Overview of the Chicago Housing Market

Background Data for Chicago’s 2014-2018 Housing Plan

Prepared by INSTITUTE FOR HOUSING STUDIES
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KEY
THE FOLLOWING SYMBOLS DENOTE CHARTS AND DATA THAT ARE RELEVANT TO THE FOLLOWING TOPIC-SPECIFIC CONSULTATION SESSIONS.

P Preservation

H Housing Development

C Community Development

IHS Related Data Available on the IHS Data Portal or Website at housingstudies.org
Who Lives In Chicago’s Neighborhoods

Chicago is a city defined by its neighborhoods, and understanding changes in the demographic and economic make up of the City and its neighborhoods are the foundation of developing effective housing policy. The following data highlight both historic and recent demographic and economic trends and patterns including population change, age of population, household income, and unemployment levels.

**Chart 1**

**Chicago’s Declining Population: Change in City of Chicago Population, 1950 to 2010**

*Source: U.S. Decennial Census, 1950-2010*
**Table 1**

**CHICAGO’S DECLINING POPULATION: CITY OF CHICAGO POPULATION CHANGE COMPARED TO TOP TEN CITIES, 2000 TO 2010**

<table>
<thead>
<tr>
<th>City</th>
<th>2000</th>
<th>2010</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>New York City</td>
<td>8,008,278</td>
<td>8,175,133</td>
<td>2.1%</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>3,694,820</td>
<td>3,792,621</td>
<td>2.6%</td>
</tr>
<tr>
<td>Chicago</td>
<td>2,896,016</td>
<td>2,695,598</td>
<td>-6.9%</td>
</tr>
<tr>
<td>Houston</td>
<td>1,953,631</td>
<td>2,099,451</td>
<td>7.5%</td>
</tr>
<tr>
<td>Philadelphia</td>
<td>1,517,550</td>
<td>1,526,006</td>
<td>0.6%</td>
</tr>
<tr>
<td>Phoenix</td>
<td>1,321,045</td>
<td>1,445,632</td>
<td>9.4%</td>
</tr>
<tr>
<td>San Antonio</td>
<td>1,144,646</td>
<td>1,327,407</td>
<td>16.0%</td>
</tr>
<tr>
<td>San Diego</td>
<td>1,223,400</td>
<td>1,307,402</td>
<td>6.9%</td>
</tr>
<tr>
<td>Dallas</td>
<td>1,188,580</td>
<td>1,197,816</td>
<td>0.8%</td>
</tr>
<tr>
<td>San Jose</td>
<td>894,943</td>
<td>945,942</td>
<td>5.7%</td>
</tr>
</tbody>
</table>

**Source:** U.S. Decennial Census, 2000 and 2010
MAP 1

NEIGHBORHOOD LEVEL VARIATION IN POPULATION TRENDS, POPULATION CHANGE BY CITY OF CHICAGO CENSUS TRACT, 2000 TO 2010

CHICAGO COMMUNITY AREA
1 Rogers Park  40 Washington Park
2 West Ridge  41 Hyde Park
3 Uptown  42 Woodlawn
4 Lincoln Square  43 South Shore
5 North Center  44 Chatham
6 Lake View  45 Avalon Park
7 Lincoln Park  46 South Chicago
8 Near North Side  47 Burnside
9 Edison Park  48 Calumet Heights
10 Norwood Park  49 Roseland
11 Jefferson Park  50 Pullman
12 Forest Glen  51 South Deering
13 North Park  52 East Side
14 Albany Park  53 West Pullman
15 Portage Park  54 Riverdale
16 Irving Park  55 Hegewisch
17 Dunning  56 Garfield Ridge
18 Montclare  57 Archer Heights
19 Belmont Cragin  58 Brighton Park
20 Hermosa  59 McKinley Park
21 Avondale  60 Bridgeport
22 Logan Square  61 New City
23 Humboldt Park  62 West Elsdon
24 West Town  63 Gage Park
25 Austin  64 Clearying
26 West Garfield Park  65 West Lawn
27 East Garfield Park  66 Chicago Lawn
28 Near West Side  67 Englewood
29 North Lawndale  68 Englewood
30 South Lawndale  69 Greater Grand Crossing
31 Lower West Side  70 Ashburn
32 Loop  71 Auburn Gresham
33 Near South Side  72 Beverly
34 Armour Square  73 Washington Heights
35 Douglas  74 Mount Greenwood
36 Oaklawn  75 Morgan Park
37 Fuller Park  76 O’Hare
38 Grand Boulevard  77 Edgewater
39 Kenwood

INCREASE OF GREATER THAN 15 PERCENT
INCREASE OF .1 TO 15 PERCENT
DECREASE OF 0 TO 15 PERCENT
DECREASE OF GREATER THAN 15 PERCENT
N/A (NO POPULATION IN 2000 OR 2010)

