



COMMUNITY AREA

24

West Town



HOUSING FACT SHEET

POPULATION	2000	2010	10 YEAR CHANGE
Total Population	87,435	81,540	-6.7%
<i>Percent Immigrant (Foreign Born)</i>	22.8%	16.3%	-28.4%
Total Households	35,324	37,816	7.1%
<i>Total Family Households</i>	17,418	15,560	-10.7%
<i>Total Non-Family Households</i>	17,906	22,255	24.3%
Percent of Residents In Poverty	20.7%	17.6%	-15.3%

RACE + ETHNICITY	2000	2010	10 YEAR CHANGE
White	50,896	56,960	11.9%
Black or African American	8,674	7,084	-18.3%
Asian	1,575	3,119	98.1%
Multi-Racial	4,063	2,692	-33.8%
Other	22,227	11,685	-47.4%
Latino (of Any Race)	40,966	23,866	-41.7%

INCOME*	2000	2010	10 YEAR CHANGE
Median Household Income	\$50,834	\$65,058	28.0%
Households Earning < \$25,000	11,851	8,331	-29.7%
<i>As a Percent of All Households</i>	33.6%	22.6%	-32.7%
Unemployment Rate	4.5%	6.0%	33.5%

HOUSEHOLDS BY INCOME LEVEL*	2000	2010	10 YEAR CHANGE
Less Than \$25,000	9,359	8,331	-11.0%
\$25,000-\$49,999	10,118	7,445	-26.4%
\$50,000-\$74,999	6,821	6,066	-11.1%
\$75,000 or More	9,019	15,047	66.8%

HOUSING UNITS	2000	2010	10 YEAR CHANGE
Total Housing Units	39,251	41,443	5.6%
Total Occupied Housing Units	35,324	37,816	7.1%
<i>Owner-Occupied</i>	10,217	13,784	34.9%
<i>Renter-Occupied</i>	25,107	24,032	-4.3%

HOUSING UNIT PRODUCTION	2000	2010
New Units Built Between 2000 and 2010		5,919
<i>As a Percentage of all Housing Units</i>		14.1%

RENTAL HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Gross Rent	\$860	\$1,062	23.6%
Paying Over 30% of Income in Rent	36.1%	43.4%	20.2%
<i>Renters Paying Less Than \$750/mo</i>	11,998	4,401	-63.3%
<i>Renters Paying \$750 to \$999/mo</i>	7,154	5,574	-22.1%
<i>Renters Paying \$1000 to \$1,499/mo</i>	3,640	7,364	102.3%
<i>Renters Paying \$1,500 or More/mo</i>	1,693	4,025	137.7%

OWNER HOUSING COST BURDEN*	2000	2010	10 YEAR CHANGE
Median Monthly Owner Cost	\$2,303	\$2,656	15.4%
Paying Over 30% of Income for Mortgage	27.7%	45.5%	64.6%
<i>Owners Paying Less Than \$ 1,000/mo</i>	251	229	-9.0%
<i>Owners Paying \$1,000 to \$1,499/mo</i>	453	758	67.3%
<i>Owners Paying \$1,500 to \$1999/mo</i>	527	1,896	260.0%
<i>Owners Paying \$2,000 or More/mo</i>	992	9,479	855.5%

COST BURDENED HOUSEHOLDS BY INCOME LEVEL	RENTERS		OWNERS	
	2000	2010	2000	2010
Income Level				
Less than \$25,000	76.8%	86.1%	73.8%	90.3%
\$25,000-\$49,999	30.9%	64.5%	41.0%	69.7%
\$50,000-\$74,999	3.3%	12.7%	42.1%	74.3%
\$75,000 or More	7.0%	3.6%	13.7%	26.2%

UNITS BY BUILDING SIZE	2000	2010	10 YEAR CHANGE
Single Family / 1 Unit	4,501	6,482	44.0%
2-4 Units	20,751	21,126	1.8%
5-9 Units	8,390	8,686	3.5%
10-19 Units	1,634	1,570	-3.9%
20 or More Units	3,883	4,014	3.4%

MEDIAN HOME SALES*	UNITS		MEDIAN COST	
	2003	2005	2008	2010
	2,120	4,392	4,392	3,285
	\$400,650	\$429,621	\$389,718	\$346,977

FORECLOSURE FILINGS			
2009	478	2011	426
2010	431	2012	324

PROJECT-BASED SECTION 8	
Buildings	9
Units	1,004

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.