



COMMUNITY AREA

21

Avondale



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	43,083	39,262	-8.9%
<i>Percent Immigrant (Foreign Born)</i>	44.0%	37.6%	-14.5%
Total Households	13,693	13,573	-0.9%
<i>Total Family Households</i>	9,529	8,530	-10.5%
<i>Total Non-Family Households</i>	4,164	5,043	21.1%
Percent of Residents In Poverty	17.4%	15.7%	-9.6%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	22,437	23,506	4.8%
Black or African American	930	1,311	41.0%
Asian	987	1,266	28.3%
Multi-Racial	3,368	1,717	-49.0%
Other	15,361	11,462	-25.4%
Latino (of Any Race)	26,700	25,295	-5.3%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$46,067	\$47,167	2.4%
Households Earning < \$25,000	4,358	3,452	-20.8%
<i>As a Percent of All Households</i>	31.7%	25.3%	-20.2%
Unemployment Rate	5.6%	9.3%	65.4%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	3,442	3,452	0.3%
\$25,000-\$49,999	4,687	3,844	-18.0%
\$50,000-\$74,999	3,092	2,831	-8.4%
\$75,000 or More	2,518	3,514	39.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	14,552	15,339	5.4%
Total Occupied Housing Units	13,693	13,573	-0.9%
<i>Owner-Occupied</i>	5,115	5,075	-0.8%
<i>Renter-Occupied</i>	8,578	8,498	-0.9%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		831
<i>As a Percentage of all Housing Units</i>		5.5%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$767	\$885	15.3%
Paying Over 30% of Income in Rent	35.4%	47.8%	35.1%
<i>Renters Paying Less Than \$750/mo</i>	5,321	2,020	-62.0%
<i>Renters Paying \$750 to \$999/mo</i>	2,557	2,876	12.5%
<i>Renters Paying \$1000 to \$1,499/mo</i>	445	1,979	345.0%
<i>Renters Paying \$1,500 or More/mo</i>	53	242	355.6%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,751	\$2,248	28.4%
Paying Over 30% of Income for Mortgage	39.1%	66.3%	69.7%
<i>Owners Paying Less Than \$ 1,000/mo</i>	180	152	-15.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	468	489	4.5%
<i>Owners Paying \$1,500 to \$1999/mo</i>	408	1,161	184.3%
<i>Owners Paying \$2,000 or More/mo</i>	205	3,128	1422.3%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	84.6%	95.9%	64.2%	92.8%
\$25,000-\$49,999	22.8%	54.1%	60.1%	78.6%
\$50,000-\$74,999	0.5%	1.5%	22.1%	74.7%
\$75,000 or More	5.3%	0.0%	7.5%	32.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	2,436	3,159	29.7%
2-4 Units	9,421	9,294	-1.3%
5-9 Units	1,393	1,364	-2.1%
10-19 Units	873	918	5.2%
20 or More Units	389	439	12.9%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	536	950	950	888
	\$362,875	\$344,820	\$312,793	\$224,371
			2012	2013
			928	371
			\$171,350	\$207,375

FORECLOSURE FILINGS			
2009	331	2011	262
2010	372	2012	231

PROJECT-BASED SECTION 8	
Buildings	1
Units	196

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.