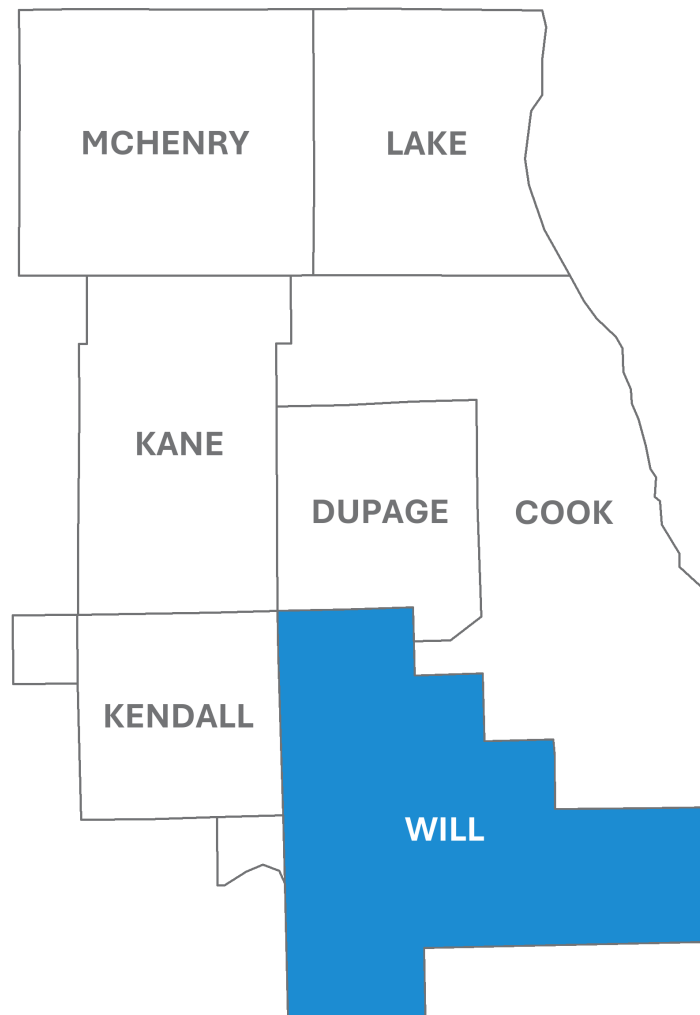




April 2025

Will County

Local Housing Profile
County series



Developed in partnership with:

INSTITUTE FOR
HOUSING STUDIES
at DePaul University



Chicago Metropolitan
Agency for Planning

About the Local Housing Profiles

The Local Housing Profiles are a curated set of housing data. The [Chicago Metropolitan Agency for Planning \(CMAP\)](#) provides these profiles for each of the 7 counties, 285 municipalities, and Chicago community areas (CCA) in northeastern Illinois.

Developed in partnership with the [Institute for Housing Studies at DePaul University \(IHS\)](#), the Local Housing Profiles can be used by residents, practitioners, planners, and policymakers to understand the latest data on a community's housing demand, supply, and affordability relative to regional trends. These reports include data from a number of sources, including socioeconomic, demographic, and housing unit data from the [American Community Survey \(ACS\)](#), and key housing market indicators generated from parcel-level administrative data and collected by the IHS via its [Data Clearinghouse](#).

If you or someone you know does not have safe and permanent housing, you can dial 211 or visit 211metrochicago.org to find help. Available across northeastern Illinois, 211 is a free, 24-hour service that connects residents to housing, food, utility payment assistance, healthcare, transportation, childcare, jobs, mental health, and more.

CMAP will update the Local Housing Profiles each year to reflect the most recent data available. The latest version is available on the CMAP website at cmap.is/local-housing-profiles. The data tables are also available on the [CMAP Data Hub](#). Please send questions to info@cmap.illinois.gov.

To improve these profiles in the future, CMAP wants to hear from you! Please take a quick [survey](#) to describe how you use this data and what you would like to see in future Local Housing Profiles.

User notes

Data availability

Data on homelessness are not included in these profiles due to data availability and consistency.

