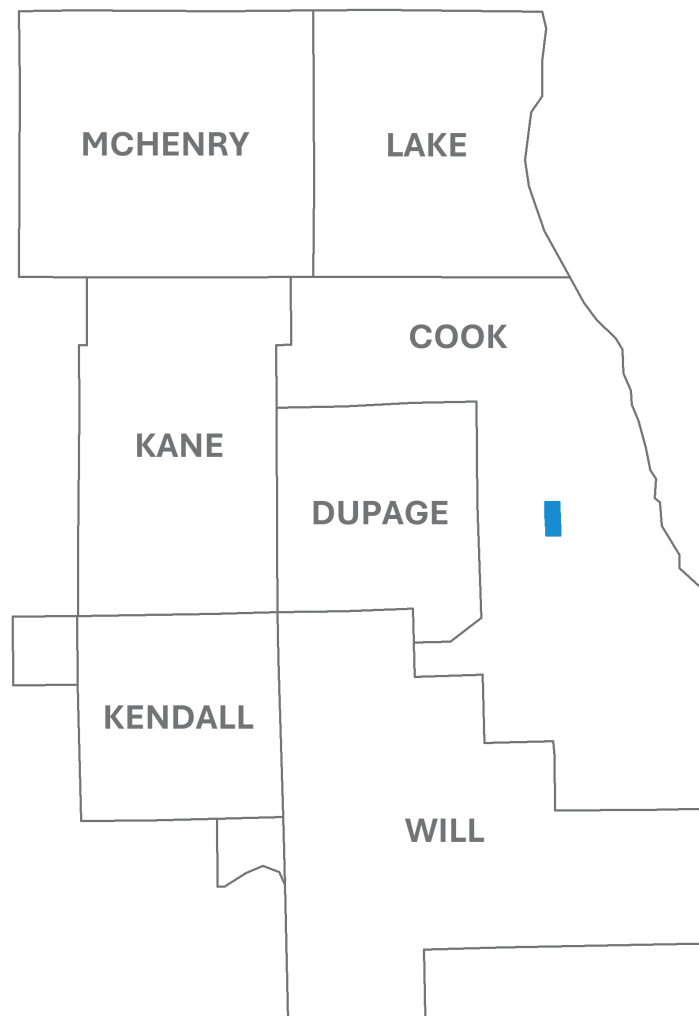




April 2025

# Berwyn

Local Housing Profile  
Municipality 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

#### Coverage

This snapshot is for Berwyn, which does *not* extend beyond the seven counties of northeastern Illinois. For communities that extend beyond the CMAP region (for example, Sandwich, IL, extends into DeKalb County), data available from the IHS Clearinghouse (including market data and data on new homebuyers) includes only the portion that is within the seven counties. Municipal-level data derived from the ACS includes the entire municipality.

#### 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 Berwyn 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](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@cmapp.illinois.gov](mailto:info@cmapp.illinois.gov) if you have additional questions.