SOURCE: U.S. DECENNIAL CENSUS, 2000 AND 2010

CHICAGO 5-YEAR HOUSING PLAN DATA REPORT, 2013
INSTITUTE FOR HOUSING STUDIES AT DEPAUL UNIVERSITY
## TABLE 2

**CITY OF CHICAGO’S CHANGING RACE AND ETHNIC COMPOSITION: POPULATION CHANGE BY RACE/ETHNICITY IN CITY OF CHICAGO AND SUBURBAN COOK COUNTY, 2000 TO 2010**

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>White</th>
<th>African American</th>
<th>Latino</th>
<th>Asian</th>
<th>Other</th>
<th>All</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City of Chicago</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>907,166</td>
<td>1,053,739</td>
<td>753,644</td>
<td>124,437</td>
<td>57,030</td>
<td>2,896,016</td>
</tr>
<tr>
<td>2010</td>
<td>854,717</td>
<td>872,286</td>
<td>778,862</td>
<td>144,903</td>
<td>44,830</td>
<td>2,695,598</td>
</tr>
<tr>
<td><strong>% Change</strong></td>
<td>-5.8%</td>
<td>-17.2%</td>
<td>3.3%</td>
<td>16.4%</td>
<td>-21.4%</td>
<td>-6.9%</td>
</tr>
<tr>
<td><strong>Cook Suburbs</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>1,651,543</td>
<td>336,709</td>
<td>318,096</td>
<td>133,406</td>
<td>40,971</td>
<td>2,480,725</td>
</tr>
<tr>
<td>2010</td>
<td>1,423,641</td>
<td>393,492</td>
<td>465,900</td>
<td>173,966</td>
<td>42,078</td>
<td>2,499,077</td>
</tr>
<tr>
<td><strong>% Change</strong></td>
<td>-13.8%</td>
<td>16.9%</td>
<td>46.5%</td>
<td>30.4%</td>
<td>2.7%</td>
<td>0.7%</td>
</tr>
<tr>
<td><strong>Cook Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>2,558,709</td>
<td>1,390,448</td>
<td>1,071,740</td>
<td>257,843</td>
<td>98,001</td>
<td>5,376,741</td>
</tr>
<tr>
<td>2010</td>
<td>2,278,358</td>
<td>1,265,778</td>
<td>1,244,762</td>
<td>318,869</td>
<td>86,908</td>
<td>5,194,675</td>
</tr>
<tr>
<td><strong>% Change</strong></td>
<td>-11.0%</td>
<td>-9.0%</td>
<td>16.1%</td>
<td>23.7%</td>
<td>-11.3%</td>
<td>-3.4%</td>
</tr>
</tbody>
</table>

**Source:** U.S. Decennial Census, 2000 and 2010
Neighborhood-Level Demographic Variation: Share of Population That Is Under Age 18 by City of Chicago Census Tract, 2010

Chicago Community Area
1. Rogers Park 40. Washington Park
2. West Ridge 41. Hyde Park
3. Uptown 42. Woodlawn
4. Lincoln Square 43. South Shore
5. North Center 44. Chatham
6. Lake View 45. Avalon Park
7. Lincoln Park 46. South Chicago
8. Near North Side 47. Burnside
10. Norwood Park 49. Roseland
11. Jefferson Park 50. Pullman
12. Forest Glen 51. South Deering
13. North Park 52. East Side
14. Albany Park 53. West Pullman
15. Portage Park 54. Riverview
16. Irving Park 55. Hegewisch
17. Dunning 56. Garfield Ridge
18. Montclare 57. Archer Heights
20. Hermosa 59. McKinley Park
21. Avondale 60. Bridgeport
22. Logan Square 61. New City
23. Humboldt Park 62. West Elsdon
24. West Town 63. Gage Park
25. Austin 64. Clearing
26. West Garfield Park 65. West Lawn
27. East Garfield Park 66. Chicago Lawn
29. North Lawndale 68. Englewood
30. South Lawndale 69. Greater Grand Crossing
31. Lower West Side 70. Ashburn
32. Loop 71. Auburn Gresham
33. Near South Side 72. Beverly
34. Armour Square 73. Washington Heights
35. Douglas 74. Mount Greenwood
36. Oakwood 75. Morgan Park
37. Fuller Park 76. O'Hare
38. Grand Boulevard 77. Edgewater
39. Kenwood

Source: U.S. Decennial Census, 2010
NEIGHBORHOOD-LEVEL DEMOGRAPHIC VARIATION: SHARE OF POPULATION THAT IS AGE 65 OR OVER BY CITY OF CHICAGO CENSUS TRACT, 2010

CHICAGO COMMUNITY AREA
1. Rogers Park
2. West Ridge
3. Uptown
4. Lincoln Square
5. North Center
6. Lake View
7. Lincoln Park
8. Near North Side
9. Edison Park
10. Norwood Park
11. Jefferson Park
12. Forest Glen
13. North Park
14. Albany Park
15. Portage Park
16. Irving Park
17. Dunning
18. Montclare
19. Belmont Cragin
20. Hermosa
21. Avondale
22. Logan Square
23. Humboldt Park
24. West Town
25. Austin
26. West Garfield Park
27. East Garfield Park
28. Near West Side
29. North Lawndale
30. South Lawndale
31. Lower West Side
32. Loop
33. Near South Side
34. Armour Square
35. Douglas
36. Oakland
37. Fuller Park
38. Grand Boulevard
39. Kenwood