Data from the IHS Data Clearinghouse on residential sales, mortgages, and foreclosure activity are not available for geographies within Kendall County. Additionally, data on new homebuyers are not available for a small number of municipalities where the underlying data are not well represented at the municipal level. This snapshot is for Will County which is well represented by the analysis.

American Community Survey definitions

For data derived from the ACS, the Local Housing Profiles use terminology based on the [ACS subject definitions](#). Definitions for certain ACS-derived indicators are included below some data tables.

IHS Data Clearinghouse definitions

The data derived from the IHS Data Clearinghouse include aggregated, parcel-level administrative data on all single-family; condominium; two- to four-unit; five-or-more-unit building sales (from deed recordings); mortgage loans (from lien recordings); and new foreclosure filings (from circuit court filings). Loan level data are sourced from the [Home Mortgage Disclosure Act \(HMDA\)](#) for first-lien, owner-occupied, home purchase loans of one- to four-unit properties. Additional definitions for certain IHS-derived indicators are included below some data tables.

Margins of error

The ACS is a sample-based data product. Exercise caution when using data from low-population communities, as the margins of error are often large compared to the estimates. Indicators for this project were selected to minimize the impact of high margins of error where possible. For more details on sample sizes and ACS guidance, please refer to the [ACS sample size and data quality methodology](#). Data from the IHS Data Clearinghouse do not have margin of error concerns.

Mean of median values for ACS data

For aggregated geographies (CCAs and the CMAP region) where the underlying ACS tract-level data are reported as medians (like median gross rent or median income), a mean of median values is calculated and reported. For non-aggregated geographies (municipalities and counties), the median is reported.

Mean of median values for HMDA data

Home Mortgage Disclosure Act data are loan-level data that include only the census tract as the geographic indicator due to privacy concerns. Census tracts follow CCA, county, CMAP region, and some municipal boundaries. For areas where the tracts align, the median value for homebuyer income, purchase price, and loan amount are reported. However, most municipalities do not have boundaries that align with census tracts. For these communities, the IHS conducted geospatial and other analyses to identify tract relationships to CMAP region municipalities and estimate mean of median values. For more on this methodology, contact housingstudies@depaul.edu.

Comparing ACS data across past years

ACS five-year estimates are rolling samples that span a five-year period. When exploring trends, overlapping estimates should not be compared. The Census Bureau provides [guidance for comparing ACS data over time](#). Please contact CMAP at info@cmmap.illinois.gov if you have additional questions.

Data for all households

These tables summarize the general demographic and social characteristics of all households in Will County. The data provide useful context about the residents of a community for indicators that cannot be separated by owner or renter households due to sample size issues.

Housing tenure, 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
Owner-occupied	199,128	82.5	2,116,804	64.6
Renter-occupied	42,182	17.5	1,159,292	35.4
Total occupied households	241,310	100.0	3,276,096	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25003 - Tenure

Universe: Occupied households

Head of household age, 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
15 to 24	4,061	1.7	91,412	2.8
25 to 34	30,242	12.5	530,504	16.2
35 to 44	46,836	19.4	612,833	18.7
45 to 54	52,784	21.9	601,796	18.4
55 to 64	49,610	20.6	617,825	18.9
65 to 74	34,984	14.5	480,606	14.7
75 and over	22,793	9.4	341,120	10.4
Total occupied households	241,310	100.0	3,276,096	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25007 - Tenure by age of householder

Universe: Occupied households

Head of household race and ethnicity, 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
White (alone)	160,520	66.5	1,809,956	55.2
Hispanic or Latino (of any race)	34,186	14.2	597,976	18.3
African-American (alone)	28,740	11.9	558,216	17.0
Asian (alone)	12,550	5.2	235,642	7.2
Other/multiple races (non-Hispanic)	5,314	2.2	74,306	2.3
Total occupied households	241,310	100.0	3,276,096	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25006 - Race of householder, B25003H - Tenure (white alone, not Hispanic or Latino householder), B25003I - Tenure (Hispanic or Latino householder)

Universe: Occupied households

Household disability status,* 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
With disability (1 or more people)	53,754	22.3	714,430	21.8
No disability	187,556	77.7	2,561,666	78.2
Total occupied households	241,310	100.0	3,276,096	100.0

Source: 2019-2023 American Community Survey five-year estimates. B22010 - Receipt of food stamps/SNAP in the past 12 months by disability status for households

Universe: Occupied households

*Disability status is defined as a person with a hearing, vision, cognitive, ambulatory, self-care, and/or independent living disability.

