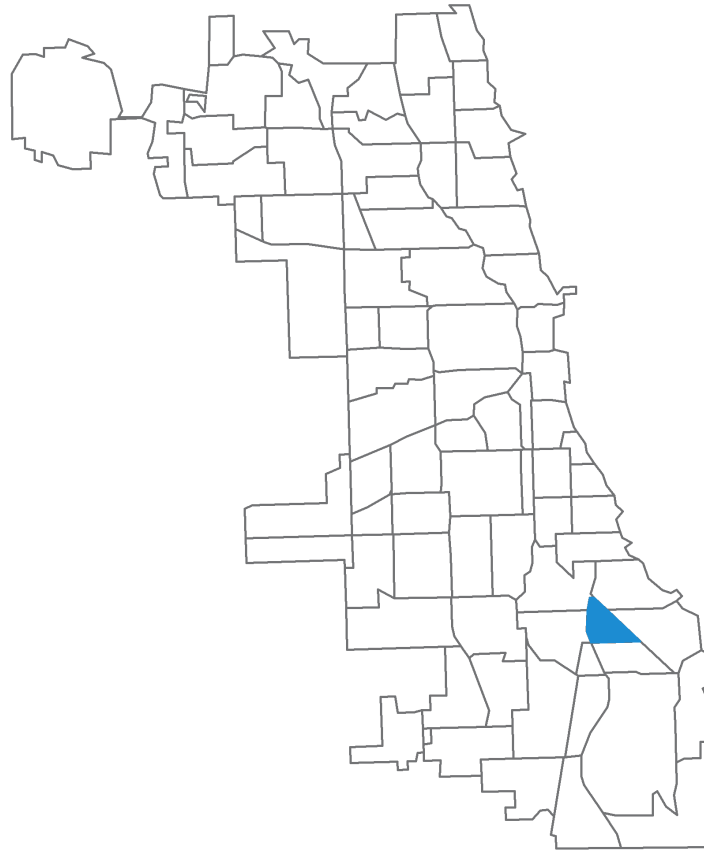




April 2025

# Avalon Park

Local Housing Profile  
Chicago neighborhood 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 Avalon Park 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.

### **Chicago community area values**

CCA values are estimated by aggregating ACS data for census tracts. Updated with each decennial census, the IHS assigns census tracts to a CCA based on the tract and CCA boundaries. In cases where a census tract crosses CCA boundaries, the tract is assigned to one CCA based on the parcel-level distribution of total housing units via data from the Cook County assessor.

### **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](mailto: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](mailto: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 Avalon Park. 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

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Owner-occupied	2,643	65.1	522,179	45.5	2,116,804	64.6
Renter-occupied	1,418	34.9	624,368	54.5	1,159,292	35.4
<b>Total occupied households</b>	<b>4,061</b>	<b>100.0</b>	<b>1,146,547</b>	<b>100.0</b>	<b>3,276,096</b>	<b>100.0</b>

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

Universe: Occupied households

### Head of household age, 2023

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
15 to 24	0	0.0	50,306	4.4	91,412	2.8
25 to 34	67	1.6	264,085	23.0	530,504	16.2
35 to 44	760	18.7	221,146	19.3	612,833	18.7
45 to 54	484	11.9	183,350	16.0	601,796	18.4
55 to 64	923	22.7	182,091	15.9	617,825	18.9
65 to 74	870	21.4	140,717	12.3	480,606	14.7
75 and over	957	23.6	104,852	9.1	341,120	10.4
<b>Total occupied households</b>	<b>4,061</b>	<b>100.0</b>	<b>1,146,547</b>	<b>100.0</b>	<b>3,276,096</b>	<b>100.0</b>

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

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
White (alone)	25	0.6	447,844	39.1	1,809,956	55.2
Hispanic or Latino (of any race)	54	1.3	255,751	22.3	597,976	18.3
African-American (alone)	3,635	89.5	330,287	28.8	558,216	17.0
Asian (alone)	0	0.0	83,796	7.3	235,642	7.2
Other/multiple races (non-Hispanic)	347	8.5	28,869	2.5	74,306	2.3
<b>Total occupied households</b>	<b>4,061</b>	<b>100.0</b>	<b>1,146,547</b>	<b>100.0</b>	<b>3,276,096</b>	<b>100.0</b>

