



COMMUNITY AREA

77

Edgewater



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	62,198	56,521	-9.1%
<i>Percent Immigrant (Foreign Born)</i>	36.1%	29.4%	-18.5%
Total Households	30,873	29,516	-4.4%
<i>Total Family Households</i>	11,889	9,897	-16.8%
<i>Total Non-Family Households</i>	18,984	19,619	3.3%
Percent of Residents In Poverty	17.1%	17.3%	1.6%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	35,404	35,575	0.5%
Black or African American	10,813	8,337	-22.9%
Asian	7,210	6,659	-7.6%
Multi-Racial	2,898	1,960	-32.4%
Other	5,873	3,990	-32.1%
Latino (of Any Race)	12,176	9,318	-23.5%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$45,432	\$45,026	-0.9%
Households Earning < \$25,000	10,560	9,257	-12.3%
<i>As a Percent of All Households</i>	34.2%	31.3%	-8.3%
Unemployment Rate	4.4%	9.0%	106.6%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	8,339	9,257	11.0%
\$25,000-\$49,999	10,135	6,942	-31.5%
\$50,000-\$74,999	6,379	4,828	-24.3%
\$75,000 or More	6,066	8,522	40.5%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	32,716	32,889	0.5%
Total Occupied Housing Units	30,873	29,516	-4.4%
<i>Owner-Occupied</i>	9,701	10,853	11.9%
<i>Renter-Occupied</i>	21,172	18,663	-11.9%

HOUSING UNIT PRODUCTION		
New Units Built Between 2000 and 2010		832
<i>As a Percentage of all Housing Units</i>		2.6%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$782	\$845	8.0%
Paying Over 30% of Income in Rent	38.2%	54.2%	41.6%
<i>Renters Paying Less Than \$750/mo</i>	11,946	6,977	-41.6%
<i>Renters Paying \$750 to \$999/mo</i>	5,917	5,759	-2.7%
<i>Renters Paying \$1000 to \$1,499/mo</i>	2,026	3,551	75.3%
<i>Renters Paying \$1,500 or More/mo</i>	961	1,296	34.8%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$2,032	\$2,036	0.2%
Paying Over 30% of Income for Mortgage	34.3%	45.2%	31.7%
<i>Owners Paying Less Than \$ 1,000/mo</i>	151	378	150.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	374	1,748	367.3%
<i>Owners Paying \$1,500 to \$1999/mo</i>	328	2,443	645.2%
<i>Owners Paying \$2,000 or More/mo</i>	441	3,851	772.8%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	78.8%	90.8%	75.6%	93.0%
\$25,000-\$49,999	26.7%	55.6%	54.3%	69.2%
\$50,000-\$74,999	2.3%	14.1%	35.5%	43.6%
\$75,000 or More	8.3%	1.4%	13.9%	23.2%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	2,232	2,719	21.8%
2-4 Units	5,004	4,701	-6.1%
5-9 Units	3,546	3,381	-4.7%
10-19 Units	2,700	2,119	-21.5%
20 or More Units	19,200	19,638	2.3%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	1,318	\$237,881
2005	2,106	\$275,518
2008	2,106	\$249,928
2010	1,916	\$217,113
2012	1,613	\$166,068
2013	688	\$156,625

FORECLOSURE FILINGS			
2009	289	2011	312
2010	366	2012	307

PROJECT-BASED SECTION 8	
Buildings	5
Units	885

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.