Housing characteristics and market conditions

These tables provide estimates of housing units in Will County, categorized by structure size or type, and age, along with key housing market data. The market data includes the density per 100 residential parcels for each data type, enabling comparisons across different areas. Data is not available for Kendall County.

Housing occupancy, 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
Occupied housing units	241,310	95.5	3,276,096	93.2
Vacant housing units	11,374	4.5	239,417	6.8
Total housing units	252,684	100.0	3,515,513	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25001 - Housing units

Universe: Housing units

Housing units by type of structure, 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
1 unit	217,554	86.1	2,011,485	57.2
2 to 4 units	11,265	4.5	509,798	14.5
5 to 49 units	14,816	5.9	595,338	16.9
50 or more units	5,760	2.3	368,224	10.5
Mobile home/other*	3,289	1.3	30,668	0.9
Total housing units	252,684	100.0	3,515,513	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25024 - Units in structure

Universe: Housing units

*Other includes boats, recreational vehicles (RVs), vans, etc.

Housing units by year built, 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
1939 or earlier	17,653	7.0	731,377	20.8
1940 to 1959	22,101	8.7	624,298	17.8
1960 to 1979	54,256	21.5	892,565	25.4
1980 to 1999	78,204	30.9	699,540	19.9
2000 or later	80,470	31.8	567,733	16.1
Total housing units	252,684	100.0	3,515,513	100.0
Median year built	1992		1984	

Source: 2019-2023 American Community Survey five-year estimates. B25034 - Year structure built, B25035 -

Universe: Housing units

Median year structure built

Residential sales activity,* 2022

	Will County	CMAP region
Number of residential sales	10,128	125,069
Median residential sales price	\$275,000	\$295,000
Share of sales purchased by investor buyers**	7.9%	11.7%
Total sales per 100 residential properties	4.5	5.0

Source: IHS Data Clearinghouse - IHS analysis of parcel-level administrative data from county assessors, county clerk, and/or recorder of deeds

Universe: Residential properties

*Data are not available for all communities within the CMAP region.

**An investor buyer includes only cases where a business entity appears on the deed as the buyer and does not include investors who are listed on legal documents as individuals.

Residential mortgage activity,* 2022

	Will County	CMAP region
Total loans on residential properties	19,529	202,403
Total loans per 100 residential properties	8.6	8.1

Source: IHS Data Clearinghouse - IHS analysis of parcel-level administrative data from county assessors, county clerk, and/or recorder of deeds

Universe: Residential properties

*Mortgage activity includes any new mortgage lien for a home purchase, refinance, or home improvement loan. Data are not available for all communities within the CMAP region.

Residential foreclosure filing activity,* 2022

	Will County	CMAP region
Total residential foreclosure filings	1,316	13,150
Total foreclosure filings per 100 residential properties	0.6	0.5

Source: IHS Data Clearinghouse - IHS analysis of parcel-level administrative data from county assessors, county clerk, and/or recorder of deeds

Universe: Residential properties

*Data are not available for all communities within the CMAP region.

Data for owner-occupied households and affordability for existing owners and new homebuyers

These tables highlight key economic characteristics for owner-occupied households in Will County. Specific tables on housing affordability show housing costs and cost-burden status for current homeowners, as well as loan characteristics for recent homebuyers. Data on the median property value and mortgage amount for recent home sales provide context on regional variation in housing costs. Additionally, data on a typical homebuyer's income can help stakeholders create programs for developing new homeowners.