### Data for all households

These tables summarize the general demographic and social characteristics of all households in Berwyn. 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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Owner-occupied	12,356	61.1	1,198,834	57.5	2,116,804	64.6
Renter-occupied	7,866	38.9	885,744	42.5	1,159,292	35.4
<b>Total occupied households</b>	<b>20,222</b>	<b>100.0</b>	<b>2,084,578</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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
15 to 24	579	2.9	66,654	3.2	91,412	2.8
25 to 34	3,098	15.3	374,894	18.0	530,504	16.2
35 to 44	4,537	22.4	388,806	18.7	612,833	18.7
45 to 54	4,076	20.2	362,799	17.4	601,796	18.4
55 to 64	3,658	18.1	373,207	17.9	617,825	18.9
65 to 74	2,761	13.7	299,184	14.4	480,606	14.7
75 and over	1,513	7.5	219,034	10.5	341,120	10.4
<b>Total occupied households</b>	<b>20,222</b>	<b>100.0</b>	<b>2,084,578</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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
White (alone)	7,596	37.6	988,792	47.4	1,809,956	55.2
Hispanic or Latino (of any race)	9,792	48.4	412,205	19.8	597,976	18.3
African-American (alone)	1,939	9.6	480,731	23.1	558,216	17.0
Asian (alone)	679	3.4	155,057	7.4	235,642	7.2
Other/multiple races (non-Hispanic)	216	1.1	47,793	2.3	74,306	2.3
<b>Total occupied households</b>	<b>20,222</b>	<b>100.0</b>	<b>2,084,578</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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
With disability (1 or more people)	3,981	19.7	466,925	22.4	714,430	21.8
No disability	16,241	80.3	1,617,653	77.6	2,561,666	78.2
<b>Total occupied households</b>	<b>20,222</b>	<b>100.0</b>	<b>2,084,578</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 Berwyn, 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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Occupied housing units	20,222	92.0	2,084,578	91.8	3,276,096	93.2
Vacant housing units	1,765	8.0	185,771	8.2	239,417	6.8
<b>Total housing units</b>	<b>21,987</b>	<b>100.0</b>	<b>2,270,349</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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1 unit	11,554	52.5	1,027,143	45.2	2,011,485	57.2
2 to 4 units	6,203	28.2	447,716	19.7	509,798	14.5
5 to 49 units	3,838	17.5	462,530	20.4	595,338	16.9
50 or more units	284	1.3	313,984	13.8	368,224	10.5
Mobile home/other*	108	0.5	18,976	0.8	30,668	0.9
<b>Total housing units</b>	<b>21,987</b>	<b>100.0</b>	<b>2,270,349</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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1939 or earlier	13,664	62.1	634,463	27.9	731,377	20.8
1940 to 1959	4,541	20.7	482,904	21.3	624,298	17.8
1960 to 1979	2,686	12.2	565,785	24.9	892,565	25.4
1980 to 1999	508	2.3	311,897	13.7	699,540	19.9
2000 or later	588	2.7	275,300	12.1	567,733	16.1
<b>Total housing units</b>	<b>21,987</b>	<b>100.0</b>	<b>2,270,349</b>	<b>100.0</b>	<b>3,515,513</b>	<b>100.0</b>
<b>Median year built</b>	<b>1938</b>		<b>1961</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**

	<b>Berwyn</b>	<b>Cook County</b>	<b>CMAP region</b>
Number of residential sales	678	80,017	125,069
Median residential sales price	\$287,250	\$290,000	\$295,000
Share of sales purchased by investor buyers**	11.5%	14.1%	11.7%
<b>Total sales per 100 residential properties</b>	<b>4.9</b>	<b>5.3</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**

	<b>Berwyn</b>	<b>Cook County</b>	<b>CMAP region</b>
Total loans on residential properties	1,214	116,964	202,403
<b>Total loans per 100 residential properties</b>	<b>8.8</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**

