WOODSTOCK INSTITUTE

*Advancing Economic Security and Community Prosperity*

# Chicago Community Area Real Estate Indicators

May 18, 2013

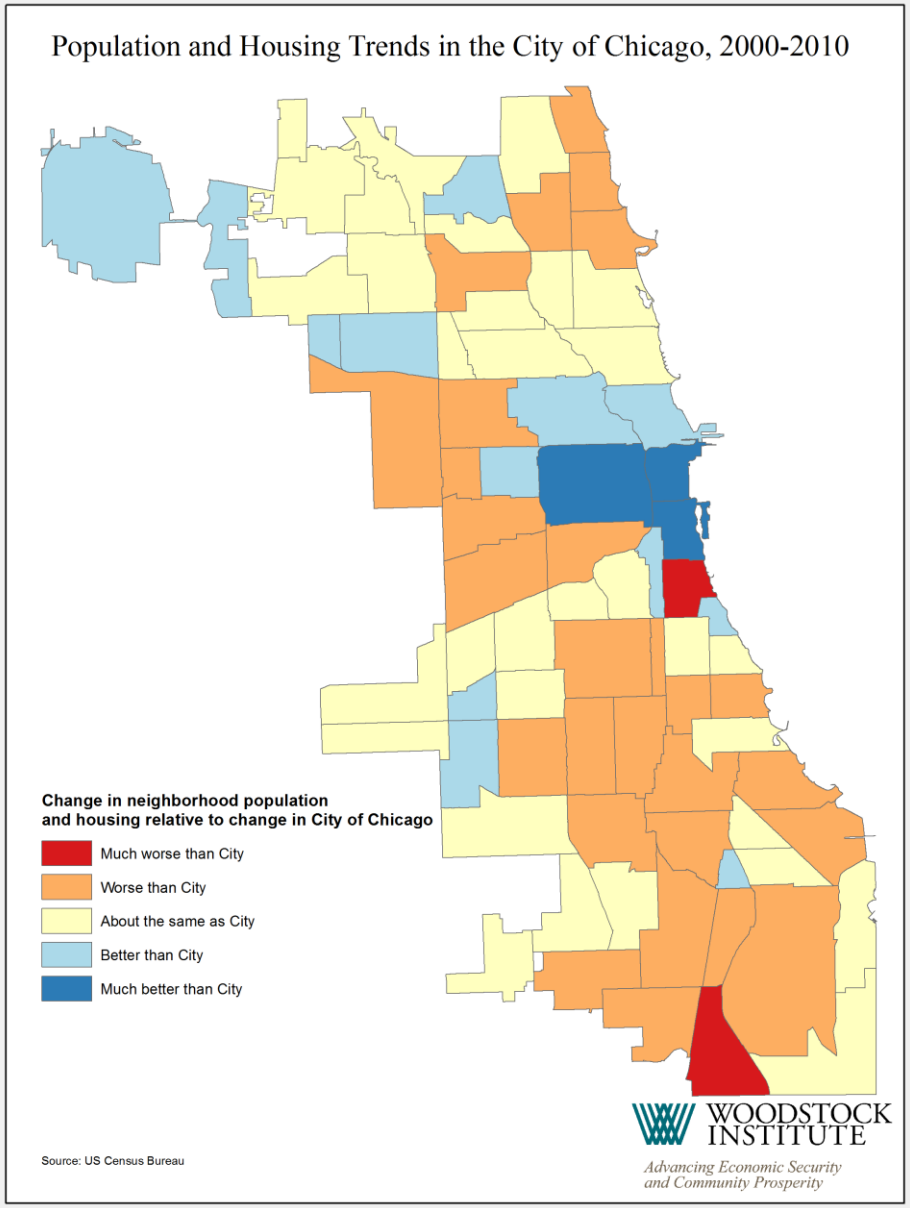
Spencer M. Cowan | Vice President
Woodstock Institute | Chicago, Illinois
scowan@woodstockinst.org | www.woodstockinst.org

# Population, 2000 and 2010

| Community Area | Population 2000 | Population 2010 | Percent Change |
|---|---|---|---|
| Auburn Gresham | 55,928 | 48,743 | -12.8% |
| Austin | 117,527 | 98,514 | -16.2% |
| Chatham | 37,275 | 31,028 | -16.8% |
| East Garfield | 20,881 | 20,567 | -1.5% |
| Englewood | 40,222 | 30,654 | -23.8% |
| Greater Grand | 38,619 | 32,602 | -15.6% |
| North Lawndale | 41,768 | 35,912 | -14.0% |
| Pullman | 8,921 | 7,325 | -17.9% |
| Roseland | 52,723 | 44,619 | -15.4% |
| South Lawndale | 91,071 | 79,288 | -12.9% |
| South Shore | 61,556 | 52,010 | -15.5% |
| Washingon Park | 14,146 | 11,717 | -17.2% |
| West Garfield | 23,019 | 18,001 | -21.8% |
| West Pullman | 36,649 | 29,640 | -19.1% |
| Woodlawn | 27,086 | 23,740 | -12.4% |
| City of Chicago | 2,895,668 | 2,695,287 | -6.9% |

