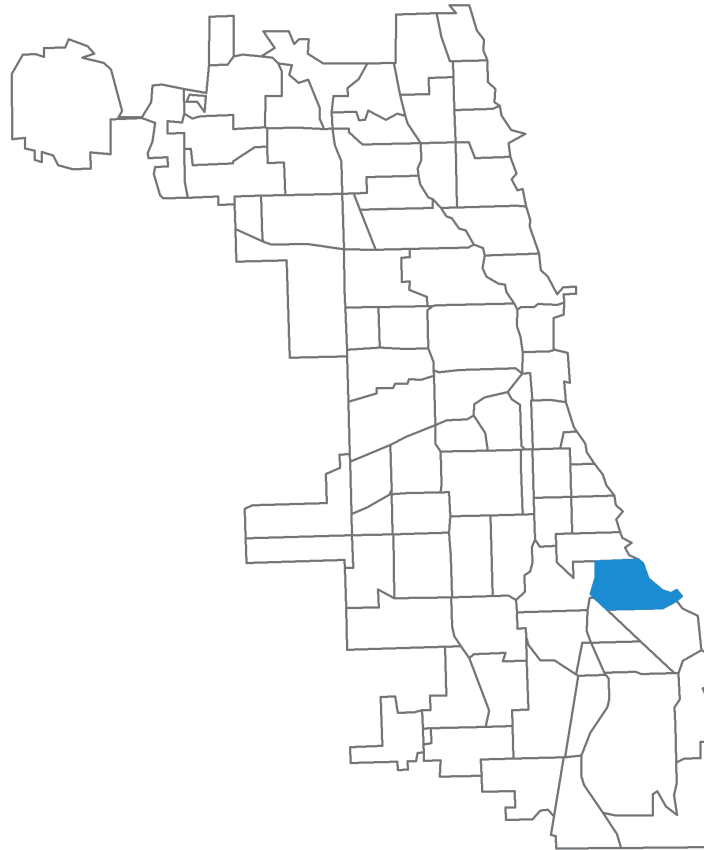




April 2025

# South Shore

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](http://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](http://cmap.is/local-housing-profiles). The data tables are also available on the [CMAP Data Hub](#). Please send questions to [info@cmap.illinois.gov](mailto: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 South Shore 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 South Shore. 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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Owner-occupied	6,136	24.4	522,179	45.5	2,116,804	64.6
Renter-occupied	18,995	75.6	624,368	54.5	1,159,292	35.4
<b>Total occupied households</b>	<b>25,131</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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
15 to 24	1,135	4.5	50,306	4.4	91,412	2.8
25 to 34	4,111	16.4	264,085	23.0	530,504	16.2
35 to 44	4,067	16.2	221,146	19.3	612,833	18.7
45 to 54	4,231	16.8	183,350	16.0	601,796	18.4
55 to 64	5,424	21.6	182,091	15.9	617,825	18.9
65 to 74	4,036	16.1	140,717	12.3	480,606	14.7
75 and over	2,127	8.5	104,852	9.1	341,120	10.4
<b>Total occupied households</b>	<b>25,131</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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
White (alone)	586	2.3	447,844	39.1	1,809,956	55.2
Hispanic or Latino (of any race)	494	2.0	255,751	22.3	597,976	18.3
African-American (alone)	23,519	93.6	330,287	28.8	558,216	17.0
Asian (alone)	152	0.6	83,796	7.3	235,642	7.2
Other/multiple races (non-Hispanic)	380	1.5	28,869	2.5	74,306	2.3
<b>Total occupied households</b>	<b>25,131</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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
With disability (1 or more people)	7,762	30.9	257,612	22.5	714,430	21.8
No disability	17,369	69.1	888,935	77.5	2,561,666	78.2
<b>Total occupied households</b>	<b>25,131</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 South Shore, 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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Occupied housing units	25,131	85.0	1,146,547	90.4	3,276,096	93.2
Vacant housing units	4,439	15.0	121,652	9.6	239,417	6.8
<b>Total housing units</b>	<b>29,570</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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1 unit	4,591	15.5	369,963	29.2	2,011,485	57.2
2 to 4 units	6,628	22.4	356,309	28.1	509,798	14.5
5 to 49 units	13,270	44.9	285,199	22.5	595,338	16.9
50 or more units	5,037	17.0	253,022	20.0	368,224	10.5
Mobile home/other*	44	0.1	3,706	0.3	30,668	0.9
<b>Total housing units</b>	<b>29,570</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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1939 or earlier	13,658	46.2	496,256	39.1	731,377	20.8
1940 to 1959	7,785	26.3	250,722	19.8	624,298	17.8
1960 to 1979	4,620	15.6	222,695	17.6	892,565	25.4
1980 to 1999	2,490	8.4	124,720	9.8	699,540	19.9
2000 or later	1,017	3.4	173,806	13.7	567,733	16.1
<b>Total housing units</b>	<b>29,570</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>1943</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**

