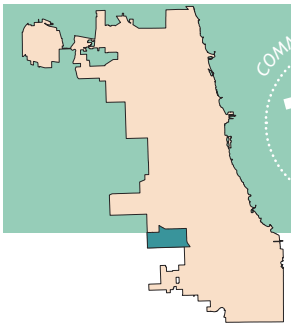

COMMUNITY AREA 70

Ashburn

Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	39,584	41,081	3.8%
Percent Immigrant (Foreign Born)	11.4%	15.4%	35.0%
Total Households	12,817	12,451	-2.9%
Total Family Households	10,143	9,811	-3.3%
Total Non-Family Households	2,674	2,640	-1.3%
Percent of Residents In Poverty	6.9%	10.8%	54.9%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	17,099	13,478	-21.2%
Black or African American	17,171	19,226	12.0%
Asian	423	288	-31.9%
Multi-Racial	1,169	926	-20.8%
Other	3,722	7,163	92.5%
Latino (of Any Race)	6,674	15,132	126.7%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	$67,946	$62,511	-8.0%
Households Earning < $25,000	2,385	1,988	-16.6%
As a Percent of All Households	18.6%	15.3%	-17.9%
Unemployment Rate	5.4%	8.8%	64.3%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than $25,000	1,883	1,988	5.6%
$25,000-$49,999	3,150	2,914	-7.5%
$50,000-$74,999	3,647	2,714	-25.6%
$75,000 or More	4,118	5,379	30.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	13,147	13,060	-0.7%
Total Occupied Housing Units	12,817	12,451	-2.9%
Owner-Occupied	11,681	10,779	-7.7%
Renter-Occupied	1,136	1,672	47.2%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	210
As a Percentage of all Housing Units	*1.5%*

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	$911	$997	9.4%
Paying Over 30% of Income in Rent	38.9%	59.0%	51.5%
Renters Paying Less Than $750/mo	481	332	-31.0%
Renters Paying $750 to $999/mo	356	387	8.8%
Renters Paying $1000 to $1,499/mo	144	486	237.6%
Renters Paying $1,500 or More/mo	46	112	146.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	$1,467	$1,687	15.0%
Paying Over 30% of Income for Mortgage	31.2%	46.5%	49.3%
Owners Paying Less Than $ 1,000/mo	1,814	851	-53.1%
Owners Paying $1,000 to $1,499/mo	3,905	2,577	-34.0%
Owners Paying $1,500 to $1999/mo	1,766	3,708	110.0%
Owners Paying $2,000 or More/mo	524	2,212	322.4%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

	RENTERS		OWNERS	
INCOME LEVEL	2000	2010	2000	2010
Less than $25,000	92.0%	96.5%	47.7%	80.1%
$25,000-$49,999	23.6%	58.8%	47.1%	63.3%
$50,000-$74,999	7.2%	29.9%	11.9%	56.5%
$75,000 or More	5.9%	9.9%	6.0%	13.1%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	11,863	11,888	0.2%
2-4 Units	618	958	55.0%
5-9 Units	351	383	9.1%
10-19 Units	228	284	24.6%
20 or More Units	64	44	-31.3

MEDIAN HOME SALES*

	UNITS	MEDIAN COST
2003	952	$184,698
2005	932	$184,740
2008	932	$167,581
2010	1,142	$132,074
2012	946	$109,805
2013	449	$96,705

FORECLOSURE FILINGS

2009	*533*	2011	*528*
2010	*636*	2012	*613*

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.*

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