# Housing, 2000 and 2010

| Community Area | Housing 2000 | Housing 2010 | Percent Change |
|---|---|---|---|
| Auburn Gresham | 19,955 | 20,351 | 2.0% |
| Austin | 38,253 | 38,214 | -0.1% |
| Chatham | 16,992 | 16,382 | -3.6% |
| East Garfield | 7,673 | 8,764 | 14.2% |
| Englewood | 15,210 | 14,518 | -4.5% |
| Greater Grand | 16,117 | 15,517 | -3.7% |
| North Lawndale | 14,620 | 14,702 | 0.6% |
| Pullman | 3,549 | 3,385 | -4.6% |
| Roseland | 17,968 | 17,875 | -0.5% |
| South Lawndale | 20,991 | 21,108 | 0.6% |
| South Shore | 28,946 | 29,010 | 0.2% |
| Washingon Park | 6,153 | 5,455 | -11.3% |
| West Garfield | 7,909 | 8,104 | 2.5% |
| West Pullman | 11,668 | 11,266 | -3.4% |
| Woodlawn | 11,941 | 12,114 | 1.4% |
| City of Chicago | 1,152,567 | 1,194,133 | 3.6% |


Population and Housing Trends in the City of Chicago, 2000-2010
Change in neighborhood population
and housing relative to change in City of Chicago
Much worse than City
Worse than City
About the same as City
Better than City
Much better than City
Source: US Census Bureau
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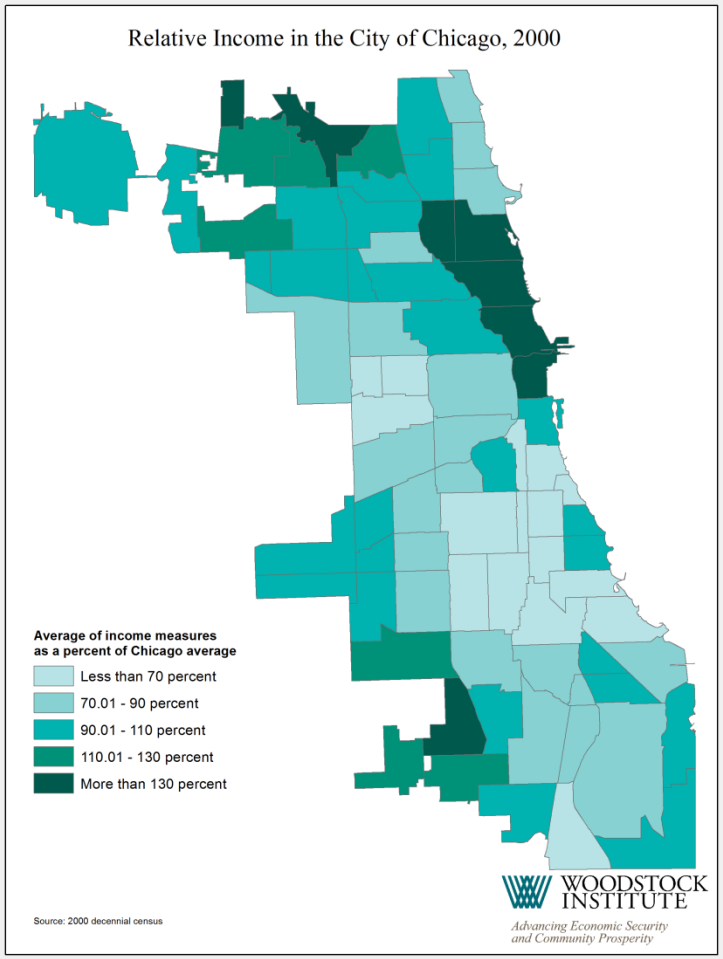
# Median Income, 2000 and 2010

