



State of Illinois

2009 HOUSING FACT SHEET

Population	2000	2008	% change since 2000
Total population	12,419,293	12,901,564	3.9%
Total Households	4,591,779	4,766,252	3.8%
Average household size	2.63	2.63	0.0%
Total Family Households	3,105,513	3,138,757	1.1%
Average family size	3.23	3.29	1.9%
Percent of families in poverty	7.8%	9.0%	15.4%
Percent of individuals in poverty	10.7%	12.2%	14.0%

Race & Ethnicity	2000	2008	% change since 2000
White	9,125,471	9,380,332	2.8%
African American	1,876,875	1,880,617	0.2%
Hispanic or Latino	1,530,262	1,967,568	28.6%
Asian or Pacific Islander	428,213	554,726	-29.5%
Native American/Hawaiian	31,006	24,025	-22.5%

Income	2000	2008	% change since 2000
Median household income*	\$60,210	\$56,235	-6.6%
Households earning < \$25,000	1,153,596	1,033,235	-10.4%
As a percent of all households	25.1%	21.7%	-13.5%
Unemployment rate	6.0%	6.9%	6.9%

Households by Income level	2000	2008	% change since 2000
less than \$25,000	1,153,596	1,033,235	-10.4%
\$25,000 - \$49,999	1,316,259	1,159,395	-11.9%
\$50,000 - \$74,999	952,940	905,889	-4.9%
\$75,000 or more	1,195,062	1,734,497	45.1%

Housing Units	2000	2008	% change since 2000
Total Housing Units	4,885,615	5,276,082	7.9%
Total Occupied Housing Units	4,591,779	4,766,252	3.8%
Owner-Occupied	2,470,338	3,301,796	33.7%
Renter-Occupied	1,487,504	1,464,456	-1.5%
Vacancy rate (All Units)	6.0%	9.7%	60.7%

Housing Market	2000	2008	% change since 2000
Median home value*	\$169,037	\$214,900	27.1%

Foreclosures

Foreclosures Homes (Oct 2009 - Nov 2009) 36,374*

*Includes Pre-foreclosures, Auctions and Bank-Owned properties

Foreclosures Sold (Oct 2009 - (Nov 2009) 4,380

Foreclosures Avg. Sales \$ (Nov 2009) \$139,471

Housing Cost Burden Renters

	2000	2008
% paying over 30% of income	37.7%	49.0%
Median monthly gross rent*	\$782	\$811

Number of Renter Households and their Monthly Rent Payments in 2008	% change since 2000		
less than \$750	1,010,067	590,201	-41.6%
\$750 to \$999	260,136	395,066	51.9%
\$1,000 to \$1,499	123,169	296,119	140.4%
\$1,500 or more	37,732	119,632	217.1%

Owners with Mortgages	2000	2008
% paying over 30% of income	30.4%	38.8%
Median monthly owner cost*	\$1,548	\$1,684

Number of Mortgaged Households and their Mortgage Payments in 2008	% change since 2000		
less than \$1,000	618,906	399,541	-35.4%
\$1,000 to \$1,499	567,599	556,639	-1.9%
\$1,500 to \$1,999	302,243	520,543	72.2%
\$2,000 or more	235,286	845,494	259.3%

In Illinois, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$893**. In order to afford this level of rent and utilities, a household must earn **\$2,977 monthly** or **\$35,723 annually**. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of **\$17.17**.

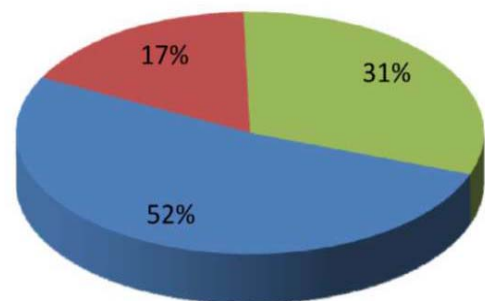
In Illinois, a minimum wage worker earns an hourly wage of **\$7.75**. In order to afford a two-bedroom apartment, a minimum wage earner must work **89 hours per week, 52 weeks per year**.

In Illinois, the estimated average wage for a renter is **\$15.33 an hour**. In order to afford a two-bedroom apartment, a renter must work **45 hours per week, 52 weeks per year**.

-Out of Reach 2009
National Low-Income Housing Coalition

Foreclosure Status Distribution - IL

■ Pre-foreclosure ■ Auction ■ Bank-Owned



Source: RealtyTrac.com, State of Illinois Trends, January 2010

* Dollar amounts adjusted for inflation
Sources: 2000 U.S. Census; 2008 American Community Survey; Foreclosure data from RealtyTrac.com