SOURCE: U.S. DECENNIAL CENSUS, 2010

CHICAGO 5-YEAR HOUSING PLAN DATA REPORT, 2013
INSTITUTE FOR HOUSING STUDIES AT DEPAUL UNIVERSITY
MAP 4

ECONOMIC CONDITIONS: MEDIAN HOUSEHOLD INCOME BY CITY OF CHICAGO CENSUS TRACT, 2011

CHICAGO COMMUNITY AREA
1 Rogers Park 40 Washington Park
2 West Ridge 41 Hyde Park
3 Uptown 42 Woodlawn
4 Lincoln Square 43 South Shore
5 North Center 44 Chatham
6 Lake View 45 Avalon Park
7 Lincoln Park 46 South Chicago
8 Near North Side 47 Burnside
9 Edison Park 48 Calumet Heights
10 Norwood Park 49 Roseland
11 Jefferson Park 50 Pullman
12 Forest Glen 51 South Deering
13 North Park 52 East Side
14 Albany Park 53 West Pullman
15 Portage Park 54 Riverdale
16 Irving Park 55 Hegewisch
17 Dunning 56 Garfield Ridge
18 Montclare 57 Archer Heights
19 Belmont Cragin 58 Brighton Park
20 Hermosa 59 McKinley Park
21 Avondale 60 Bridgeport
22 Logan Square 61 New City
23 Humboldt Park 62 West Elsdon
24 West Town 63 Gage Park
25 Austin 64 Clearing
26 West Garfield Park 65 West Lawn
27 East Garfield Park 66 Chicago Lawn
28 Near West Side 67 Englewood
29 North Lawndale 68 Englewood
30 South Lawndale 69 Greater Grand Crossing
31 Lower West Side 70 Ashburn
32 Loop 71 Auburn Gresham
33 Near South Side 72 Beverly
34 Armour Square 73 Washington Heights
35 Douglas 74 Mount Greenwood
36 Oaklawn 75 Morgan Park
37 Fuller Park 76 O’Hare
38 Grand Boulevard 77 Edgewater
39 Kenwood

SOURCE: AMERICAN COMMUNITY SURVEY, 2011 5-YEAR ESTIMATES

CHICAGO 5-YEAR HOUSING PLAN DATA REPORT, 2013
INSTITUTE FOR HOUSING STUDIES AT DEPAUL UNIVERSITY
CHART 3

ECONOMIC CONDITIONS: CITY OF CHICAGO UNEMPLOYMENT LEVELS COMPARED TO TOP TEN CITIES BY POPULATION, 2011

SOURCE: AMERICAN COMMUNITY SURVEY, 2011 1-YEAR ESTIMATES
Where People Live

One of the defining characteristics of housing in Chicago is the diverse nature of the housing stock and the geographic concentrations of certain housing types in neighborhoods. The following data highlight the types and geographic patterns of housing found in Chicago, the age of the multifamily rental housing stock, and the geographic patterns and concentration of government assisted rental housing units.

**Chart 4**

**City of Chicago’s Housing Stock: Share of Units in Different Property Types, 2011**

- Single Family: 26.1%
- Condominium: 24.0%
- 2 to 4 units: 26.0%
- 5+ units: 23.9%

**Source:** IHS Data Clearinghouse, Calculations of Data from Cook County Assessor
MAP 6

Chicago Community Area
1 Rogers Park 40 Washington Park
2 West Ridge 41 Hyde Park
3 Uptown 42 Woodlawn
4 Lincoln Square 43 South Shore
5 North Center 44 Chatham
6 Lake View 45 Avalon Park
7 Lincoln Park 46 South Chicago
8 Near North Side 47 Burnside
9 Edison Park 48 Calumet Heights
10 Norwood Park 49 Roseland
11 Jefferson Park 50 Pullman
12 Forest Glen 51 South Deering
13 North Park 52 East Side
14 Albany Park 53 West Pullman
15 Portage Park 54 Riverdale
16 Irving Park 55 Hegewisch
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19 Belmont Cragin 58 Brighton Park
20 Hermosa 59 McKinley Park
21 Avondale 60 Bridgeport
22 Logan Square 61 New City
23 Humboldt Park 62 West Elsdon
24 West Town 63 Gage Park
25 Austin 64 Cleary
26 West Garfield Park 65 West Lawn
27 East Garfield Park 66 Chicago Lawn
28 Near West Side 67 Englewood
29 North Lawndale 68 Englewood
30 South Lawndale 69 Greater Grand Crossing
31 Lower West Side 70 Ashburn
32 Loop 71 Auburn Gresham
33 Near South Side 72 Beverly
34 Armour Square 73 Washington Heights
35 Douglas 74 Mount Greenwood
36 Oakdale 75 Morgan Park
37 Fuller Park 76 O’Hare
38 Grand Boulevard 77 Edgewater
39 Kenwood