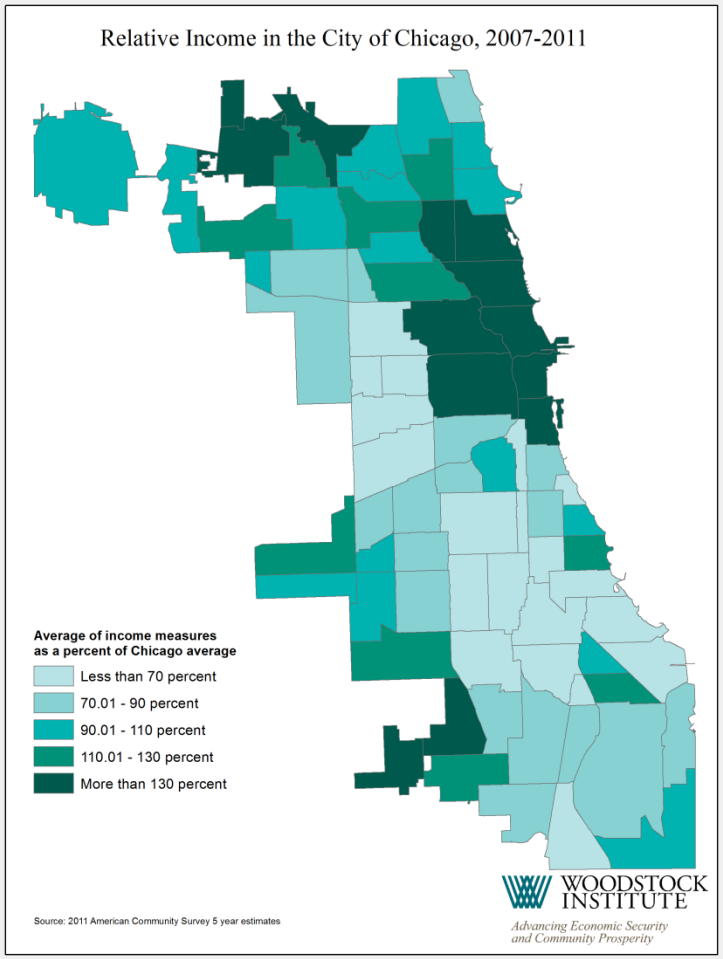
| Community Area | Median Income 2000 | Median Income 2010 | Percent Change |
|---|---|---|---|
| Auburn Gresham | 34,327 | 34,704 | 1.1% |
| Austin | 33,786 | 33,557 | -0.7% |
| Chatham | 32,531 | 32,773 | 0.7% |
| East Garfield | 24,320 | 25,921 | 6.6% |
| Englewood | 19,132 | 19,193 | 0.3% |
| Greater Grand | 28,096 | 29,915 | 6.5% |
| North Lawndale | 18,581 | 26,292 | 41.5% |
| Pullman | 31,098 | 42,265 | 35.9% |
| Roseland | 38,379 | 39,016 | 1.7% |
| South Lawndale | 32,512 | 33,320 | 2.5% |
| South Shore | 27,963 | 29,333 | 4.9% |
| Washingon Park | 15,203 | 22,000 | 44.7% |
| West Garfield | 23,333 | 24,600 | 5.4% |
| West Pullman | 40,537 | 39,646 | -2.2% |
| Woodlawn | 18,503 | 28,926 | 56.3% |
| City of Chicago | 38,625 | 43,628 | 13.0% |

