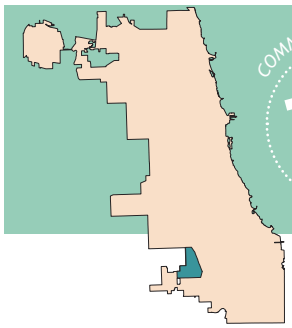

COMMUNITY AREA 72

Beverly

Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	21,992	20,034	-8.9%
Percent Immigrant (Foreign Born)	2.6%	3.3%	28.1%
Total Households	8,030	7,546	-6.0%
Total Family Households	5,801	5,322	-8.3%
Total Non-Family Households	2,229	2,224	-0.2%
Percent of Residents In Poverty	4.0%	4.2%	5.0%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	14,221	12,385	-12.9%
Black or African American	7,036	6,908	-1.8%
Asian	121	114	-5.8%
Multi-Racial	413	406	-1.7%
Other	201	221	10.0%
Latino (of Any Race)	643	915	42.3%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	$86,023	$85,678	-0.4%
Households Earning < $25,000	1,031	966	-6.3%
As a Percent of All Households	12.8%	12.0%	-6.1%
Unemployment Rate	4.1%	7.8%	92.1%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than $25,000	814	966	18.6%
$25,000-$49,999	1,584	1,211	-23.5%
$50,000-$74,999	1,802	1,336	-25.9%
$75,000 or More	3,838	4,510	17.5%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	8,197	7,915	-3.4%
Total Occupied Housing Units	8,030	7,546	-6.0%
Owner-Occupied	6,617	6,129	-7.4%
Renter-Occupied	1,413	1,417	0.3%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	76
As a Percentage of all Housing Units	*0.9%*

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	$837	$798	-4.7%
Paying Over 30% of Income in Rent	25.7%	45.5%	77.3%
Renters Paying Less Than $750/mo	783	522	-33.4%
Renters Paying $750 to $999/mo	428	398	-7.1%
Renters Paying $1000 to $1,499/mo	113	432	280.8%
Renters Paying $1,500 or More/mo	16	61	282.9%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	$1,818	$2,095	15.2%
Paying Over 30% of Income for Mortgage	22.8%	30.4%	33.2%
Owners Paying Less Than $ 1,000/mo	679	288	-57.6%
Owners Paying $1,000 to $1,499/mo	1,527	778	-49.0%
Owners Paying $1,500 to $1999/mo	1,215	1,279	5.3%
Owners Paying $2,000 or More/mo	1,041	2,520	1,42.1%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

	RENTERS		OWNERS	
INCOME LEVEL	2000	2010	2000	2010
Less than $25,000	95.0%	46.6%	56.0%	71.5%
$25,000-$49,999	24.9%	50.7%	38.9%	46.0%
$50,000-$74,999	0.0%	33.8%	19.3%	39.8%
$75,000 or More	5.9%	0.0%	9.7%	12.8%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	6,626	6,739	1.7%
2-4 Units	511	556	8.8%
5-9 Units	430	480	11.6%
10-19 Units	299	233	-22.1%
20 or More Units	331	470	42.0%

MEDIAN HOME SALES*

	UNITS	MEDIAN COST
2003	388	$255,943
2005	619	$311,431
2008	619	$282,505
2010	519	$240,803
2012	482	$208,770
2013	253	$180,121

FORECLOSURE FILINGS

2009	*122*	2011	*131*
2010	*135*	2012	*134*

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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