### Housing Fact Sheet

**Albany Park**

**Housing Cost Burden**

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Renter Percentage</th>
<th>Owner Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $25,000</td>
<td>65.6%</td>
<td>92.0%</td>
</tr>
<tr>
<td>$25,000-$49,999</td>
<td>43.2%</td>
<td>77.9%</td>
</tr>
<tr>
<td>$50,000-$74,999</td>
<td>30.2%</td>
<td>61.5%</td>
</tr>
<tr>
<td>$75,000 or more</td>
<td>10.6%</td>
<td>19.1%</td>
</tr>
</tbody>
</table>

**Median Home Sales**

<table>
<thead>
<tr>
<th>Year</th>
<th>Units</th>
<th>Median Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>692</td>
<td>$163,391</td>
</tr>
<tr>
<td>2005</td>
<td>1,081</td>
<td>$266,182</td>
</tr>
<tr>
<td>2008</td>
<td>1,081</td>
<td>$259,602</td>
</tr>
<tr>
<td>2010</td>
<td>852</td>
<td>$211,667</td>
</tr>
<tr>
<td>2012</td>
<td>852</td>
<td>$160,669</td>
</tr>
<tr>
<td>2013</td>
<td>400</td>
<td>$187,844</td>
</tr>
</tbody>
</table>

**Foreclosure Filings**

<table>
<thead>
<tr>
<th>Year</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>343</td>
</tr>
<tr>
<td>2010</td>
<td>368</td>
</tr>
<tr>
<td>2011</td>
<td>279</td>
</tr>
<tr>
<td>2012</td>
<td>226</td>
</tr>
</tbody>
</table>

The Chicago Rehab Network is grateful to the Chicago Community Trust for its support of this research. Data came 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.
### TOTAL POPULATION

<table>
<thead>
<tr>
<th>AGE/SEX COHORTS</th>
<th>MALE</th>
<th>FEMALE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>26,407</td>
<td>25,135</td>
</tr>
<tr>
<td>under 5 years</td>
<td>2,126</td>
<td>2,098</td>
</tr>
<tr>
<td>5 to 9 years</td>
<td>1,899</td>
<td>1,771</td>
</tr>
<tr>
<td>10 to 14 years</td>
<td>1,624</td>
<td>1,549</td>
</tr>
<tr>
<td>15 to 19 years</td>
<td>1,808</td>
<td>1,651</td>
</tr>
<tr>
<td>20 to 24 years</td>
<td>2,504</td>
<td>2,284</td>
</tr>
<tr>
<td>25 to 34 years</td>
<td>5,357</td>
<td>4,667</td>
</tr>
<tr>
<td>35 to 44 years</td>
<td>4,084</td>
<td>3,744</td>
</tr>
<tr>
<td>45 to 54 years</td>
<td>3,226</td>
<td>2,874</td>
</tr>
<tr>
<td>55 to 64 years</td>
<td>2,131</td>
<td>2,168</td>
</tr>
<tr>
<td>65 or more years</td>
<td>1,648</td>
<td>2,329</td>
</tr>
</tbody>
</table>

### POPULATION BY AGE AND SEX IN ALBANY PARK, 2010

![Population by Age and Sex](chart)

### TOP 3 SUB-POPULATIONS IN ALBANY PARK

The top 3 sub-populations in Albany Park in 2010 were Latino, White, and Asian. There were also 2,076 Black or African American people and 1,495 people of other races, including multiracial, Native American, Hawaiian or Pacific Islander individuals.
## Albany Park

### HOUSING FACT SHEET

**DEEPER DIVE: VACANCY, FORECLOSURE AND CITY-OWNED LAND**

#### BASIC DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2010</th>
<th>10 YEAR CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>57,655</td>
<td>51,542</td>
<td>-10.6%</td>
</tr>
<tr>
<td>Households</td>
<td>17,082</td>
<td>16,322</td>
<td>-4.4%</td>
</tr>
<tr>
<td>Family Households</td>
<td>12,403</td>
<td>10,956</td>
<td>-11.7%</td>
</tr>
<tr>
<td>Non-Family Households</td>
<td>4,679</td>
<td>5,366</td>
<td>14.7%</td>
</tr>
</tbody>
</table>

