



COMMUNITY AREA

53

West Pullman



Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	36,649	29,640	-19.1%
<i>Percent Immigrant (Foreign Born)</i>	3.4%	2.8%	-16.9%
Total Households	10,681	9,487	-11.2%
<i>Total Family Households</i>	8,489	7,115	-16.2%
<i>Total Non-Family Households</i>	2,192	2,372	8.2%
Percent of Residents In Poverty	22.0%	25.8%	17.5%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	945	612	-35.2%
Black or African American	34,399	27,732	-19.4%
Asian	20	15	-25.0%
Multi-Racial	402	396	-1.5%
Other	883	885	0.2%
Latino (of Any Race)	1,699	1,509	-11.2%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$50,146	\$38,747	-22.7%
Households Earning < \$25,000	3,378	3,378	0.0%
<i>As a Percent of All Households</i>	31.6%	33.6%	6.4%
Unemployment Rate	7.9%	17.0%	113.4%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	2,668	3,378	26.6%
\$25,000-\$49,999	3,283	2,522	-23.2%
\$50,000-\$74,999	2,194	1,963	-10.5%
\$75,000 or More	2,544	2,185	-14.1%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	11,668	11,266	-3.4%
Total Occupied Housing Units	10,681	9,487	-11.2%
<i>Owner-Occupied</i>	7,473	6,061	-18.9%
<i>Renter-Occupied</i>	3,208	3,426	6.8%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		224
<i>As a Percentage of all Housing Units</i>		1.9%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$714	\$989	38.5%
Paying Over 30% of Income in Rent	46.7%	73.3%	57.0%
<i>Renters Paying Less Than \$750/mo</i>	1,931	821	-57.5%
<i>Renters Paying \$750 to \$999/mo</i>	935	1,072	14.6%
<i>Renters Paying \$1000 to \$1,499/mo</i>	217	884	306.7%
<i>Renters Paying \$1,500 or More/mo</i>	44	739	1,594.9%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$1,207	\$1,329	10.1%
Paying Over 30% of Income for Mortgage	36.7%	46.5%	26.5%
<i>Owners Paying Less Than \$ 1,000/mo</i>	2,307	1,002	-56.6%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	1,934	2,275	17.6%
<i>Owners Paying \$1,500 to \$1999/mo</i>	673	1,230	82.7%
<i>Owners Paying \$2,000 or More/mo</i>	191	431	125.9%

INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Less than \$25,000	79.5%	96.1%	70.0%	92.2%
\$25,000-\$49,999	25.7%	71.2%	46.1%	66.9%
\$50,000-\$74,999	2.9%	45.3%	9.6%	27.7%
\$75,000 or More	5.2%	5.2%	7.7%	4.4%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	8,128	8,593	5.7%
2-4 Units	2,775	2,767	-0.3%
5-9 Units	194	300	54.6%
10-19 Units	182	72	-60.4%
20 or More Units	332	279	-16.0%

	MEDIAN HOME SALES*	
	UNITS	MEDIAN COST
2003	499	\$123,589
2005	501	\$151,965
2008	501	\$137,850
2010	265	\$128,434
2012	97	\$103,932
2013	48	\$104,763

FORECLOSURE FILINGS			
2009	435	2011	339
2010	432	2012	431

PROJECT-BASED SECTION 8	
Buildings	2
Units	234

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.