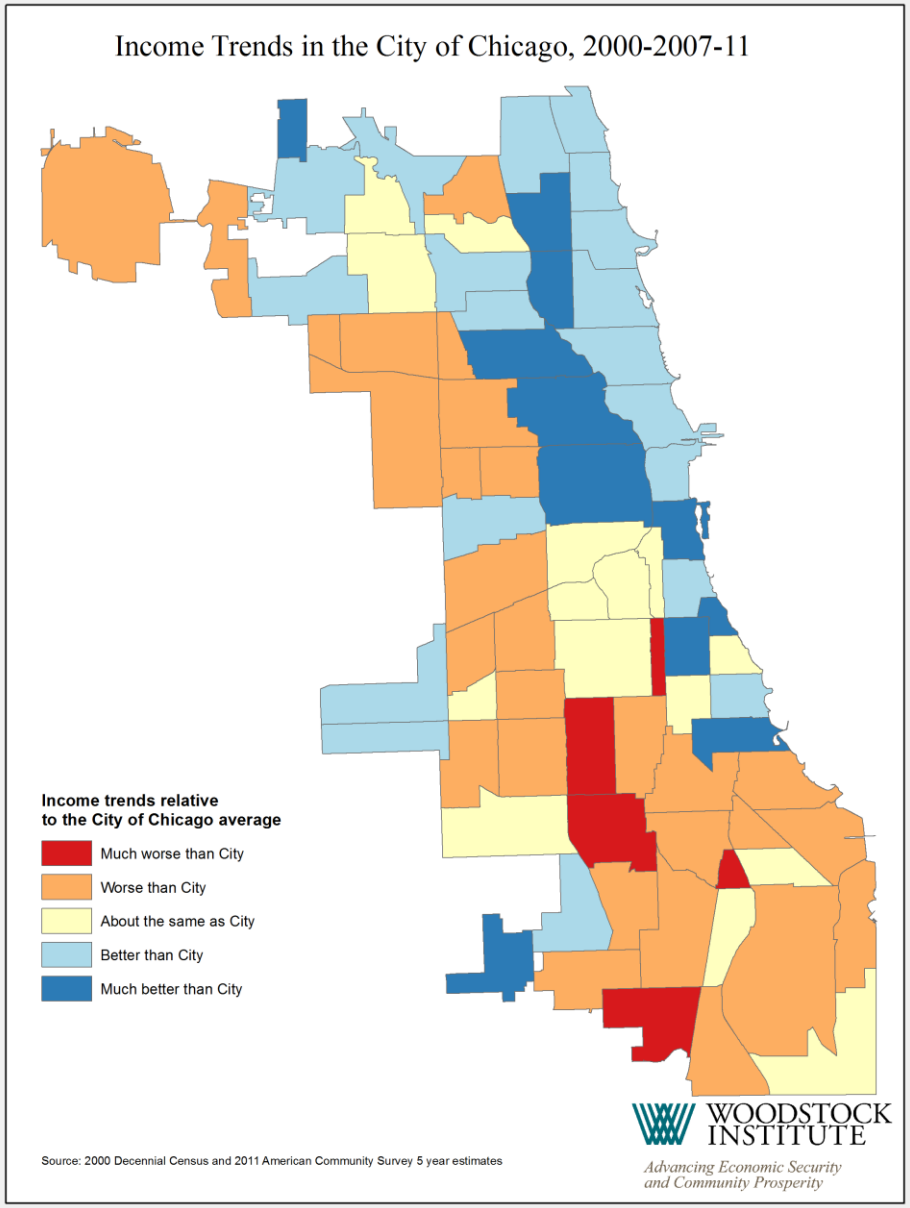
# Average Earned Income, 2000 and 2010

| Community Area | Avg Earnings 2000 | Avg Earnings 2010 | Percent Change |
|---|---|---|---|
| Auburn Gresham | 33,313 | 31,239 | -6.2% |
| Austin | 36,012 | 35,752 | -0.7% |
| Chatham | 31,014 | 32,715 | 5.5% |
| East Garfield | 24,346 | 29,701 | 22.0% |
| Englewood | 20,043 | 22,608 | 12.8% |
| Greater Grand | 27,413 | 33,519 | 22.3% |
| North Lawndale | 22,091 | 28,615 | 29.5% |
| Pullman | 30,567 | 33,936 | 11.0% |
| Roseland | 34,855 | 33,956 | -2.6% |
| South Lawndale | 34,725 | 37,010 | 6.6% |
| South Shore | 28,939 | 32,116 | 11.0% |
| Washingon Park | 21,133 | 24,803 | 17.4% |
| West Garfield | 25,256 | 24,317 | -3.7% |
| West Pullman | 39,279 | 34,862 | -11.2% |
| Woodlawn | 21,228 | 34,067 | 60.5% |
| City of Chicago | 45,087 | 55,204 | 22.4% |

# Income Compared to City




Income Trends in the City of Chicago, 2000-2007-11
Income trends relative to the City of Chicago average
Much worse than City
Worse than City
About the same as City
Better than City
Much better than City
Source: 2000 Decennial Census and 2011 American Community Survey 5 year estimates
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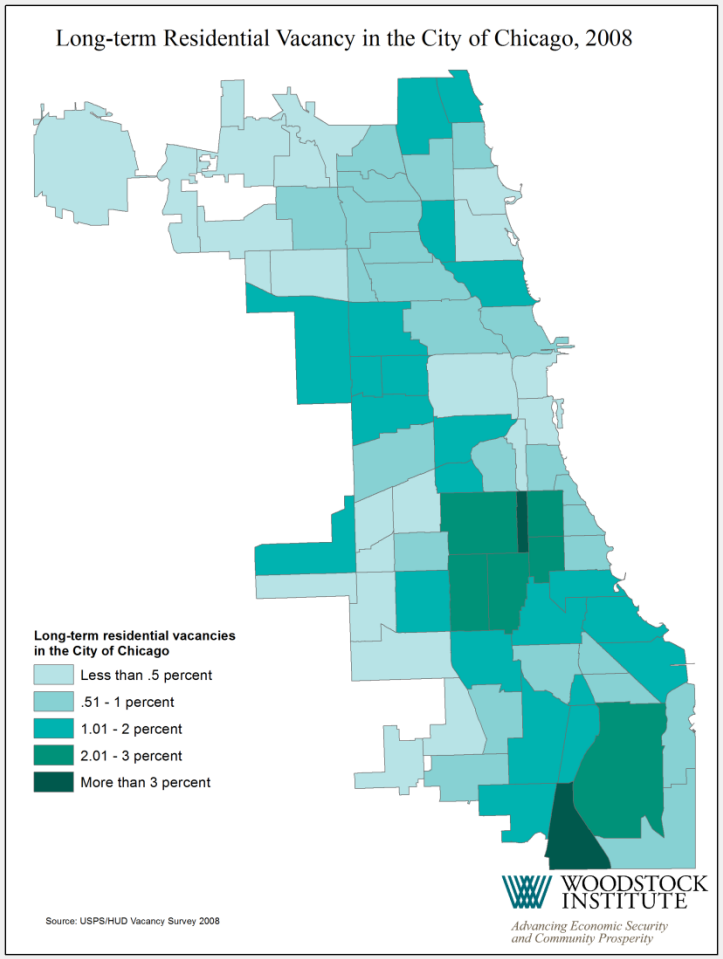
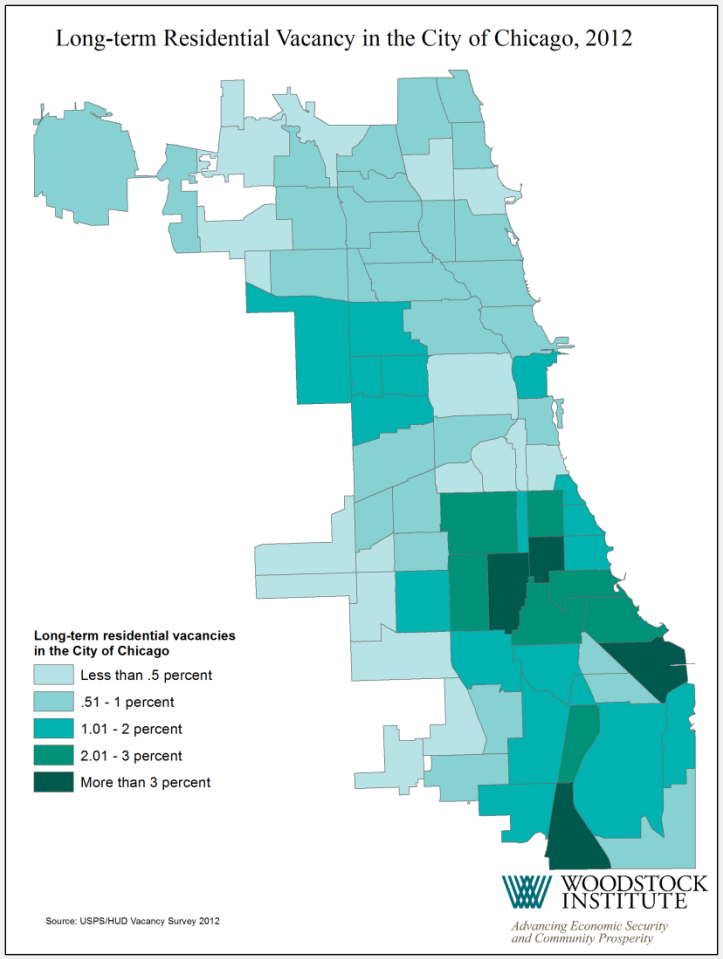
# Long-term Vacancies, 2008 and 2012