Source: IHS Data Clearinghouse, Calculations of Data from Cook County Assessor

Chicago 5-Year Housing Plan Data Report, 2013
Institute for Housing Studies at DePaul University
CITY OF CHICAGO’S HOUSING STOCK: MEDIAN AGE OF 2+ UNIT BUILDINGS BY CITY OF CHICAGO CENSUS TRACT, 2011

CHICAGO COMMUNITY AREA
1. Rogers Park 30 Washington Park
2. West Ridge 31 Hyde Park
3. Uptown 32 Woodlawn
4. Lincoln Square 33 South Shore
5. North Center 34 Chatham
6. Lake View 35 Avalon Park
7. Lincoln Park 36 South Chicago
8. Near North Side 41 Burnside
9. Edison Park 42 Calumet Heights
10. Norwood Park 43 Roseland
11. Jefferson Park 44 Pullman
12. Forest Glen 51 South Deering
13. North Park 52 East Side
14. Albany Park 53 West Pullman
15. Portage Park 54 Riverdale
16. Irving Park 55 Hegewisch
17. Dunning 56 Garfield Ridge
18. Montclare 57 Archer Heights
19. Belmont Cragin 58 Brighton Park
20. Hermosa 59 McKinley Park
21. Avondale 60 Bridgeport
22. Logan Square 61 New City
23. Humboldt Park 62 West Elsdon
24. West Town 63 Gage Park
25. Austin 64 Clearing
26. West Garfield Park 65 West Lawn
27. East Garfield Park 66 Chicago Lawn
28. Near West Side 67 West Englewood
29. North Lawndale 68 Englewood
30. South Lawndale 69 Greater Grand Crossing
31. Lower West Side 70 Ashburn
32. Loop 71 Auburn Gresham
33. Near South Side 72 Beverly
34. Armour Square 73 Washington Heights
35. Douglas 74 Mount Greenwood
36. Oak Lawn 75 Morgan Park
37. Fuller Park 76 O’Hare
38. Grand Boulevard 77 Edgewater
39. Kenwood

SOURCE: IHS DATA CLEARINGHOUSE, CALCULATIONS OF DATA FROM COOK COUNTY ASSESSOR
Map 8

City of Chicago’s Housing Stock: Median Home Value of Owner-Occupied Properties by City of Chicago Census Tract, 2011

**Chicago Community Area**
1. Rogers Park
2. West Ridge
3. Uptown
4. Lincoln Square
5. North Center
6. Lake View
7. Lincoln Park
8. Near North Side
9. Edison Park
10. Norwood Park
11. Jefferson Park
12. Forest Glen
13. North Park
14. Albany Park
15. Portage Park
16. Irving Park
17. Dunning
18. Montclare
19. Belmont Cragin
20. Hermosa
21. Avondale
22. Logan Square
23. Humboldt Park
24. West Town
25. Austin
26. West Garfield Park
27. East Garfield Park
28. Near West Side
29. North Lawndale
30. South Lawndale
31. Lower West Side
32. Loop
33. Near South Side
34. Armour Square
35. Douglas
36. Oakland
37. Fuller Park
38. Grand Boulevard
39. Kenwood

**Median Home Value**
- Greater than $450,000
- $400,001 to $450,000
- $350,001 to $400,000
- $300,001 to $350,000
- $250,001 to $300,000
- $200,001 to $250,000
- $150,001 to $200,000
- $100,001 to $150,000
- $75,001 to $100,000
- Less than $75,000
- N/A (no population 2011)

**Sources:** American Community Survey, 2011 5-Year Estimates

Chicagoland 5-Year Housing Plan Data Report, 2013
Institute for Housing Studies at DePaul University
MAP 9

CHICAGO COMMUNITY AREA

1. Rogers Park 40. Washington Park
2. West Ridge 41. Hyde Park
3. Uptown 42. Woodlawn
4. Lincoln Square 43. South Shore
5. North Center 44. Chatham
6. Lake View 45. Avalon Park
7. Lincoln Park 46. South Chicago
8. Near North Side 47. Burnside
10. Norwood Park 49. Roseland
11. Jefferson Park 50. Pullman
12. Forest Glen 51. South Deering
13. North Park 52. East Side
14. Albany Park 53. West Pullman
15. Portage Park 54. Riverdale
16. Irving Park 55. Hegewisch
17. Dunning 56. Garfield Ridge
18. Montclare 57. Archer Heights
20. Hermosa 59. McKinley Park
21. Avondale 60. Bridgeport
22. Logan Square 61. New City
23. Humboldt Park 62. West Elsdon
24. West Town 63. Gage Park
25. Austin 64. Cleary
26. West Garfield Park 65. West Lawn
27. East Garfield Park 66. Chicago Lawn
29. North Lawndale 68. Englewood
30. South Lawndale 69. Greater Grand Crossing
31. Lower West Side 70. Ashburn
32. Loop 71. Auburn Gresham
33. Near South Side 72. Beverly
34. Armour Square 73. Washington Heights
35. Douglas 74. Mount Greenwood
36. Oakland 75. Morgan Park
37. Fuller Park 76. O’Hare
38. Grand Boulevard 77. Edgewater
39. Kenwood