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

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
With disability (1 or more people)	1,659	40.9	257,612	22.5	714,430	21.8
No disability	2,402	59.1	888,935	77.5	2,561,666	78.2
<b>Total occupied households</b>	<b>4,061</b>	<b>100.0</b>	<b>1,146,547</b>	<b>100.0</b>	<b>3,276,096</b>	<b>100.0</b>

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 Avalon Park, 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

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Occupied housing units	4,061	84.8	1,146,547	90.4	3,276,096	93.2
Vacant housing units	728	15.2	121,652	9.6	239,417	6.8
<b>Total housing units</b>	<b>4,789</b>	<b>100.0</b>	<b>1,268,199</b>	<b>100.0</b>	<b>3,515,513</b>	<b>100.0</b>

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

Universe: Housing units

### Housing units by type of structure, 2023

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1 unit	3,217	67.2	369,963	29.2	2,011,485	57.2
2 to 4 units	814	17.0	356,309	28.1	509,798	14.5
5 to 49 units	325	6.8	285,199	22.5	595,338	16.9
50 or more units	408	8.5	253,022	20.0	368,224	10.5
Mobile home/other*	25	0.5	3,706	0.3	30,668	0.9
<b>Total housing units</b>	<b>4,789</b>	<b>100.0</b>	<b>1,268,199</b>	<b>100.0</b>	<b>3,515,513</b>	<b>100.0</b>

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

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1939 or earlier	1,672	34.9	496,256	39.1	731,377	20.8
1940 to 1959	1,831	38.2	250,722	19.8	624,298	17.8
1960 to 1979	519	10.8	222,695	17.6	892,565	25.4
1980 to 1999	264	5.5	124,720	9.8	699,540	19.9
2000 or later	503	10.5	173,806	13.7	567,733	16.1
<b>Total housing units</b>	<b>4,789</b>	<b>100.0</b>	<b>1,268,199</b>	<b>100.0</b>	<b>3,515,513</b>	<b>100.0</b>
<b>Median year built</b>	<b>1949</b>		<b>1952</b>		<b>1984</b>	

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

	Avalon Park	City of Chicago	CMAP region
Number of residential sales	173	38,147	125,069
Median residential sales price	\$178,000	\$323,500	\$295,000
Share of sales purchased by investor buyers**	39.3%	15.8%	11.7%
<b>Total sales per 100 residential properties</b>	<b>5.0</b>	<b>5.6</b>	<b>5.0</b>

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

	Avalon Park	City of Chicago	CMAP region
Total loans on residential properties	298	53,057	202,403
<b>Total loans per 100 residential properties</b>	<b>8.6</b>	<b>7.8</b>	<b>8.1</b>

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

	Avalon Park	City of Chicago	CMAP region
Total residential foreclosure filings	63	4,110	13,150
<b>Total foreclosure filings per 100 residential properties</b>	<b>1.8</b>	<b>0.6</b>	<b>0.5</b>

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 Avalon Park. 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

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	983	37.2	153,943	29.5	486,677	23.0
2-person household	567	21.5	162,137	31.1	688,976	32.5
3-person household	576	21.8	79,208	15.2	354,379	16.7
4-or-more-person household	517	19.6	126,891	24.3	586,772	27.7
<b>Total owner-occupied households</b>	<b>2,643</b>	<b>100.0</b>	<b>522,179</b>	<b>100.0</b>	<b>2,116,804</b>	<b>100.0</b>

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

Universe: Owner-occupied households

#### Owner household income, 2023

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$50,000	819	31.0	114,655	22.0	387,562	18.3
\$50,000 to \$74,999	408	15.4	65,095	12.5	263,757	12.5
\$75,000 to \$99,999	392	14.8	63,590	12.2	262,774	12.4
\$100,000 to \$149,999	471	17.8	99,062	19.0	440,556	20.8
\$150,000 or more	553	20.9	179,777	34.4	762,155	36.0
<b>Total owner-occupied households</b>	<b>2,643</b>	<b>100.0</b>	<b>522,179</b>	<b>100.0</b>	<b>2,116,804</b>	<b>100.0</b>
<b>Median owner-occupied household income</b>	<b>\$76,559</b>		<b>\$107,478</b>		<b>\$120,738</b>	