| Community Area | Long-term Vacancies 2008 | Percent of City Average | Long-term Vacancies 2012 | Percent of City Average |
|---|---|---|---|---|
| Auburn Gresham | 1.3% | 101% | 3.6% | 127% |
| Austin | 1.8% | 137% | 3.1% | 108% |
| Chatham | 1.2% | 92% | 5.0% | 173% |
| East Garfield | 2.3% | 181% | 4.1% | 143% |
| Englewood | 3.7% | 292% | 10.2% | 355% |
| Greater Grand | 1.8% | 141% | 6.5% | 228% |
| North Lawndale | 2.3% | 176% | 4.5% | 157% |
| Pullman | 1.9% | 151% | 5.7% | 200% |
| Roseland | 1.6% | 124% | 4.3% | 151% |
| South Lawndale | 1.0% | 75% | 1.8% | 62% |
| South Shore | 2.2% | 175% | 6.0% | 210% |
| Washingon Park | 3.7% | 292% | 9.9% | 345% |
| West Garfield | 2.5% | 192% | 3.9% | 135% |
| West Pullman | 2.1% | 162% | 5.2% | 182% |
| Woodlawn | 2.5% | 197% | 8.1% | 282% |
| City of Chicago | 1.3% | | 2.9% | |

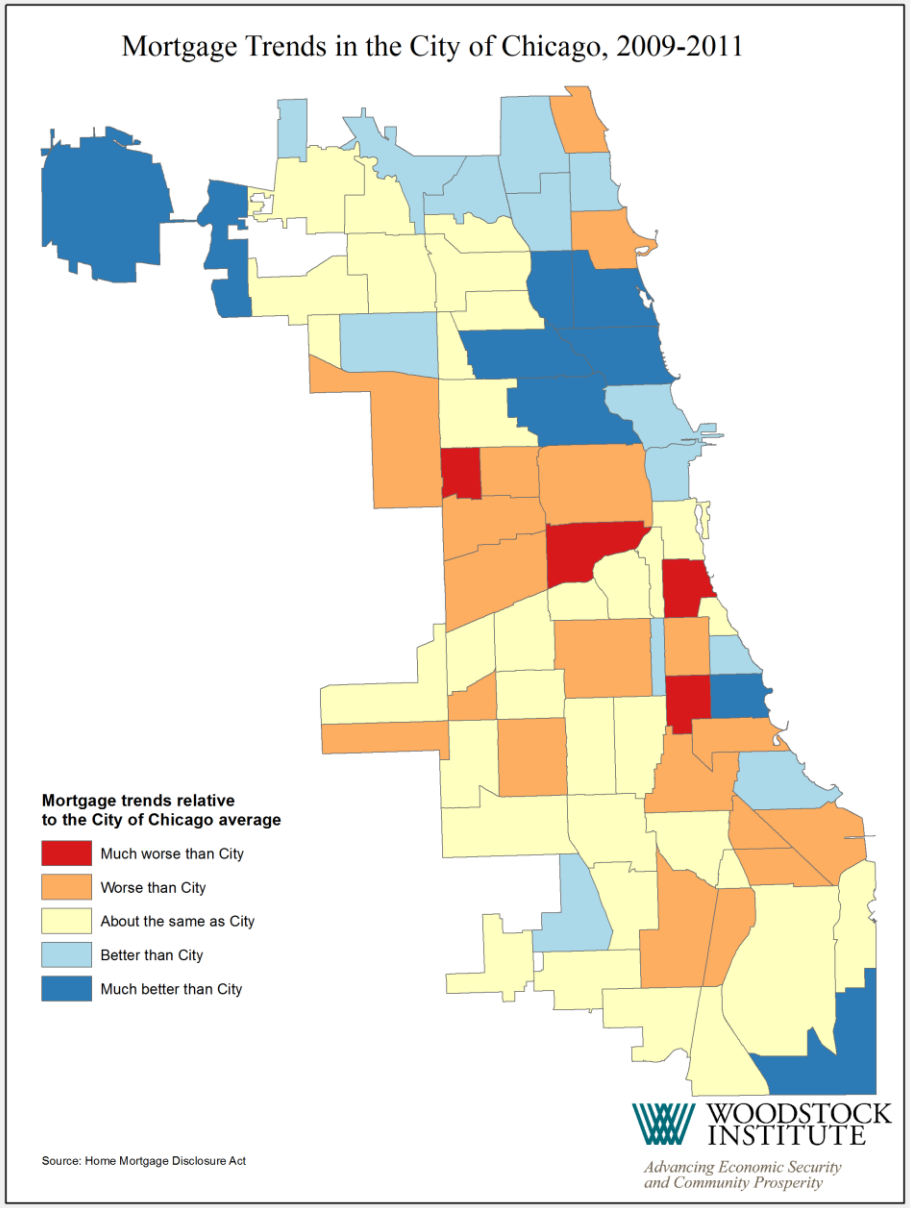
# Long-term Vacancies, 2008 and 2012



# Average Conventional Single-family Purchase Mortgage Originated

| Community Area | 2009 | Percent of City Average | 2011 | Percent of City Average |
|---|---|---|---|---|
| Auburn Gresham | $131,294 | 50.7% | $108,040 | 41.2% |
