2018	8 YEAR CHANGE
Total Population	44,735	55,276	23.56%
Total Households	23,588	29,057	23.19%
Total Family Households	7,623	10,093	32.39%
Total Non-Family Households	15,964	18,964	18.79%
Percent of Residents In Poverty	19.80%	17.15%	-13.33%
Percent Immigrant (Foreign Born)	29.20%	28.87%	-1.09%

RACE+ETHNICITY	2010	2018	8 YEAR CHANGE
White	27,257	35,389	29.83%
Black or African American	7,411	8,724	17.72%
Asian	5,656	7,890	39.49%
Multi-Racial	1,514	1,469	-2.95%
Latino (of Any Race)	6,381	7,734	21.21%
Other	2,898	1,804	-37.76%

INCOME*	2010	2018	8 YEAR CHANGE
Median Household Income	\$46,221	\$50,999	10.34%
Households Earning > \$25,000	6,811	7,572	11.17%
As a Percent of All Households	33.30%	26.06%	-21.64%
Unemployment Rate	6.40%	5.21%	-18.82%

HOUSEHOLDS BY INCOME LEVEL*	2010	2018	8 YEAR CHANGE
Less Than \$25,000	6,811	7,572	11.17%
\$25,000-\$49,999	5,619	6,806	21.11%
\$50,000-\$74,999	3,889	5,080	30.63%
\$75,000 or More	7,338	9,591	30.70%

RENTAL HOUSING COSTS*	2010	2018	8 YEAR CHANGE
Median Monthly Gross Rent	\$927	\$1,027	10.78%
Renters Paying Less Than \$750/mo	5,745	3,953	-31.19%
Renters Paying \$750 to \$999/mo	4,363	5,543	27.05%
Renters Paying \$1000 to \$1,499/mo	2,866	5,883	105.29%
Renters Paying \$1,500 or More/mo	1,392	3,420	145.76%
Paying Over 30% of Income in Rent	64.20%	45.02%	-29.88%

HOUSING COSTS FOR OWNERS WITH A MORTGAGE*	2010	2018	8 YEAR CHANGE
Median Monthly Owner Cost	\$2,232	\$1,958	-12.27%
Owners Paying Less Than \$1,000/mo	305	352	15.49%
Owners Paying \$1,000 to \$1,499/mo	1,281	1,496	16.80%
Owners Paying \$1,500 to \$1,999/mo	1,803	1,866	3.48%
Owners Paying \$2,000 or More/mo	3,213	3,089	-3.86%
Paying Over 30% of Income for Mortgage	56.10%	34.09%	-39.20%

UNITS BY BUILDING SIZE	2010	2018	8 YEAR CHANGE
Single Family / 1 Unit	1,981	1,751	-11.63%
2 to 4 Units	3,765	3,441	-8.61%
5 to 9 Units	3,197	4,257	33.17%
10 to 19 Units	1,934	1,810	-6.42%
20 or More Units	23,167	21,506	-7.17%

HOUSING UNITS	2010	2018	8 YEAR CHANGE
Total Housing Units	34,098	32,783	-3.86%
Total Occupied Housing Units	23,658	29,057	22.82%
Owner-Occupied	8,984	9,936	10.60%
Renter-Occupied	14,674	19,121	30.31%

HOUSING UNIT PRODUCTION	8 YEAR CHANGE
Net Change in Housing Units from 2000 to 2009	-1,129
As a Percentage of all Housing Units	-3.44%
Net Change in Housing Units from 2010 to 2018	392
As a Percentage of all Housing Units	1.20%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

INCOME LEVEL	RENTERS			OWNERS		
	2010	2018	8 YEAR CHANGE	2010	2018	8 YEAR CHANGE
Less than \$19,999	85.90%	80.69%	-6.07%	90.90%	87.83%	-3.41%
\$20,000-\$49,999	50.10%	62.67%	25.20%	72.70%	69.26%	-4.74%
\$50,000-\$74,999	17.30%	19.38%	12.14%	41.10%	46.59%	13.30%
\$75,000 or More	1.70%	2.34%	41.91%	18.80%	9.19%	-51.14%

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 2018 constant dollars. For more information, or to request a methodology, contact CRN at Rachel@chicagorehab.org or 312.663.3936.