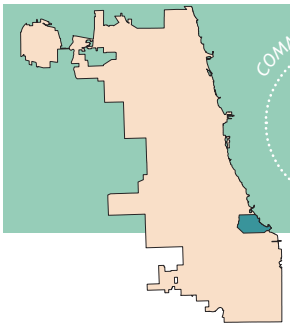

COMMUNITY AREA 43

South Shore

HOUSING FACT SHEET

Chicago Rehab Network

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	61,556	50,831	-17.4%
Percent Immigrant (Foreign Born)	2.6%	3.0%	15.7%
Total Households	25,669	22,869	-10.9%
Total Family Households	14,383	11,507	-20.0%
Total Non-Family Households	11,286	11,362	0.7%
Percent of Residents In Poverty	27.1%	31.5%	16.3%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	778	809	4.0%
Black or African American	59,732	48,669	-18.5%
Asian	88	116	31.8%
Multi-Racial	639	858	34.3%
Other	319	379	18.8%
Latino (of Any Race)	636	873	37.3%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	$35,766	$28,449	-20.5%
Households Earning < $25,000	11,553	10,649	-7.8%
As a Percent of All Households	44.9%	46.4%	3.4%
Unemployment Rate	8.9%	17.6%	98.2%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than $25,000	9,123	10,649	16.7%
$25,000-$49,999	8,910	6,151	-31.0%
$50,000-$74,999	4,330	3,196	-26.2%
$75,000 or More	3,348	2,932	-12.4%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	28,946	28,169	-2.7%
Total Occupied Housing Units	25,669	22,869	-10.9%
Owner-Occupied	5,943	5,582	-6.1%
Renter-Occupied	19,726	17,286	-12.4%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	869
As a Percentage of all Housing Units	*2.9%*

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	$720	$781	8.5%
Paying Over 30% of Income in Rent	42.8%	63.5%	48.4%
Renters Paying Less Than $750/mo	12,645	7,451	-41.1%
Renters Paying $750 to $999/mo	5,577	6,385	14.5%
Renters Paying $1000 to $1,499/mo	1,034	2,830	173.7%
Renters Paying $1,500 or More/mo	227	620	173.7%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	$1,507	$1,642	9.0%
Paying Over 30% of Income for Mortgage	37.0%	51.9%	40.4%
Owners Paying Less Than $ 1,000/mo	516	356	-30.9%
Owners Paying $1,000 to $1,499/mo	799	1,213	51.9%
Owners Paying $1,500 to $1999/mo	408	1,259	208.5%
Owners Paying $2,000 or More/mo	256	1,096	328.8%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL

	RENTERS		OWNERS	
INCOME LEVEL	2000	2010	2000	2010
Less than $25,000	80.5%	93.0%	69.6%	87.5%
$25,000-$49,999	21.9%	59.6%	45.3%	74.5%
$50,000-$74,999	1.7%	19.4%	6.7%	49.4%
$75,000 or More	5.1%	0.0%	9.4%	4.4%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	4,000	4,459	11.5%
2-4 Units	5,965	8,184	37.2%
5-9 Units	5,931	6,910	16.5%
10-19 Units	3,403	2,240	-34.2%
20 or More Units	9,636	8,074	-16.2%

MEDIAN HOME SALES*

	UNITS	MEDIAN COST
2003	548	$188,862
2005	891	$217,710
2008	891	$197,489
2010	437	$134,729
2012	369	$133,222
2013	156	$133,047

FORECLOSURE FILINGS

2009	*479*	2011	*453*
2010	*472*	2012	*475*

PROJECT-BASED SECTION 8

Buildings	15
Units	1,333

*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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