| Austin | $147,637 | 57.1% | $121,526 | 46.4% |
| Chatham | $110,536 | 42.7% | $116,529 | 44.5% |
| East Garfield | $192,636 | 74.4% | $97,308 | 37.1% |
| Englewood | $212,612 | 82.2% | $166,000 | 63.3% |
| Greater Grand | $126,033 | 48.7% | $111,111 | 42.4% |
| North Lawndale | $191,464 | 74.0% | $101,588 | 38.8% |
| Pullman | $113,429 | 43.8% | $89,167 | 34.0% |
| Roseland | $106,484 | 41.1% | $82,941 | 31.6% |
| South Lawndale | $91,160 | 35.2% | $72,708 | 27.7% |
| South Shore | $129,231 | 49.9% | $154,167 | 58.8% |
| Washingon Park | $146,308 | 56.5% | $85,000 | 32.4% |
| West Garfield | $137,783 | 53.2% | $101,571 | 38.8% |
| West Pullman | $97,393 | 37.6% | $108,167 | 41.3% |
| Woodlawn | $162,204 | 62.7% | $124,632 | 47.6% |
| City of Chicago | $258,779 | | $262,065 | |


Mortgage Trends in the City of Chicago, 2009-2011
Mortgage trends relative to the City of Chicago average
Much worse than City
Worse than City
About the same as City
Better than City
Much better than City
Source: Home Mortgage Disclosure Act
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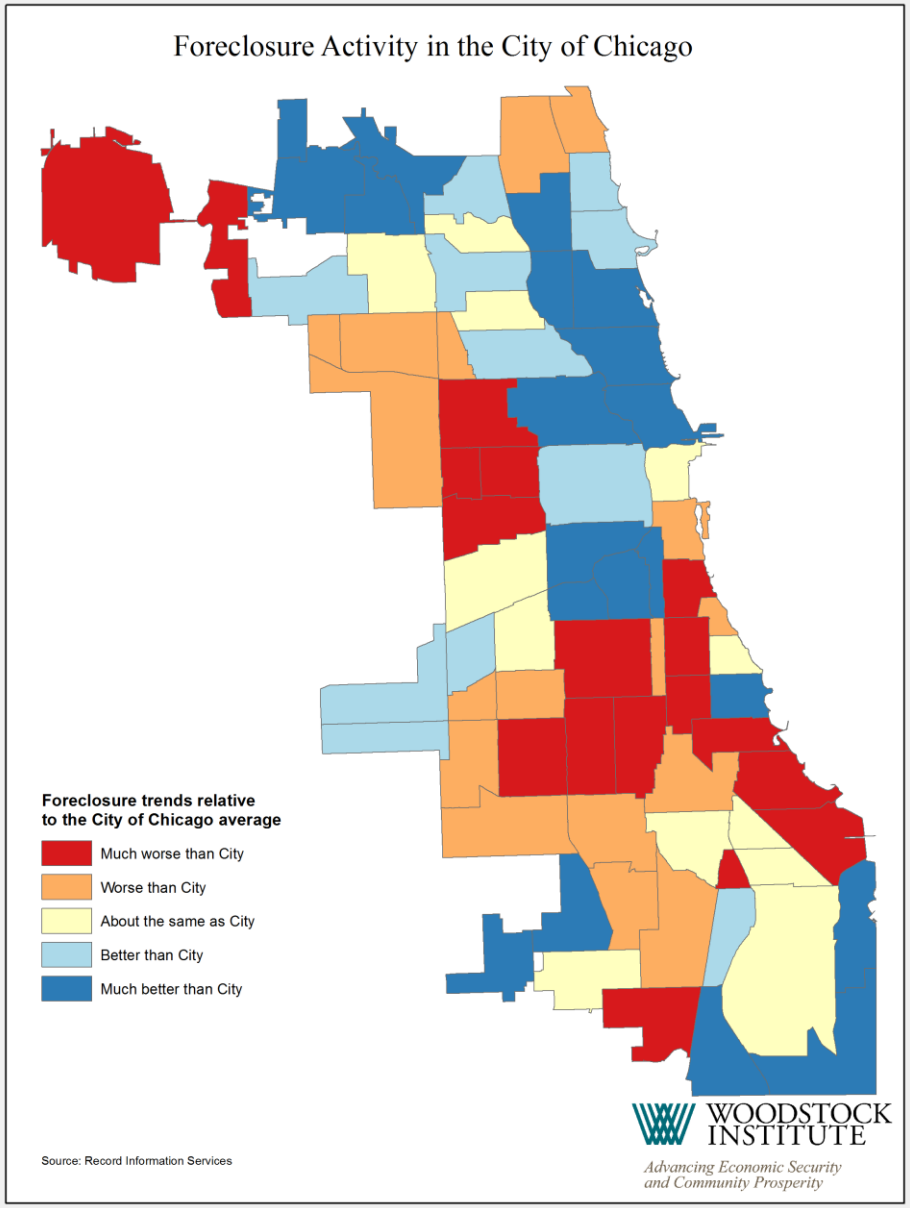
# Foreclosure Filings, 2008-2012

