



COMMUNITY AREA

5

North Center



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	31,895	31,867	-0.1%
<i>Percent Immigrant (Foreign Born)</i>	14.5%	11.7%	-18.9%
Total Households	14,796	14,561	-1.6%
<i>Total Family Households</i>	7,003	6,973	-0.4%
<i>Total Non-Family Households</i>	7,793	7,588	-2.6%
Percent of Residents In Poverty	8.6%	7.2%	-15.4%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	24,940	27,138	8.8%
Black or African American	1,422	811	-43.0%
Asian	1,356	1,477	8.9%
Multi-Racial	1,020	903	-11.5%
Other	3,157	1,538	-51.3%
Latino (of Any Race)	6,496	4,330	-33.3%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$66,123	\$83,077	25.6%
Households Earning < \$25,000	2,899	1,926	-33.6%
<i>As a Percent of All Households</i>	19.6%	13.1%	-33.2%
Unemployment Rate	3.5%	4.5%	28.4%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	2,289	1,926	-15.9%
\$25,000-\$49,999	3,919	2,490	-36.5%
\$50,000-\$74,999	3,298	2,307	-30.0%
\$75,000 or More	5,302	8,002	50.9%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	15,795	16,197	2.5%
Total Occupied Housing Units	14,796	14,561	-1.6%
<i>Owner-Occupied</i>	6,101	6,952	13.9%
<i>Renter-Occupied</i>	8,695	7,609	-12.5%

HOUSING UNIT PRODUCTION	2000	2010	10 YEAR CHANGE
New Units Built Between 2000 and 2010		2,603	
<i>As a Percentage of all Housing Units</i>		15.7%	

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$967	\$1,131	17.0%
Paying Over 30% of Income in Rent	28.8%	36.0%	24.9%
<i>Renters Paying Less Than \$750/mo</i>	3,063	954	-68.9%
<i>Renters Paying \$750 to \$999/mo</i>	2,822	1,725	-38.9%
<i>Renters Paying \$1000 to \$1,499/mo</i>	1,923	2,681	39.4%
<i>Renters Paying \$1,500 or More/mo</i>	717	1,477	105.9%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$2,451	\$2,898	18.2%
Paying Over 30% of Income for Mortgage	27.0%	39.0%	44.3%
<i>Owners Paying Less Than \$ 1,000/mo</i>	223	192	-13.8%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	330	298	-9.7%
<i>Owners Paying \$1,500 to \$1999/mo</i>	461	759	64.8%
<i>Owners Paying \$2,000 or More/mo</i>	1,032	5,189	403.0%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	77.3%	90.7%	41.3%	100.0%
\$25,000-\$49,999	34.3%	61.8%	35.7%	67.8%
\$50,000-\$74,999	2.6%	12.9%	41.1%	66.7%
\$75,000 or More	7.2%	2.8%	13.5%	25.7%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	3,661	4,848	32.4%
2-4 Units	8,945	7,563	-15.4%
5-9 Units	1,355	1,776	31.1%
10-19 Units	981	1,057	7.7%
20 or More Units	853	1,331	56.0%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
2003	832	\$521,772	2009	110
2005	1,935	\$500,989	2010	120
2008	1,935	\$454,457	2011	111
2010	1,516	\$416,429	2012	90
2012	1,402	\$417,969		
2013	608	\$374,179		

FORECLOSURE FILINGS			
2009	110	2011	111
2010	120	2012	90

PROJECT-BASED SECTION 8	
Buildings	1
Units	98

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.