SOURCE: IHS DATA CLEARINGHOUSE, IHS CALCULATIONS OF DATA FROM CITY OF CHICAGO (Q2 2010), U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (Q4 2010), ILLINOIS HOUSING DEVELOPMENT AUTHORITY (Q3 2011), COOK COUNTY ASSESSOR
Section 3

Recent Trends in the Housing Market

In the last five years, the City of Chicago’s housing market has experienced dramatic changes. After a boom period that saw rising levels of home ownership and property values, the collapse of the housing market led to a rise in foreclosure activity, increased levels of distress in many communities, and growing rental demand. The following section looks at the neighborhood level variation in a number of key housing market indicators including foreclosure activity, vacancy, property sales characteristics, and mortgage lending. It highlights the divergent paths many neighborhood housing markets are experiencing. It also looks at the price changes in Chicago housing submarkets, the changing dynamic between renting and owning, the variation in affordable homeownership opportunities by submarket, and the growing rental housing affordability gap.
DIVERGENT NEIGHBORHOOD HOUSING MARKET TRENDS IN THE CITY OF CHICAGO: PROPERTIES ENTERING REO STATUS PER 100 RESIDENTIAL PARCELS BY NEIGHBORHOOD DISTRESS LEVEL, 2005 TO 2012

1 In low foreclosure areas, less than 10 percent of residential properties have had at least one foreclosure filing between 2005 and 2011; in moderate foreclosure areas between 10 and 24.9 percent of residential properties have had at least one foreclosure filing between 2005 and 2011; and for high foreclosure areas, 25 percent or more properties have had at least one foreclosure filing during this period.

SOURCE: IHS DATA CLEARINGHOUSE, CALCULATIONS OF DATA FROM RECORD INFORMATION SERVICES, COOK COUNTY RECORDER OF DEEDS VIA PROPERTY INSIGHT, AND COOK COUNTY ASSESSOR
DIVERGENT NEIGHBORHOOD HOUSING MARKET CONDITIONS IN THE CITY OF CHICAGO: LONG-TERM VACANCY BY NEIGHBORHOOD FORECLOSURE DISTRESS LEVEL, 4Q 2012

SOURCE: IHS DATA CLEARINGHOUSE, CALCULATIONS OF DATA FROM HUD AGGREGATED USPS ADMINISTRATIVE DATA ON ADDRESS VACANCIES, RECORD INFORMATION SERVICES, COOK COUNTY RECORDER OF DEEDS VIA PROPERTY INSIGHT, AND COOK COUNTY ASSESSOR

1Long-term vacancy is defined as an address vacant for 24 months or more.
CHART 7

CHANGING HOUSING MARKET TRENDS IN THE CITY OF CHICAGO: ANNUAL PROPERTY SALES BY ACQUISITION METHOD, 2005 TO 2012

SOURCE: IHS DATA CLEARINGHOUSE, CALCULATIONS OF DATA FROM RECORD INFORMATION SERVICES, COOK COUNTY RECORDER OF DEEDS VIA PROPERTY INSIGHT, COOK COUNTY ASSESSOR, MIDWEST REAL ESTATE DATA
In low foreclosure areas, less than 10 percent of residential properties have had at least one foreclosure filing between 2005 and 2011; in moderate foreclosure areas between 10 and 24.9 percent of residential properties have had at least one foreclosure filing between 2005 and 2011; and for high foreclosure areas, 25 percent or more properties have had at least one foreclosure filing during this period.

**SOURCE:** IHS DATA CLEARINGHOUSE, CALCULATIONS OF DATA FROM RECORD INFORMATION SERVICES, COOK COUNTY RECORDER OF DEEDS VIA PROPERTY INSIGHT, COOK COUNTY ASSESSOR, MIDWEST REAL ESTATE DATA
VARIATION IN NEIGHBORHOOD HOUSING MARKET CONDITIONS: PREDOMINANT METHOD OF PROPERTY ACQUISITION
BY CITY OF CHICAGO CENSUS TRACT, 2012