| Community Area | Filings 08/100 | Pct of City | Filings 09/100 | Pct of City | Filings 10/100 | Pct of City | Filings 11/100 | Pct of City | Filings 12/100 | Pct of City |
|---|---|---|---|---|---|---|---|---|---|---|
| Auburn Gresham | 4.5 | 139% | 3.9 | 108% | 4.3 | 117% | 3.3 | 112% | 3.8 | 131% |
| Austin | 4.8 | 148% | 4.5 | 126% | 4.2 | 114% | 3.5 | 118% | 4.0 | 137% |
| Chatham | 3.5 | 109% | 3.9 | 110% | 3.9 | 105% | 3.4 | 115% | 3.8 | 131% |
| East Garfield | 7.0 | 217% | 7.4 | 205% | 6.3 | 171% | 4.1 | 139% | 4.0 | 139% |
| Englewood | 8.8 | 272% | 6.8 | 189% | 5.4 | 146% | 3.7 | 127% | 4.3 | 147% |
| Greater Grand | 4.9 | 152% | 4.1 | 115% | 4.0 | 107% | 3.5 | 117% | 4.0 | 137% |
| North Lawndale | 7.0 | 215% | 6.1 | 171% | 5.9 | 159% | 4.5 | 152% | 5.1 | 174% |
| Pullman | 3.5 | 109% | 2.7 | 74% | 3.3 | 90% | 2.6 | 88% | 2.6 | 89% |
| Roseland | 4.5 | 139% | 4.0 | 112% | 4.0 | 107% | 3.5 | 119% | 4.0 | 139% |
| South Lawndale | 2.9 | 89% | 3.6 | 100% | 3.6 | 98% | 2.7 | 92% | 2.8 | 98% |
| South Shore | 6.2 | 191% | 5.9 | 163% | 5.5 | 150% | 5.1 | 174% | 5.6 | 192% |
| Washingon Park | 12.1 | 373% | 11.0 | 307% | 8.9 | 241% | 9.0 | 306% | 8.1 | 278% |
| West Garfield | 5.6 | 172% | 5.8 | 161% | 5.1 | 139% | 3.5 | 118% | 4.4 | 152% |
| West Pullman | 6.5 | 200% | 4.9 | 135% | 4.9 | 131% | 3.8 | 129% | 4.8 | 167% |
| Woodlawn | 9.3 | 288% | 7.0 | 195% | 7.0 | 190% | 5.6 | 189% | 5.1 | 176% |
| City of Chicago | 3.2 | | 3.6 | | 3.7 | | 2.9 | | 2.9 | |

# Foreclosure Auctions, 2008-2012

| Community Area | Auctions 08/100 | Pct of City | Auctions 09/100 | Pct of City | Auctions 10/100 | Pct of City | Auctions 11/100 | Pct of City | Auctions 12/100 | Pct of City |
|---|---|---|---|---|---|---|---|---|---|---|
| Auburn Gresham | 2.3 | 142% | 1.8 | 132% | 2.0 | 119% | 1.0 | 105% | 1.8 | 117% |
| Austin | 2.9 | 180% | 2.0 | 140% | 2.0 | 118% | 1.1 | 110% | 1.7 | 115% |
| Chatham | 2.1 | 127% | 1.6 | 117% | 1.7 | 102% | 1.2 | 121% | 1.8 | 116% |
| East Garfield | 4.2 | 255% | 3.3 | 234% | 4.2 | 249% | 2.0 | 206% | 2.9 | 190% |
| Englewood | 5.4 | 329% | 4.2 | 304% | 3.6 | 215% | 2.2 | 224% | 2.8 | 185% |
| Greater Grand | 3.2 | 195% | 2.2 | 160% | 2.3 | 140% | 1.1 | 116% | 2.0 | 132% |
| North Lawndale | 4.2 | 255% | 3.5 | 253% | 3.2 | 193% | 2.0 | 207% | 2.8 | 182% |
| Pullman | 1.7 | 105% | 1.3 | 90% | 0.9 | 52% | 0.7 | 73% | 1.2 | 80% |
| Roseland | 2.8 | 175% | 1.7 | 125% | 1.8 | 105% | 1.1 | 108% | 2.0 | 129% |
| South Lawndale | 1.3 | 80% | 1.2 | 89% | 1.4 | 86% | 0.8 | 80% | 1.5 | 98% |
| South Shore | 4.0 | 248% | 2.8 | 203% | 3.1 | 187% | 1.9 | 195% | 2.5 | 167% |
| Washingon Park | 7.8 | 479% | 5.7 | 406% | 7.2 | 431% | 3.2 | 326% | 5.1 | 338% |
| West Garfield | 5.0 | 309% | 2.9 | 206% | 3.0 | 177% | 1.8 | 179% | 2.1 | 140% |
| West Pullman | 3.5 | 217% | 2.6 | 188% | 2.3 | 140% | 1.5 | 153% | 2.5 | 163% |
| Woodlawn | 6.3 | 385% | 4.9 | 350% | 3.9 | 232% | 2.1 | 210% | 3.3 | 217% |
| City of Chicago | 1.6 | | 1.4 | | 1.7 | | 1.0 | | 1.5 | |