Owner household size, 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
1-person household	34,389	17.3	486,677	23.0
2-person household	62,962	31.6	688,976	32.5
3-person household	38,265	19.2	354,379	16.7
4-or-more-person household	63,512	31.9	586,772	27.7
Total owner-occupied households	199,128	100.0	2,116,804	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25009 - Tenure by household size

Universe: Owner-occupied households

Owner household income, 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
Less than \$50,000	29,198	14.7	387,562	18.3
\$50,000 to \$74,999	24,306	12.2	263,757	12.5
\$75,000 to \$99,999	25,476	12.8	262,774	12.4
\$100,000 to \$149,999	47,509	23.9	440,556	20.8
\$150,000 or more	72,639	36.5	762,155	36.0
Total owner-occupied households	199,128	100.0	2,116,804	100.0
Median owner-occupied household income	\$120,956		\$120,738	

Source: 2019-2023 American Community Survey five-year estimates. B25118 - Tenure by household income in the past 12 months (in 2022 inflation-adjusted dollars), B25119 - Median household income in the past 12 months (in 2022 inflation-adjusted dollars) by tenure

Universe: Owner-occupied households

Owner mortgage status and income, 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
Total households with mortgage	138,360	69.5	1,374,901	65.0
Total households not mortgaged	60,768	30.5	741,903	35.0
Total owner-occupied households	199,128	100.0	2,116,804	100.0
<i>Households with mortgage</i>				
Less than \$50,000	13,988	10.1	175,136	12.7
\$50,000 to \$99,999	32,772	23.7	322,792	23.5
\$100,000 to \$149,999	35,500	25.7	306,746	22.3
\$150,000 or more	56,100	40.5	570,227	41.5
Total households with mortgage	138,360	100.0	1,374,901	100.0
<i>Households without mortgage</i>				
Less than \$50,000	15,210	25.0	212,426	28.6
\$50,000 to \$99,999	17,010	28.0	203,739	27.5
\$100,000 to \$149,999	12,009	19.8	133,810	18.0
\$150,000 or more	16,539	27.2	191,928	25.9
Total households not mortgaged	60,768	100.0	741,903	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25098 - Mortgage status by household income in the past 12 months (in 2022 inflation-adjusted dollars)

Universe: Owner-occupied households

Monthly owner costs,* 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
Less than \$700	16,366	8.2	216,396	10.2
\$700 to \$999	22,448	11.3	262,333	12.4
\$1,000 to \$1,499	37,755	19.0	391,765	18.5
\$1,500 to \$1,999	38,828	19.5	365,928	17.3
\$2,000 to \$2,499	31,959	16.0	301,265	14.2
\$2,500 to \$2,999	21,901	11.0	210,864	10.0
\$3,000 to \$3,499	12,958	6.5	131,712	6.2
\$3,500 or more	16,913	8.5	236,541	11.2
Total owner-occupied households	199,128	100.0	2,116,804	100.0
Median monthly owner costs for households with a mortgage	\$2,201		\$2,261	
Median monthly owner costs for households without a mortgage	\$934		\$960	

Source: 2019-2023 American Community Survey five-year estimates. B25094 - Selected monthly owner costs, B25088 - Median selected monthly owner costs (dollars) by mortgage status

Universe: Owner-occupied households

*Monthly owner costs include property taxes, insurance, utilities, and mortgage and Homeowner Association costs and fees, if applicable.

Owner cost burden,* 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	153,310	77.4	1,568,530	74.7
Cost burdened (30% - 50%)	28,065	14.2	304,339	14.5
Severely cost burdened (over 50%)	16,639	8.4	227,071	10.8
Total owner-occupied households computed	198,014	100.0	2,099,940	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25091 - Mortgage status by selected monthly owner costs as a percentage of household income in the past 12 months

Universe: Owner households for which cost-burdened status can be computed

*A cost burdened household spends more than 30 percent of their income on housing costs. A household experiencing severe cost burden pays more than 50 percent of their income on housing costs.

