

## Montclare HOUSING FACT SH



POPULATION	2000	2010	10 YEAR CHANGE
Total Population	12,646	13,426	6.2%
Percent Immigrant (Foreign Born)	33.6%	33.9%	0.8%
Total Households	4,139	4,442	7.3%
Total Family Households	2,997	3,081	2.8%
Total Non-Family Households	1,142	1,361	19.2%
Percent of Residents In Poverty	5.6%	11.6%	108.8%
RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	8,964	8,530	-4.8%
Black or African American	297	701	136.0%
Asian	345	393	13.9%
Multi-Racial	553	469	-15.2%
Other	2,487	3,333	34.0%
Latino (of Any Race)	4,865	7,248	49.0%
INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$60,032	\$48,373	-19.4%
Households Earning < \$25,000	928	1,153	24.2%
As a Percent of All Households	22.5%	26.0%	15.5%
Unemployment Rate	4.0%	10.8%	168.0%
HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	733	1,153	57.3%
\$25,000-\$49,999	1,218	1,165	-4.3%
\$50,000-\$74,999	910	796	-12.5%
\$75,000 or More	1,265	1,322	4.5%
HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	4,305	4,829	12.2%
Total Occupied Housing Units	4,139	4,442	7.3%
Owner-Occupied	2,760	2,634	-4.6%
Renter-Occupied	1,379	1,808	31.1%
HOUSING UNIT PRODUCTION			
New Units Built Between 2000 and 2010	)	695	
As a Percentage of all Hou	sing Units	14.4%	

RENTAL HOUSING COST	BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Ren	t	\$841	\$867	3.1%
Paying Over 30% of Income	in Rent	34.5%	59.3%	71.7%
Renters Paying Less	Than \$750/mo	753	506	-32.8%
Renters Paying \$75	0 to \$999/mo	456	560	22.8%
Renters Paying \$1000	to \$1,499/mo	90	413	361.0%
Renters Paying \$1,50	0 or More/mo	27	63	132.5%
OWNER HOUSING COST	BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost		\$1,741	\$2,210	26.9%
Paying Over 30% of Income	for Mortgage	38.5%	61.7%	60.1%
Owners Paying Less Than \$ 1,000/mo		120	99	-17.5%
Owners Paying \$1,000 to \$1,499/mo		621	255	-58.9%
Owners Paying \$1,500 to \$1999/mo		467	371	-20.6%
Owners Paying \$2,000	O or More/mo	198	1,210	510.4%
COST BURDENED HOUSE				
	RENTE			WNERS
INCOME LEVEL	2000	2010	2000	2010
Less than \$25,000	79.1%	96.1%	65.4%	100.0%
Less than \$25,000 \$25,000-\$49,999	31.1%	96.1% 54.4%	65.4% 41.4%	50.4%
Less than \$25,000 \$25,000-\$49,999 \$50,000-\$74,999	31.1% 0.0%	96.1% 54.4% 34.3%	65.4% 41.4% 34.4%	50.4% 66.9%
Less than \$25,000 \$25,000-\$49,999	31.1%	96.1% 54.4%	65.4% 41.4%	50.4%
Less than \$25,000 \$25,000-\$49,999 \$50,000-\$74,999 \$75,000 or More	31.1% 0.0% 5.2%	96.1% 54.4% 34.3%	65.4% 41.4% 34.4%	50.4% 66.9%
Less than \$25,000 \$25,000-\$49,999 \$50,000-\$74,999 \$75,000 or More	31.1% 0.0% 5.2%	96.1% 54.4% 34.3% 0.0%	65.4% 41.4% 34.4% 6.1%	50.4% 66.9% 29.9%
Less than \$25,000 \$25,000-\$49,999 \$50,000-\$74,999 \$75,000 or More	31.1% 0.0% 5.2%	96.1% 54.4% 34.3% 0.0% 2000	65.4% 41.4% 34.4% 6.1% 2010	50.4% 66.9% 29.9% 10 Year Change
Less than \$25,000 \$25,000-\$49,999 \$50,000-\$74,999 \$75,000 or More	31.1% 0.0% 5.2% mily / 1 Unit	96.1% 54.4% 34.3% 0.0% 2000 2,480	65.4% 41.4% 34.4% 6.1% 2010 2,604	50.4% 66.9% 29.9% 10 YEAR CHANGE 5.0%

10-19 Units

20 or More Units

MEDIAN COST

\$295,620

\$320,930

\$291,123

\$169,154

\$134,360

\$139,152

**MEDIAN HOME SALES\*** 

253

223

223

339

326

170

2003

2005

2008

2010

2012

2013

162

80

2009

2010

**Buildings** 

Units

185

476

2011

2012

FORECLOSURE FILINGS

169

210

PROJECT-BASED SECTION 8

0

14.2%

-8.9%

138

110

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.