CHICAGO COMMUNITY AREA
1 Rogers Park 40 Washington Park
2 West Ridge 41 Hyde Park
3 Uptown 42 Woodlawn
4 Lincoln Square 43 South Shore
5 North Center 44 Chatham
6 Lake View 45 Avalon Park
7 Lincoln Park 46 South Chicago
8 Near North Side 47 Burnside
9 Edison Park 48 Calumet Heights
10 Norwood Park 49 Roseland
11 Jefferson Park 50 Pullman
12 Forest Glen 51 South Deering
13 North Park 52 East Side
14 Albany Park 53 West Pullman
15 Portage Park 54 Riverdale
16 Irving Park 55 Hegewisch
17 Dunning 56 Garfield Ridge
18 Montclare 57 Archer Heights
19 Belmont Cragin 58 Brighton Park
20 Hermosa 59 McKinley Park
21 Avondale 60 Bridgeport
22 Logan Square 61 New City
23 Humboldt Park 62 West Elsdon
24 West Town 63 Gage Park
25 Austin 64 Cicero
26 West Garfield Park 65 West Lawn
27 East Garfield Park 66 Chicago Lawn
28 Near West Side 67 Englewood
29 North Lawndale 68 Englewood
30 South Lawndale 69 Greater Grand Crossing
31 Lower West Side 70 Ashburn
32 Loop 71 Auburn Gresham
33 Near South Side 72 Beverly
34 Armour Square 73 Washington Heights
35 Douglas 74 Mount Greenwood
36 Oak Lawn 75 Morgan Park
37 Fuller Park 76 Oak Park
38 Grand Boulevard 77 Edgewater
39 Kenwood

SOURCES: IHS DATA CLEARINGHOUSE, CALCULATIONS OF DATA FROM RECORD INFORMATION SERVICES, COOK COUNTY RECORDER OF DEEDS VIA PROPERTY INSIGHT, COOK COUNTY ASSESSOR, MIDWEST REAL ESTATE DATA

CHICAGO 5-YEAR HOUSING PLAN DATA REPORT, 2013

INSTITUTE FOR HOUSING STUDIES AT DEPAUL UNIVERSITY
DIVERGENT NEIGHBORHOOD HOUSING MARKET TRENDS IN THE CITY OF CHICAGO: SHARE OF NON-CONDOMINIUM PROPERTY SALES LESS THAN $20,000 BY NEIGHBORHOOD FORECLOSURE-DISTRESS LEVEL, 2005 TO 2012

**CHART 9**

SOURCE: IHS DATA CLEARINGHOUSE, CALCULATIONS OF DATA FROM RECORD INFORMATION SERVICES, COOK COUNTY RECORDER OF DEEDS VIA PROPERTY INSIGHT, COOK COUNTY ASSESSOR

### TABLE 3

**DIVERGENT NEIGHBORHOOD HOUSING MARKET TRENDS IN THE CITY OF CHICAGO: SHARE OF NON-CONDOMINIUM PROPERTY SALES LESS THAN $20,000 BY NEIGHBORHOOD FORECLOSURE-DISTRESS LEVEL, 2010 TO 2012**

<table>
<thead>
<tr>
<th></th>
<th>Extremely Low Value Sales</th>
<th>Total Sales</th>
<th>Extremely Low Value Sales</th>
<th>Total Sales</th>
<th>Extremely Low Value Sales</th>
<th>Total Sales</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2010</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low Foreclosure</td>
<td>3</td>
<td>3,326</td>
<td>8</td>
<td>3,446</td>
<td>12</td>
<td>4,160</td>
</tr>
<tr>
<td>Moderate Foreclosure</td>
<td>287</td>
<td>7,031</td>
<td>224</td>
<td>6,456</td>
<td>250</td>
<td>7,663</td>
</tr>
<tr>
<td>High Foreclosure</td>
<td>1,660</td>
<td>6,002</td>
<td>1,057</td>
<td>4,649</td>
<td>963</td>
<td>4,631</td>
</tr>
<tr>
<td>City of Chicago</td>
<td>1,950</td>
<td>16,359</td>
<td>1,289</td>
<td>14,551</td>
<td>1,225</td>
<td>16,454</td>
</tr>
</tbody>
</table>

SOURCE: IHS DATA CLEARINGHOUSE, CALCULATIONS OF DATA FROM RECORD INFORMATION SERVICES, COOK COUNTY RECORDER OF DEEDS VIA PROPERTY INSIGHT, COOK COUNTY ASSESSOR
DIVERGENT NEIGHBORHOOD HOUSING MARKET TRENDS IN THE CITY OF CHICAGO: SHARE OF SINGLE FAMILY AND CONDOMINIUM SALES PURCHASED BY SELF-IDENTIFIED BUSINESS BUYERS BY NEIGHBORHOOD FORECLOSURE DISTRESS LEVEL, 2005 TO 2012

**Source:** IHS Data Clearinghouse, Calculations of Data from Record Information Services, Cook County Recorder of Deeds via Property Insight, Cook County Assessor