Owner cost burden by income,* 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
<i>Less than \$20,000</i>				
Not cost burdened	280	4.1	4,943	4.8
Cost burdened	844	12.3	11,524	11.2
Severely cost burdened	5,731	83.6	86,703	84.0
Total households less than \$20,000	6,855	100.0	103,170	100.0
<i>\$20,000 to \$34,999</i>				
Not cost burdened	2,162	23.9	29,590	24.0
Cost burdened	2,616	28.9	36,848	29.9
Severely cost burdened	4,276	47.2	56,700	46.0
Total households \$20,000 - \$34,999	9,054	100.0	123,138	100.0
<i>\$35,000 to \$49,999</i>				
Not cost burdened	5,146	42.3	62,597	43.4
Cost burdened	3,847	31.6	44,159	30.6
Severely cost burdened	3,182	26.1	37,634	26.1
Total households \$35,000 - \$49,999	12,175	100.0	144,390	100.0
<i>\$50,000 to \$74,999</i>				
Not cost burdened	13,740	56.5	153,798	58.3
Cost burdened	8,247	33.9	82,799	31.4
Severely cost burdened	2,319	9.5	27,160	10.3
Total households \$50,000 - \$74,999	24,306	100.0	263,757	100.0
<i>\$75,000 to \$99,999</i>				
Not cost burdened	18,570	72.9	193,510	73.6
Cost burdened	6,285	24.7	59,028	22.5
Severely cost burdened	621	2.4	10,236	3.9
Total households \$75,000 - \$99,999	25,476	100.0	262,774	100.0
<i>\$100,000 or more</i>				
Not cost burdened	113,412	94.4	1,124,092	93.5
Cost burdened	6,226	5.2	69,981	5.8
Severely cost burdened	510	0.4	8,638	0.7
Total households \$100,000 or more	120,148	100.0	1,202,711	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25095 - Household income by selected monthly owner costs as a percentage of household income in the past 12 months

Universe: Owner households for which cost-burdened status can be computed

*A cost burdened household spends more than 30 percent of their income on housing costs. A household experiencing severe cost burden pays more than 50 percent of their income on housing costs.

Characteristics of recent home purchase loans for one- to four-unit properties,* 2022-2023

	Will County	CMAP region
New homebuyers	16,572	168,252
Median homebuyer income	\$103,000	\$105,000
Median purchase price**	\$325,000	\$335,000
Median loan amount	\$285,000	\$285,000

Source: IHS Data Clearinghouse - IHS analysis of data from the home mortgage disclosure act of first lien, owner-occupied, one- to four-home purchase loans 2022-2023

Universe: 1 to 4 unit home purchase loans

*Data are not available for all communities within the CMAP region.

**Median purchase price is the value of the property used to calculate the loan-to-value ratio of the loan. The difference between the loan amount and purchase price can serve as a proxy for a downpayment.

Data for renter-occupied households and rental housing affordability

These tables highlight key economic characteristics for renter-occupied households in Will County. Specific tables exploring housing affordability include data on renter incomes, rent, and cost burden status.

Renter household size, 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
1-person household	16,281	38.6	498,940	43.0
2-person household	10,228	24.2	319,041	27.5
3-person household	6,339	15.0	149,639	12.9
4-or-more-person household	9,334	22.1	191,672	16.5
Total renter-occupied households	42,182	100.0	1,159,292	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25009 - Tenure by household size

Universe: Renter-occupied households

Renter household income, 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
Less than \$25,000	9,790	23.2	280,927	24.2
\$25,000 to \$34,999	4,198	10.0	103,573	8.9
\$35,000 to \$49,999	5,496	13.0	143,394	12.4
\$50,000 to \$74,999	7,852	18.6	194,386	16.8
\$75,000 to \$99,999	5,361	12.7	145,050	12.5
\$100,000 to \$149,999	5,791	13.7	161,247	13.9
\$150,000 or more	3,694	8.8	130,715	11.3
Total renter-occupied households	42,182	100.0	1,159,292	100.0
Median renter-occupied household income	\$54,376		\$59,724	

