



COMMUNITY AREA

8

# Near North Side



## HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	72,811	80,484	10.5%
<i>Percent Immigrant (Foreign Born)</i>	13.3%	15.9%	19.4%
Total Households	45,432	51,714	13.8%
<i>Total Family Households</i>	13,541	14,166	4.6%
<i>Total Non-Family Households</i>	31,891	37,548	17.7%
Percent of Residents In Poverty	15.2%	14.2%	-6.4%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	52,186	60,721	16.4%
Black or African American	14,023	8,864	-36.8%
Asian	4,457	8,191	83.8%
Multi-Racial	1,233	1,599	29.7%
Other	912	1,109	21.6%
Latino (of Any Race)	2,805	3,974	41.7%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$74,351	\$76,613	3.0%
Households Earning < \$25,000	10,310	9,524	-7.6%
<i>As a Percent of All Households</i>	22.6%	19.7%	-12.9%
Unemployment Rate	4.4%	5.2%	17.3%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	8,142	9,524	17.0%
\$25,000-\$49,999	9,770	6,536	-33.1%
\$50,000-\$74,999	8,246	7,714	-6.5%
\$75,000 or More	19,389	24,535	26.5%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	51,156	62,364	21.9%
Total Occupied Housing Units	45,432	51,714	13.8%
<i>Owner-Occupied</i>	18,812	23,228	23.5%
<i>Renter-Occupied</i>	26,620	28,486	7.0%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010	10,857	
<i>As a Percentage of all Housing Units</i>	18.5%	

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$1,165	\$1,264	8.5%
Paying Over 30% of Income in Rent	37.8%	44.3%	17.4%
<i>Renters Paying Less Than \$750/mo</i>	6,885	4,283	-37.8%
<i>Renters Paying \$750 to \$999/mo</i>	6,167	2,715	-56.0%
<i>Renters Paying \$1000 to \$1,499/mo</i>	7,368	8,819	19.7%
<i>Renters Paying \$1,500 or More/mo</i>	5,756	8,517	48.0%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$3,904	\$2,742	-29.8%
Paying Over 30% of Income for Mortgage	29.3%	39.1%	33.7%
<i>Owners Paying Less Than \$ 1,000/mo</i>	28	442	1,454.7%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	46	1,123	2,365.3%
<i>Owners Paying \$1,500 to \$1999/mo</i>	110	2,899	2,542.2%
<i>Owners Paying \$2,000 or More/mo</i>	735	11,884	1,516.2%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
INCOME LEVEL				
Less than \$25,000	71.1%	82.3%	95.0%	97.2%
\$25,000-\$49,999	52.5%	76.7%	57.5%	85.4%
\$50,000-\$74,999	14.3%	28.6%	37.9%	57.4%
\$75,000 or More	11.9%	5.3%	24.0%	18.3%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	2,034	2,265	11.4%
2-4 Units	1,832	2,045	11.6%
5-9 Units	1,194	1,433	20.0%
10-19 Units	1,320	1,451	9.9%
20 or More Units	44,763	51,553	15.2%

MEDIAN HOME SALES*	UNITS	MEDIAN COST
	2003	4,409
2005	8,890	\$487,820
2008	8,890	\$442,512
2010	6,731	\$341,544
2012	6,429	\$311,504
2013	2,741	\$328,058

FORECLOSURE FILINGS			
2009	624	2011	492
2010	668	2012	361

PROJECT-BASED SECTION 8	
Buildings	14
Units	1,868

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](mailto:Elizabeth@chicagorehab.org) or 312.663.3936.