#### HOUSING UNITS

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2010</th>
<th>10 YEAR CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Housing Units</td>
<td>17,842</td>
<td>17,982</td>
<td>0.8%</td>
</tr>
<tr>
<td>Total Occupied Housing Units</td>
<td>17,082</td>
<td>16,322</td>
<td>-4.4%</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>5,787</td>
<td>6,345</td>
<td>9.6%</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>11,295</td>
<td>9,977</td>
<td>-11.7%</td>
</tr>
</tbody>
</table>

#### BUILDING VIOLATIONS

<table>
<thead>
<tr>
<th></th>
<th>BUILDINGS RECEIVING VIOLATIONS</th>
<th>TOTAL VIOLATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>304</td>
<td>1,460</td>
</tr>
<tr>
<td>2010</td>
<td>312</td>
<td>1,650</td>
</tr>
<tr>
<td>2011</td>
<td>269</td>
<td>1,399</td>
</tr>
<tr>
<td>2012</td>
<td>209</td>
<td>1,760</td>
</tr>
<tr>
<td>2013</td>
<td>189</td>
<td>1,424</td>
</tr>
<tr>
<td>2014</td>
<td>268</td>
<td>1,906</td>
</tr>
</tbody>
</table>

#### BUILDING PERMITS

<table>
<thead>
<tr>
<th></th>
<th>NEW CONSTRUCTION OR REHAB PERMITS</th>
<th>DEMOLITION PERMITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>136</td>
<td>12</td>
</tr>
<tr>
<td>2007</td>
<td>176</td>
<td>11</td>
</tr>
<tr>
<td>2008</td>
<td>128</td>
<td>6</td>
</tr>
<tr>
<td>2009</td>
<td>112</td>
<td>2</td>
</tr>
<tr>
<td>2010</td>
<td>97</td>
<td>6</td>
</tr>
<tr>
<td>2011</td>
<td>116</td>
<td>1</td>
</tr>
<tr>
<td>2012</td>
<td>106</td>
<td>6</td>
</tr>
<tr>
<td>2013</td>
<td>86</td>
<td>5</td>
</tr>
<tr>
<td>2014</td>
<td>134</td>
<td>5</td>
</tr>
</tbody>
</table>

#### Percent New Construction 2006-2014

|                | 7.3%                              |

#### Percent Rehabilitation 2006-2014

|                | 92.7%                             |

#### USPS RESIDENTIAL VACANCY

<table>
<thead>
<tr>
<th></th>
<th>2008</th>
<th>2011</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant less than 12 months</td>
<td>481</td>
<td>246</td>
<td>186</td>
</tr>
<tr>
<td>Vacant 12 - 24 months</td>
<td>178</td>
<td>293</td>
<td>58</td>
</tr>
<tr>
<td>Vacant 24 - 36 months</td>
<td>71</td>
<td>45</td>
<td>135</td>
</tr>
<tr>
<td>Vacant More than 36 months</td>
<td>119</td>
<td>178</td>
<td>309</td>
</tr>
</tbody>
</table>

#### USPS COMMERCIAL VACANCY

<table>
<thead>
<tr>
<th></th>
<th>2008</th>
<th>2011</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant less than 12 months</td>
<td>71</td>
<td>23</td>
<td>58</td>
</tr>
<tr>
<td>Vacant 12 - 24 months</td>
<td>32</td>
<td>30</td>
<td>32</td>
</tr>
<tr>
<td>Vacant 24 - 36 months</td>
<td>9</td>
<td>11</td>
<td>25</td>
</tr>
<tr>
<td>Vacant More than 36 months</td>
<td>15</td>
<td>36</td>
<td>40</td>
</tr>
</tbody>
</table>

#### CITY OF CHICAGO-OWNED VACANT LAND

<table>
<thead>
<tr>
<th></th>
<th>NO. PARCELS</th>
<th>SQUARE FEET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>3</td>
<td>10,211</td>
</tr>
<tr>
<td>Business</td>
<td>8</td>
<td>62,161</td>
</tr>
<tr>
<td>Commercial</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Planned Development</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Planned Manufacturing District</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Parks and Open Space</td>
<td>1</td>
<td>5,669</td>
</tr>
<tr>
<td>Downtown</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Transportation</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

#### “ZOMBIE PROPERTIES”

<table>
<thead>
<tr>
<th></th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zombies</td>
<td>82</td>
</tr>
<tr>
<td>Zombies per 1,000 Mortgageable Properties</td>
<td>9.5</td>
</tr>
</tbody>
</table>

“Zombie properties” are those where foreclosure has been initiated but not yet completed. Average time to foreclosure in Illinois in 2014 was 889 days (2.5 years).