	South Shore	City of Chicago	CMAP region
Number of residential sales	568	38,147	125,069
Median residential sales price	\$185,000	\$323,500	\$295,000
Share of sales purchased by investor buyers**	44.9%	15.8%	11.7%
<b>Total sales per 100 residential properties</b>	<b>6.1</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**

	South Shore	City of Chicago	CMAP region
Total loans on residential properties	727	53,057	202,403
<b>Total loans per 100 residential properties</b>	<b>7.8</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**

	South Shore	City of Chicago	CMAP region
Total residential foreclosure filings	123	4,110	13,150
<b>Total foreclosure filings per 100 residential properties</b>	<b>1.3</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 South Shore. 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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	2,512	40.9	153,943	29.5	486,677	23.0
2-person household	1,928	31.4	162,137	31.1	688,976	32.5
3-person household	1,054	17.2	79,208	15.2	354,379	16.7
4-or-more-person household	642	10.5	126,891	24.3	586,772	27.7
<b>Total owner-occupied households</b>	<b>6,136</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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$50,000	1,580	25.7	114,655	22.0	387,562	18.3
\$50,000 to \$74,999	1,666	27.2	65,095	12.5	263,757	12.5
\$75,000 to \$99,999	570	9.3	63,590	12.2	262,774	12.4
\$100,000 to \$149,999	1,195	19.5	99,062	19.0	440,556	20.8
\$150,000 or more	1,125	18.3	179,777	34.4	762,155	36.0
<b>Total owner-occupied households</b>	<b>6,136</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>\$93,652</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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Total households with mortgage	3,887	63.3	337,522	64.6	1,374,901	65.0
Total households not mortgaged	2,249	36.7	184,657	35.4	741,903	35.0
<b>Total owner-occupied households</b>	<b>6,136</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	922	23.7	53,297	15.8	175,136	12.7
\$50,000 to \$99,999	1,364	35.1	79,522	23.6	322,792	23.5
\$100,000 to \$149,999	766	19.7	67,842	20.1	306,746	22.3
\$150,000 or more	835	21.5	136,861	40.5	570,227	41.5
<b>Total households with mortgage</b>	<b>3,887</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	658	29.3	61,358	33.2	212,426	28.6
\$50,000 to \$99,999	872	38.8	49,163	26.6	203,739	27.5
\$100,000 to \$149,999	429	19.1	31,220	16.9	133,810	18.0
\$150,000 or more	290	12.9	42,916	23.2	191,928	25.9
<b>Total households not mortgaged</b>	<b>2,249</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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$700	1,105	18.0	70,277	13.5	216,396	10.2
\$700 to \$999	738	12.0	64,080	12.3	262,333	12.4
\$1,000 to \$1,499	1,222	19.9	84,038	16.1	391,765	18.5
\$1,500 to \$1,999	1,035	16.9	84,133	16.1	365,928	17.3
\$2,000 to \$2,499	1,054	17.2	68,110	13.0	301,265	14.2
\$2,500 to \$2,999	424	6.9	49,911	9.6	210,864	10.0
\$3,000 to \$3,499	214	3.5	33,208	6.4	131,712	6.2
\$3,500 or more	344	5.6	68,422	13.1	236,541	11.2
<b>Total owner-occupied households</b>	<b>6,136</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	\$2,081		\$2,295		\$2,261	
Median monthly owner costs for households without a mortgage	\$792		\$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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	3,880	65.3	366,981	71.1	1,568,530	74.7
Cost burdened (30% - 50%)	1,120	18.8	79,154	15.3	304,339	14.5
Severely cost burdened (over 50%)	945	15.9	70,351	13.6	227,071	10.8
<b>Total owner-occupied households computed</b>	<b>5,945</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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
<i>Less than \$20,000</i>						
Not cost burdened	0	0.0	1,579	4.6	4,943	4.8
Cost burdened	46	9.9	4,079	11.9	11,524	11.2
Severely cost burdened	419	90.1	28,644	83.5	86,703	84.0
<b>Total households less than \$20,000</b>	<b>465</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	34	7.1	8,879	25.0	29,590	24.0
Cost burdened	213	44.7	9,567	26.9	36,848	29.9
Severely cost burdened	229	48.1	17,117	48.1	56,700	46.0
<b>Total households \$20,000 - \$34,999</b>	<b>476</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	172	38.4	17,294	44.2	62,597	43.4
Cost burdened	115	25.7	10,632	27.2	44,159	30.6
Severely cost burdened	161	35.9	11,171	28.6	37,634	26.1
<b>Total households \$35,000 - \$49,999</b>	<b>448</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	966	58.0	37,037	56.9	153,798	58.3
Cost burdened	592	35.5	20,245	31.1	82,799	31.4
Severely cost burdened	108	6.5	7,813	12.0	27,160	10.3
<b>Total households \$50,000 - \$74,999</b>	<b>1,666</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	510	89.5	44,884	70.6	193,510	73.6
Cost burdened	32	5.6	15,418	24.2	59,028	22.5
Severely cost burdened	28	4.9	3,288	5.2	10,236	3.9
<b>Total households \$75,000 - \$99,999</b>	<b>570</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	2,198	94.7	257,308	92.3	1,124,092	93.5
Cost burdened	122	5.3	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>2,320</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**