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

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Total households with mortgage	1,510	57.1	337,522	64.6	1,374,901	65.0
Total households not mortgaged	1,133	42.9	184,657	35.4	741,903	35.0
<b>Total owner-occupied households</b>	<b>2,643</b>	<b>100.0</b>	<b>522,179</b>	<b>100.0</b>	<b>2,116,804</b>	<b>100.0</b>
<i>Households with mortgage</i>						
Less than \$50,000	360	23.8	53,297	15.8	175,136	12.7
\$50,000 to \$99,999	631	41.8	79,522	23.6	322,792	23.5
\$100,000 to \$149,999	409	27.1	67,842	20.1	306,746	22.3
\$150,000 or more	110	7.3	136,861	40.5	570,227	41.5
<b>Total households with mortgage</b>	<b>1,510</b>	<b>100.0</b>	<b>337,522</b>	<b>100.0</b>	<b>1,374,901</b>	<b>100.0</b>
<i>Households without mortgage</i>						
Less than \$50,000	459	40.5	61,358	33.2	212,426	28.6
\$50,000 to \$99,999	169	14.9	49,163	26.6	203,739	27.5
\$100,000 to \$149,999	62	5.5	31,220	16.9	133,810	18.0
\$150,000 or more	443	39.1	42,916	23.2	191,928	25.9
<b>Total households not mortgaged</b>	<b>1,133</b>	<b>100.0</b>	<b>184,657</b>	<b>100.0</b>	<b>741,903</b>	<b>100.0</b>

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

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$700	681	25.8	70,277	13.5	216,396	10.2
\$700 to \$999	536	20.3	64,080	12.3	262,333	12.4
\$1,000 to \$1,499	494	18.7	84,038	16.1	391,765	18.5
\$1,500 to \$1,999	666	25.2	84,133	16.1	365,928	17.3
\$2,000 to \$2,499	121	4.6	68,110	13.0	301,265	14.2
\$2,500 to \$2,999	115	4.4	49,911	9.6	210,864	10.0
\$3,000 to \$3,499	0	0.0	33,208	6.4	131,712	6.2
\$3,500 or more	30	1.1	68,422	13.1	236,541	11.2
<b>Total owner-occupied households</b>	<b>2,643</b>	<b>100.0</b>	<b>522,179</b>	<b>100.0</b>	<b>2,116,804</b>	<b>100.0</b>
Median monthly owner costs for households with a mortgage	\$1,598		\$2,295		\$2,261	
Median monthly owner costs for households without a mortgage	\$544		\$838		\$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

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	1,815	68.9	366,981	71.1	1,568,530	74.7
Cost burdened (30% - 50%)	381	14.5	79,154	15.3	304,339	14.5
Severely cost burdened (over 50%)	437	16.6	70,351	13.6	227,071	10.8
<b>Total owner-occupied households computed</b>	<b>2,633</b>	<b>100.0</b>	<b>516,486</b>	<b>100.0</b>	<b>2,099,940</b>	<b>100.0</b>

