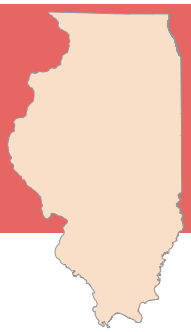

State of Illlinois

Chicago Rehab Network

HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	12,419,293	12,830,632	3.3%
Percent Immigrant (Foreign Born)	12.3%	13.6%	10.6%
Total Households	4,591,779	4,836,972	5.3%
Total Family Households	3,105,513	3,182,984	2.5%
Total Non-Family Households	1,486,266	1,653,988	11.3%
Percent of Families In Poverty	7.8%	9.2%	17.9%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	9,125,471	9,177,877	0.6%
Black or African American	1,876,875	1,866,414	-0.6%
Asian	423,603	586,934	38.6%
Multi-Racial	235,016	289,982	23.4%
Other	758,328	909,425	19.9%
Latino (of Any Race)	1,530,262	2,027,578	32.5%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	$58,703	$55,735	-5.1%
Households Earning < $25,000	910,997	1,040,534	14.2%
As a Percent of All Households	19.8%	21.8%	10.0%
Unemployment Rate	3.9%	5.7%	46.2%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than $25,000	910,997	1,040,1534	14.2%
$25,000-$49,999	1,262,257	1,107,800	-12.2%
$50,000-$74,999	1,024,022	896,686	-12.4%
$75,000 or More	1,395,463	1,724,931	23.6%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	4,885,615	5,296,715	8.4%
Total Occupied Housing Units	4,591,779	4,836,972	5.3%
Owner-Occupied	3,088,884	3,263,639	5.7%
Renter-Occupied	1,502,895	1,573,333	4.7%

HOUSING UNIT PRODUCTION	
New Units Built Between 2000 and 2010	720,460
As a Percentage of all Housing Units	7.7%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	$605	$834	37.9%
Paying Over 30% of Income in Rent	35.3%	50.0%	41.6%
Renters Paying Less Than $750/mo	1,101,067	555,571	-30.3%
Renters Paying $750 to $999/mo	260,136	407,943	-2.6%
Renters Paying $1000 to $1,499/mo	123,169	311,019	105.8%
Renters Paying $1,500 or More/mo	37,732	129,866	104.1%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Mortgage Cost	$1,198	$1,692	44.6%
Paying Over 30% of Income for Mortgage	25.7%	38.9%	51.3%
Owners Paying Less Than $ 1,000/mo	1,567,677	2,424,326	54.6%
Owners Paying $1,000 to $1,499/mo	866,605	548,617	-36.7%
Owners Paying $1,500 to $1999/mo	356,672	522,967	46.6%
Owners Paying $2,000 or More/mo	299,323	863,245	179.4%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
INCOME LEVEL	2000	2010	2000	2010
Less than $19,999	-	55.5%	29.2%	20.8%
$20,000-$49,999	-	40.0%	43.3%	37.2%
$50,000-$74,999	-	3.7%	18.7%	22.0%
$75,000 or More	-	0.8%	8.8%	19.9%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	3,066,496	3,385,610	10.4%
2-4 Units	656,559	673,940	2.6%
5-9 Units	301,361	327,237	8.6%
10-19 Units	211,482	214,592	1.5%
20 or More Units	491,167	520,702	6.0%

TOTAL HOMES SOLD	
2007	202,956
2008	148,745
2009	143,745
2010	151,923
2011	148,680
2012	184,977

AVERAGE HOME SALE PRICE	
2007	$241,294
2008	$218,165
2009	$190,772
2010	$191,422
2011	$186,115
2012	$182,490

*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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