**Table 4**

<table>
<thead>
<tr>
<th></th>
<th>Business Buyers</th>
<th>Total Sales</th>
<th>Business Buyers</th>
<th>Total Sales</th>
<th>Business Buyers</th>
<th>Total Sales</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Foreclosure</td>
<td>1,497</td>
<td>13,450</td>
<td>1,389</td>
<td>11,901</td>
<td>1,315</td>
<td>14,789</td>
</tr>
<tr>
<td>Moderate Foreclosure</td>
<td>1,285</td>
<td>8,518</td>
<td>1,414</td>
<td>8,012</td>
<td>1,870</td>
<td>10,083</td>
</tr>
<tr>
<td>High Foreclosure</td>
<td>1,225</td>
<td>3,831</td>
<td>954</td>
<td>3,214</td>
<td>1,153</td>
<td>3,456</td>
</tr>
<tr>
<td>City of Chicago</td>
<td>4,007</td>
<td>25,799</td>
<td>3,757</td>
<td>23,127</td>
<td>4,338</td>
<td>28,328</td>
</tr>
</tbody>
</table>

**Source:** IHS Data Clearinghouse, Calculations of Data from Record Information Services, Cook County Recorder of Deeds via Property Insight, Cook County Assessor
CHART 11

DIVERGENT NEIGHBORHOOD HOUSING MARKET TRENDS IN THE CITY OF CHICAGO: MORTGAGE ACTIVITY BY NEIGHBORHOOD FORECLOSURE DISTRESS LEVEL, 2005 TO 2012

SOURCE: IHS DATA CLEARINGHOUSE, CALCULATIONS OF DATA FROM COOK COUNTY RECORDER OF DEEDS VIA PROPERTY INSIGHT, COOK COUNTY ASSESSOR

CHICAGO 5-YEAR HOUSING PLAN DATA REPORT, 2013

INSTITUTE FOR HOUSING STUDIES AT DEPAUL UNIVERSITY
Variation in Neighborhood Lending Patterns: Share of Purchases That Were Financed in 2012 by City of Chicago Census Tract
Variation in Neighborhood Price Trends: Price Change Since 2000 by City of Chicago Submarket, 1Q 2000 to 4Q 2012

Submarket Name
1. Loop and Surrounding
2. Lakeview/Lincoln Park
3. West Town/Logan Square
4. Garfield Park/Humboldt Park
5. Pilsen/Little Village
6. Bridgeport/Brighton Park
7. Bronzeville/McCormick
8. Chatham/Woodlawn/South Shore
9. Englewood/Auburn Gresham
10. Chicago Lawn/Gage Park
11. Beverly/Morgan Park
12. Roseland/Pullman
13. South Chicago/Hegewisch
14. Austin
15. Portage Park/Belmont Cragin
16. Irving Park/Albany Park
17. Jefferson Park/Edison Park
18. Lincoln Square/North Center
19. Uptown/Rogers Park

Source: IHS Cook County House Price Index
## Table 5

**Variation in Potential Homeownership Affordability: Share of Renters Who Can Affordably Pay for a Median-Priced Single Family Home in Their Community by City of Chicago Submarket, 2012**

<table>
<thead>
<tr>
<th>Submarket</th>
<th>Median Single Family Sales Price, 2012</th>
<th>Annual Income Required to Affordably Own Single Family Home</th>
<th>Percent of Renters who can Affordably Own at 100 Percent Financed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lakeview/Lincoln Park</td>
<td>$840,000</td>
<td>$206,418</td>
<td>4.0%</td>
</tr>
<tr>
<td>Uptown/Rogers Park</td>
<td>$422,500</td>
<td>$103,824</td>
<td>4.9%</td>
</tr>
<tr>
<td>Lincoln Square/North Center</td>
<td>$411,500</td>
<td>$101,120</td>
<td>9.1%</td>
</tr>
<tr>
<td>Bronzeville/Hyde Park</td>
<td>$237,500</td>
<td>$58,362</td>
<td>13.8%</td>
</tr>
<tr>
<td>Irving Park/Albany Park</td>
<td>$275,000</td>
<td>$67,577</td>
<td>13.9%</td>
</tr>
<tr>
<td>Loop and Surrounding</td>
<td>$541,750</td>
<td>$133,128</td>
<td>16.4%</td>
</tr>
<tr>
<td>West Town/Logan Square</td>
<td>$340,000</td>
<td>$83,550</td>
<td>18.8%</td>
</tr>
<tr>
<td>Portage Park/Belmont Cragin</td>
<td>$148,250</td>
<td>$36,430</td>
<td>42.7%</td>
</tr>
<tr>
<td>Bridgeport/Brighton Park</td>
<td>$110,000</td>
<td>$27,031</td>
<td>47.2%</td>
</tr>
<tr>
<td>Jefferson Park/Edison Park</td>
<td>$196,500</td>
<td>$48,287</td>
<td>47.6%</td>
</tr>
<tr>
<td>Chicago Lawn/Gage Park</td>
<td>$104,000</td>
<td>$25,557</td>
<td>55.5%</td>
</tr>
<tr>
<td>Beverly/Morgan Park</td>
<td>$125,000</td>
<td>$30,717</td>
<td>62.4%</td>
</tr>
<tr>
<td>Austin</td>
<td>$63,000</td>
<td>$15,481</td>
<td>66.5%</td>
</tr>
<tr>
<td>Garfield Park/Humboldt Park</td>
<td>$40,000</td>
<td>$9,829</td>
<td>74.7%</td>
</tr>
<tr>
<td>Chatham/Woodlawn/South Shore</td>
<td>$44,750</td>
<td>$10,997</td>
<td>79.4%</td>
</tr>
<tr>
<td>Pilsen/Little Village</td>
<td>$47,500</td>
<td>$11,672</td>
<td>81.3%</td>
</tr>
<tr>
<td>Englewood/Auburn Gresham</td>
<td>$34,944</td>
<td>$8,587</td>
<td>82.4%</td>
</tr>
<tr>
<td>South Chicago/Hegewisch</td>
<td>$42,000</td>
<td>$10,321</td>
<td>83.9%</td>
</tr>
<tr>
<td>Roseland/Pullman</td>
<td>$27,000</td>
<td>$6,635</td>
<td>94.0%</td>
</tr>
<tr>
<td><strong>City of Chicago</strong></td>
<td><strong>$135,000</strong></td>
<td><strong>$33,174</strong></td>
<td><strong>36.7%</strong></td>
</tr>
</tbody>
</table>