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

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
<i>Less than \$20,000</i>						
Not cost burdened	49	16.1	1,579	4.6	4,943	4.8
Cost burdened	53	17.4	4,079	11.9	11,524	11.2
Severely cost burdened	203	66.6	28,644	83.5	86,703	84.0
<b>Total households less than \$20,000</b>	<b>305</b>	<b>100.0</b>	<b>34,302</b>	<b>100.0</b>	<b>103,170</b>	<b>100.0</b>
<i>\$20,000 to \$34,999</i>						
Not cost burdened	86	27.4	8,879	25.0	29,590	24.0
Cost burdened	101	32.2	9,567	26.9	36,848	29.9
Severely cost burdened	127	40.4	17,117	48.1	56,700	46.0
<b>Total households \$20,000 - \$34,999</b>	<b>314</b>	<b>100.0</b>	<b>35,563</b>	<b>100.0</b>	<b>123,138</b>	<b>100.0</b>
<i>\$35,000 to \$49,999</i>						
Not cost burdened	105	55.3	17,294	44.2	62,597	43.4
Cost burdened	85	44.7	10,632	27.2	44,159	30.6
Severely cost burdened	0	0.0	11,171	28.6	37,634	26.1
<b>Total households \$35,000 - \$49,999</b>	<b>190</b>	<b>100.0</b>	<b>39,097</b>	<b>100.0</b>	<b>144,390</b>	<b>100.0</b>
<i>\$50,000 to \$74,999</i>						
Not cost burdened	168	41.2	37,037	56.9	153,798	58.3
Cost burdened	133	32.6	20,245	31.1	82,799	31.4
Severely cost burdened	107	26.2	7,813	12.0	27,160	10.3
<b>Total households \$50,000 - \$74,999</b>	<b>408</b>	<b>100.0</b>	<b>65,095</b>	<b>100.0</b>	<b>263,757</b>	<b>100.0</b>
<i>\$75,000 to \$99,999</i>						
Not cost burdened	383	97.7	44,884	70.6	193,510	73.6
Cost burdened	9	2.3	15,418	24.2	59,028	22.5
Severely cost burdened	0	0.0	3,288	5.2	10,236	3.9
<b>Total households \$75,000 - \$99,999</b>	<b>392</b>	<b>100.0</b>	<b>63,590</b>	<b>100.0</b>	<b>262,774</b>	<b>100.0</b>
<i>\$100,000 or more</i>						
Not cost burdened	1,024	100.0	257,308	92.3	1,124,092	93.5
Cost burdened	0	0.0	19,213	6.9	69,981	5.8
Severely cost burdened	0	0.0	2,318	0.8	8,638	0.7
<b>Total households \$100,000 or more</b>	<b>1,024</b>	<b>100.0</b>	<b>278,839</b>	<b>100.0</b>	<b>1,202,711</b>	<b>100.0</b>

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**

	Avalon Park	City of Chicago	CMAP region
<b>New homebuyers</b>	156	43,706	168,252
Median homebuyer income	\$79,500	\$113,000	\$105,000
Median purchase price**	\$255,000	\$355,000	\$335,000
Median loan amount	\$235,000	\$315,000	\$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 Avalon Park. Specific tables exploring housing affordability include data on renter incomes, rent, and cost burden status.

#### Renter household size, 2023

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	700	49.4	295,753	47.4	498,940	43.0
2-person household	450	31.7	175,349	28.1	319,041	27.5
3-person household	104	7.3	70,565	11.3	149,639	12.9
4-or-more-person household	164	11.6	82,701	13.2	191,672	16.5
<b>Total renter-occupied households</b>	<b>1,418</b>	<b>100.0</b>	<b>624,368</b>	<b>100.0</b>	<b>1,159,292</b>	<b>100.0</b>

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

Universe: Renter-occupied households

#### Renter household income, 2023

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	558	39.4	168,675	27.0	280,927	24.2
\$25,000 to \$34,999	277	19.5	55,882	9.0	103,573	8.9
\$35,000 to \$49,999	180	12.7	73,186	11.7	143,394	12.4
\$50,000 to \$74,999	247	17.4	94,971	15.2	194,386	16.8
\$75,000 to \$99,999	68	4.8	70,531	11.3	145,050	12.5
\$100,000 to \$149,999	77	5.4	83,841	13.4	161,247	13.9
\$150,000 or more	11	0.8	77,282	12.4	130,715	11.3
<b>Total renter-occupied households</b>	<b>1,418</b>	<b>100.0</b>	<b>624,368</b>	<b>100.0</b>	<b>1,159,292</b>	<b>100.0</b>
<b>Median renter-occupied household income</b>	<b>\$29,675</b>		<b>\$53,585</b>		<b>\$59,724</b>	