	South Shore	City of Chicago	CMAP region
<b>New homebuyers</b>	330	43,706	168,252
Median homebuyer income	\$88,000	\$113,000	\$105,000
Median purchase price**	\$265,000	\$355,000	\$335,000
Median loan amount	\$255,000	\$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 South Shore. Specific tables exploring housing affordability include data on renter incomes, rent, and cost burden status.

**Renter household size, 2023**

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	10,409	54.8	295,753	47.4	498,940	43.0
2-person household	4,541	23.9	175,349	28.1	319,041	27.5
3-person household	1,878	9.9	70,565	11.3	149,639	12.9
4-or-more-person household	2,167	11.4	82,701	13.2	191,672	16.5
<b>Total renter-occupied households</b>	<b>18,995</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**

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	7,680	40.4	168,675	27.0	280,927	24.2
\$25,000 to \$34,999	2,057	10.8	55,882	9.0	103,573	8.9
\$35,000 to \$49,999	2,796	14.7	73,186	11.7	143,394	12.4
\$50,000 to \$74,999	3,082	16.2	94,971	15.2	194,386	16.8
\$75,000 to \$99,999	1,829	9.6	70,531	11.3	145,050	12.5
\$100,000 to \$149,999	889	4.7	83,841	13.4	161,247	13.9
\$150,000 or more	662	3.5	77,282	12.4	130,715	11.3
<b>Total renter-occupied households</b>	<b>18,995</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>\$33,757</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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Households with cash rent	18,454	97.2	606,500	97.1	1,120,536	96.7
Households no cash rent	541	2.8	17,868	2.9	38,756	3.3
<b>Total renter-occupied households</b>	<b>18,995</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	2,111	11.4	53,260	8.8	78,767	7.0
\$600 to \$899	3,440	18.6	60,452	10.0	93,999	8.4
\$900 to \$1,249	7,246	39.3	143,771	23.7	270,798	24.2
\$1,250 to \$1,499	3,625	19.6	87,841	14.5	182,538	16.3
\$1,500 to \$1,999	1,784	9.7	122,191	20.1	252,873	22.6
\$2,000 to \$2,499	145	0.8	70,348	11.6	131,168	11.7
\$2,500 or more	103	0.6	68,637	11.3	110,393	9.9
<b>Total households with cash rent</b>	<b>18,454</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>\$1,103</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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	7,609	42.9	307,295	52.3	567,331	52.1
Cost burdened (30% - 50%)	4,422	24.9	133,826	22.8	254,640	23.4
Severely cost burdened (over 50%)	5,715	32.2	146,661	25.0	266,938	24.5
<b>Total renter-occupied households computed</b>	<b>17,746</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

	South Shore		City of Chicago		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
<i>Less than \$20,000</i>						
Not cost burdened	535	9.8	12,087	11.0	17,817	9.9
Cost burdened	855	15.7	14,119	12.8	20,393	11.4
Severely cost burdened	4,049	74.4	84,120	76.2	141,153	78.7
<b>Total households less than \$20,000</b>	<b>5,439</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	566	17.6	11,595	13.4	17,283	11.1
Cost burdened	1,249	38.8	31,459	36.4	53,449	34.4
Severely cost burdened	1,403	43.6	43,426	50.2	84,869	54.5
<b>Total households \$20,000 - \$34,999</b>	<b>3,218</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	909	32.5	21,586	30.3	35,789	25.8
Cost burdened	1,624	58.1	36,075	50.7	75,053	54.0
Severely cost burdened	263	9.4	13,482	19.0	28,088	20.2
<b>Total households \$35,000 - \$49,999</b>	<b>2,796</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	2,231	76.3	54,747	59.4	107,722	57.1
Cost burdened	694	23.7	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>2,925</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	1,817	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>1,817</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	1,551	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>1,551</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.