**Source:** IHS Data Clearinghouse/American Community Survey, 2011 1-Year PUMS File

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1. *Affordable housing payment was calculated based on 30 percent of median monthly income of renter households. 2011 incomes were adjusted to 2012 dollars based on rate of inflation. Estimated monthly housing payment is calculated using the sum of an estimated mortgage payment, estimated homeowners insurance and property tax payment. The mortgage payment was calculated using the 2012 median sales price of single family and condominiums in a given submarket and based on assumptions of a 30 year fixed term at 3.5 percent interest. Homeowners insurance was based on estimated replacement cost ((sale price/1000)*3.5) and property tax was estimated at 10 percent (assessment rate) of the factor of the median sale price and the assessment level (16 percent).*
Long-term house price trends in the City of Chicago: Quarterly price changes by property type, 1Q 1997 to 4Q 2012

Source: IHS Cook County House Price Index
### Chart 13

**Shifting Tenure Choice: Net Change in Households by Tenure in City of Chicago Submarkets, 2007 to 2011**

<table>
<thead>
<tr>
<th>Submarket</th>
<th>Net Change Owner Households</th>
<th>Net Change Renter Households</th>
<th>Net Change Total Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loop and Surrounding</td>
<td>23.9%</td>
<td>24.0%</td>
<td>26.1%</td>
</tr>
<tr>
<td>West Town/Logan Square</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Irving Park/Albany Park</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bronzeville/Hyde Park</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lakeview/Lincoln Park</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lincoln Square/North Center</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Uptown/Rogers Park</td>
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<td></td>
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<tr>
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<tr>
<td>Beverly/Morgan Park</td>
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<tr>
<td>Garfield Park/Humboldt Park</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Chicago/Hegewisch</td>
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</tr>
<tr>
<td>Chatham/Woodlawn/South Shore</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Englewood/Auburn Gresham</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Source:** American Community Survey, 2007 and 2011, 3-Year PUMS Files
SHIFTING TENURE CHOICE IN THE CITY OF CHICAGO: NET CHANGE IN HOUSEHOLD TENURE BY HOUSEHOLD INCOME LEVEL, 2007 TO 2011

SOURC E: AMERICAN COMMUNITY SURVEY, 2007 AND 2011, 1-YEAR PUMS FILES
Chicagoland’s Unmet Demand for Affordable Rental Housing: Gap Between Demand for and Supply of Affordable Rental Housing, 2007, 2009, 2011

Affordable rental demand is defined as a renter household earning 150 percent of the poverty level or less. In 2011, such a household earned $34,532. The affordable rental supply is defined as rental units affordable to a household earning that amount paying 30 percent or less of their monthly income towards rent. In 2011, the monthly gross rent for such a unit would be $863.29.

Changing housing affordability in the city of Chicago: change in cost-burdened households by income level and tenure choice, 2007 to 2011

Cost-burdened households are those paying more than 30 percent of their monthly income towards housing costs.
Rental Housing Affordability Over the Next Five Years

Understanding the potential future demand for affordable rental housing and how the gap between the supply of and demand for affordable rental housing might change citywide is important for determining the allocation of housing resources. The following section highlights the results of a predictive model developed by the Institute for Housing Studies. This model estimates the supply of and demand for affordable rental housing and the gap between the two in strong, modest, and weak economic scenarios for the City of Chicago.
Chart 17

PROJECTING RENTAL HOUSING AFFORDABILITY IN THE CITY OF CHICAGO: ESTIMATED GAP BETWEEN SUPPLY OF AND DEMAND FOR AFFORDABLE RENTAL HOUSING IN DIFFERENT ECONOMIC GROWTH SCENARIOS, 2011-2020

SOURCES: IHS PROJECTIONS