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

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Households with cash rent	1,385	97.7	606,500	97.1	1,120,536	96.7
Households no cash rent	33	2.3	17,868	2.9	38,756	3.3
<b>Total renter-occupied households</b>	<b>1,418</b>	<b>100.0</b>	<b>624,368</b>	<b>100.0</b>	<b>1,159,292</b>	<b>100.0</b>
<i>Households with cash rent</i>						
Less than \$600	241	17.4	53,260	8.8	78,767	7.0
\$600 to \$899	281	20.3	60,452	10.0	93,999	8.4
\$900 to \$1,249	419	30.3	143,771	23.7	270,798	24.2
\$1,250 to \$1,499	137	9.9	87,841	14.5	182,538	16.3
\$1,500 to \$1,999	213	15.4	122,191	20.1	252,873	22.6
\$2,000 to \$2,499	94	6.8	70,348	11.6	131,168	11.7
\$2,500 or more	0	0.0	68,637	11.3	110,393	9.9
<b>Total households with cash rent</b>	<b>1,385</b>	<b>100.0</b>	<b>606,500</b>	<b>100.0</b>	<b>1,120,536</b>	<b>100.0</b>
<b>Median gross rent</b>	<b>\$1,054</b>		<b>\$1,380</b>		<b>\$1,483</b>	

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

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	539	42.6	307,295	52.3	567,331	52.1
Cost burdened (30% - 50%)	205	16.2	133,826	22.8	254,640	23.4
Severely cost burdened (over 50%)	522	41.2	146,661	25.0	266,938	24.5
<b>Total renter-occupied households computed</b>	<b>1,266</b>	<b>100.0</b>	<b>587,782</b>	<b>100.0</b>	<b>1,088,909</b>	<b>100.0</b>

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

	Avalon Park		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
<i>Less than \$20,000</i>						
Not cost burdened	0	0.0	12,087	11.0	17,817	9.9
Cost burdened	0	0.0	14,119	12.8	20,393	11.4
Severely cost burdened	358	100.0	84,120	76.2	141,153	78.7
<b>Total households less than \$20,000</b>	<b>358</b>	<b>100.0</b>	<b>110,326</b>	<b>100.0</b>	<b>179,363</b>	<b>100.0</b>
<i>\$20,000 to \$34,999</i>						
Not cost burdened	50	14.9	11,595	13.4	17,283	11.1
Cost burdened	122	36.3	31,459	36.4	53,449	34.4
Severely cost burdened	164	48.8	43,426	50.2	84,869	54.5
<b>Total households \$20,000 - \$34,999</b>	<b>336</b>	<b>100.0</b>	<b>86,480</b>	<b>100.0</b>	<b>155,601</b>	<b>100.0</b>
<i>\$35,000 to \$49,999</i>						
Not cost burdened	97	53.9	21,586	30.3	35,789	25.8
Cost burdened	83	46.1	36,075	50.7	75,053	54.0
Severely cost burdened	0	0.0	13,482	19.0	28,088	20.2
<b>Total households \$35,000 - \$49,999</b>	<b>180</b>	<b>100.0</b>	<b>71,143</b>	<b>100.0</b>	<b>138,930</b>	<b>100.0</b>
<i>\$50,000 to \$74,999</i>						
Not cost burdened	247	100.0	54,747	59.4	107,722	57.1
Cost burdened	0	0.0	32,891	35.7	70,926	37.6
Severely cost burdened	0	0.0	4,511	4.9	9,894	5.2
<b>Total households \$50,000 - \$74,999</b>	<b>247</b>	<b>100.0</b>	<b>92,149</b>	<b>100.0</b>	<b>188,542</b>	<b>100.0</b>
<i>\$75,000 to \$99,999</i>						
Not cost burdened	68	100.0	55,541	80.2	115,995	81.9
Cost burdened	0	0.0	13,072	18.9	23,774	16.8
Severely cost burdened	0	0.0	657	0.9	1,788	1.3
<b>Total households \$75,000 - \$99,999</b>	<b>68</b>	<b>100.0</b>	<b>69,270</b>	<b>100.0</b>	<b>141,557</b>	<b>100.0</b>
<i>\$100,000 or more</i>						
Not cost burdened	77	100.0	151,739	95.8	272,725	95.7
Cost burdened	0	0.0	6,210	3.9	11,045	3.9
Severely cost burdened	0	0.0	465	0.3	1,146	0.4
<b>Total households \$100,000 or more</b>	<b>77</b>	<b>100.0</b>	<b>158,414</b>	<b>100.0</b>	<b>284,916</b>	<b>100.0</b>

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.