Foreclosure Activity in the City of Chicago
Foreclosure trends relative to the City of Chicago average
Much worse than City
Worse than City
About the same as City
Better than City
Much better than City
Source: Record Information Services
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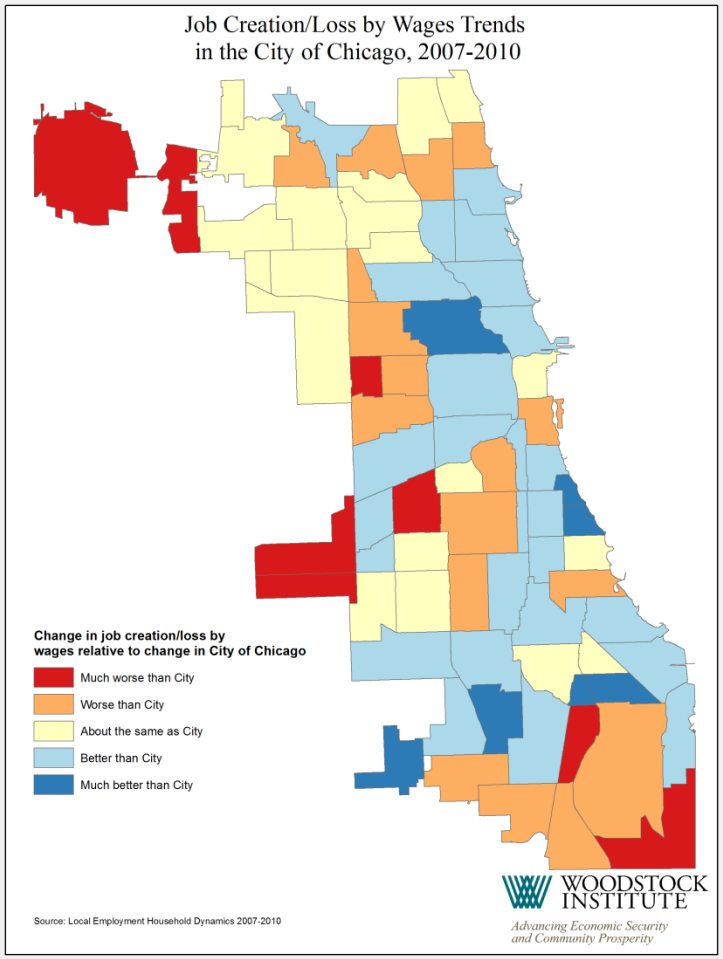
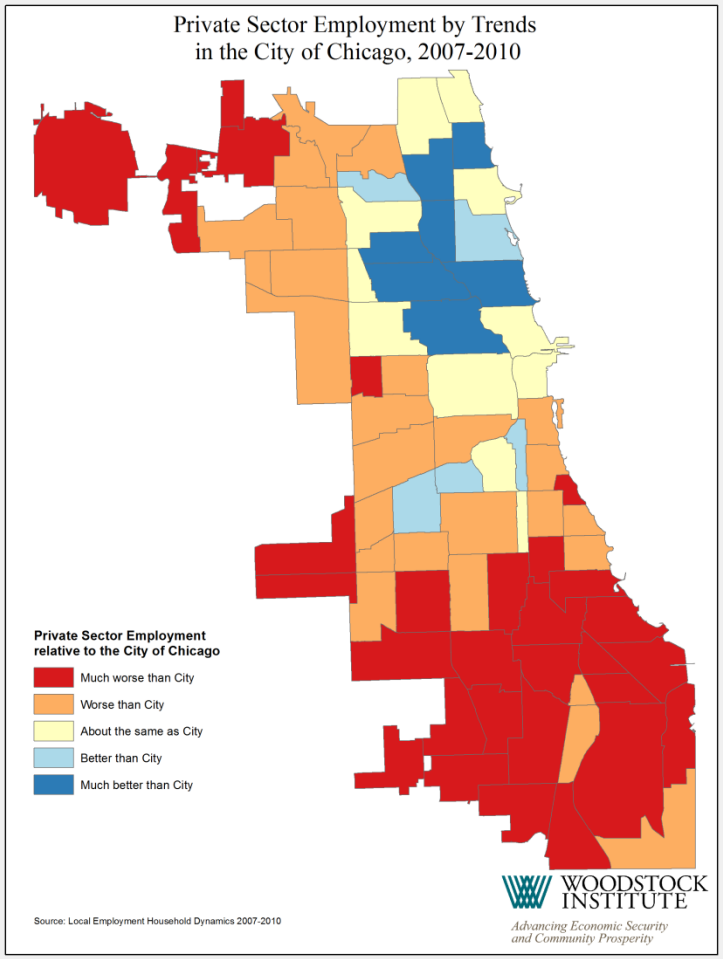
# Jobs and Employment, 2007-2010



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