Source: 2019-2023 American Community Survey five-year estimates. B25118 - Tenure by household income in the past 12 months (in 2022 inflation-adjusted dollars), B25119 - Median household income in the past 12 months (in 2022 inflation-adjusted dollars) by tenure

Universe: Renter-occupied households

Gross rent,* 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
Households with cash rent	39,879	94.5	1,120,536	96.7
Households no cash rent	2,303	5.5	38,756	3.3
Total renter-occupied households	42,182	100.0	1,159,292	100.0
<i>Households with cash rent</i>				
Less than \$600	2,280	5.7	78,767	7.0
\$600 to \$899	3,308	8.3	93,999	8.4
\$900 to \$1,249	9,741	24.4	270,798	24.2
\$1,250 to \$1,499	7,067	17.7	182,538	16.3
\$1,500 to \$1,999	9,205	23.1	252,873	22.6
\$2,000 to \$2,499	5,025	12.6	131,168	11.7
\$2,500 or more	3,253	8.2	110,393	9.9
Total households with cash rent	39,879	100.0	1,120,536	100.0
Median gross rent	\$1,413		\$1,483	

Source: 2019-2023 American Community Survey five-year estimates. B25063 - Gross rent, B25064 - Median gross rent (dollars)

Universe: Renter-occupied households

*Data on gross rent includes contract rent and any utilities paid by the renter.

Renter cost burden,* 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	19,328	50.2	567,331	52.1
Cost burdened (30% - 50%)	9,551	24.8	254,640	23.4
Severely cost burdened (over 50%)	9,618	25.0	266,938	24.5
Total renter-occupied households computed	38,497	100.0	1,088,909	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25070 - Gross rent as a percentage of household income in the past 12 months

Universe: Renter households for which cost-burdened status can be computed

*A cost burdened household spends more than 30 percent of their income on housing costs. A household experiencing severe cost burden pays more than 50 percent of their income on housing costs.

Renter cost burden by income,* 2023

	Will County		CMAP region	
	Count	Percent	Count	Percent
<i>Less than \$20,000</i>				
Not cost burdened	394	7.6	17,817	9.9
Cost burdened	386	7.4	20,393	11.4
Severely cost burdened	4,433	85.0	141,153	78.7
Total households less than \$20,000	5,213	100.0	179,363	100.0
<i>\$20,000 to \$34,999</i>				
Not cost burdened	548	8.6	17,283	11.1
Cost burdened	2,089	32.7	53,449	34.4
Severely cost burdened	3,745	58.7	84,869	54.5
Total households \$20,000 - \$34,999	6,382	100.0	155,601	100.0
<i>\$35,000 to \$49,999</i>				
Not cost burdened	1,228	23.3	35,789	25.8
Cost burdened	3,095	58.7	75,053	54.0
Severely cost burdened	946	18.0	28,088	20.2
Total households \$35,000 - \$49,999	5,269	100.0	138,930	100.0
<i>\$50,000 to \$74,999</i>				
Not cost burdened	4,575	59.2	107,722	57.1
Cost burdened	2,773	35.9	70,926	37.6
Severely cost burdened	374	4.8	9,894	5.2
Total households \$50,000 - \$74,999	7,722	100.0	188,542	100.0
<i>\$75,000 to \$99,999</i>				
Not cost burdened	3,937	78.1	115,995	81.9
Cost burdened	1,026	20.3	23,774	16.8
Severely cost burdened	80	1.6	1,788	1.3
Total households \$75,000 - \$99,999	5,043	100.0	141,557	100.0
<i>\$100,000 or more</i>				
Not cost burdened	8,646	97.5	272,725	95.7
Cost burdened	182	2.1	11,045	3.9
Severely cost burdened	40	0.5	1,146	0.4
Total households \$100,000 or more	8,868	100.0	284,916	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25074 - Household income by gross rent as a percentage of household income in the past 12 months

Universe: Renter households for which cost-burdened status can be computed

*A cost burdened household spends more than 30 percent of their income on housing costs. A household experiencing severe cost burden pays more than 50 percent of their income on housing costs.