	<b>Berwyn</b>	<b>Cook County</b>	<b>CMAP region</b>
Total residential foreclosure filings	112	8,778	13,150
<b>Total foreclosure filings per 100 residential properties</b>	<b>0.8</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 Berwyn. 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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	2,266	18.3	317,503	26.5	486,677	23.0
2-person household	3,562	28.8	379,099	31.6	688,976	32.5
3-person household	2,152	17.4	191,613	16.0	354,379	16.7
4-or-more-person household	4,376	35.4	310,619	25.9	586,772	27.7
<b>Total owner-occupied households</b>	<b>12,356</b>	<b>100.0</b>	<b>1,198,834</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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$50,000	2,316	18.7	254,073	21.2	387,562	18.3
\$50,000 to \$74,999	1,876	15.2	154,491	12.9	263,757	12.5
\$75,000 to \$99,999	1,900	15.4	152,332	12.7	262,774	12.4
\$100,000 to \$149,999	2,837	23.0	236,941	19.8	440,556	20.8
\$150,000 or more	3,427	27.7	400,997	33.4	762,155	36.0
<b>Total owner-occupied households</b>	<b>12,356</b>	<b>100.0</b>	<b>1,198,834</b>	<b>100.0</b>	<b>2,116,804</b>	<b>100.0</b>
<b>Median owner-occupied household income</b>	<b>\$100,903</b>		<b>\$106,889</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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Total households with mortgage	8,474	68.6	754,757	63.0	1,374,901	65.0
Total households not mortgaged	3,882	31.4	444,077	37.0	741,903	35.0
<b>Total owner-occupied households</b>	<b>12,356</b>	<b>100.0</b>	<b>1,198,834</b>	<b>100.0</b>	<b>2,116,804</b>	<b>100.0</b>
<i>Households with mortgage</i>						
Less than \$50,000	1,079	12.7	113,972	15.1	175,136	12.7
\$50,000 to \$99,999	2,648	31.2	183,949	24.4	322,792	23.5
\$100,000 to \$149,999	2,153	25.4	159,912	21.2	306,746	22.3
\$150,000 or more	2,594	30.6	296,924	39.3	570,227	41.5
<b>Total households with mortgage</b>	<b>8,474</b>	<b>100.0</b>	<b>754,757</b>	<b>100.0</b>	<b>1,374,901</b>	<b>100.0</b>
<i>Households without mortgage</i>						
Less than \$50,000	1,237	31.9	140,101	31.5	212,426	28.6
\$50,000 to \$99,999	1,128	29.1	122,874	27.7	203,739	27.5
\$100,000 to \$149,999	684	17.6	77,029	17.3	133,810	18.0
\$150,000 or more	833	21.5	104,073	23.4	191,928	25.9
<b>Total households not mortgaged</b>	<b>3,882</b>	<b>100.0</b>	<b>444,077</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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$700	899	7.3	145,408	12.1	216,396	10.2
\$700 to \$999	1,758	14.2	159,951	13.3	262,333	12.4
\$1,000 to \$1,499	2,114	17.1	219,052	18.3	391,765	18.5
\$1,500 to \$1,999	2,279	18.4	198,897	16.6	365,928	17.3
\$2,000 to \$2,499	2,565	20.8	159,697	13.3	301,265	14.2
\$2,500 to \$2,999	1,842	14.9	110,818	9.2	210,864	10.0
\$3,000 to \$3,499	475	3.8	68,428	5.7	131,712	6.2
\$3,500 or more	424	3.4	136,583	11.4	236,541	11.2
<b>Total owner-occupied households</b>	<b>12,356</b>	<b>100.0</b>	<b>1,198,834</b>	<b>100.0</b>	<b>2,116,804</b>	<b>100.0</b>
Median monthly owner costs for households with a mortgage	\$2,200		\$2,232		\$2,261	
Median monthly owner costs for households without a mortgage	\$879		\$885		\$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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	8,580	69.5	860,015	72.4	1,568,530	74.7
Cost burdened (30% - 50%)	2,199	17.8	178,255	15.0	304,339	14.5
Severely cost burdened (over 50%)	1,560	12.6	149,188	12.6	227,071	10.8
<b>Total owner-occupied households computed</b>	<b>12,339</b>	<b>100.0</b>	<b>1,187,458</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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
<i>Less than \$20,000</i>						
Not cost burdened	28	6.5	3,653	5.1	4,943	4.8
Cost burdened	27	6.2	8,179	11.4	11,524	11.2
Severely cost burdened	378	87.3	60,103	83.6	86,703	84.0
<b>Total households less than \$20,000</b>	<b>433</b>	<b>100.0</b>	<b>71,935</b>	<b>100.0</b>	<b>103,170</b>	<b>100.0</b>
<i>\$20,000 to \$34,999</i>						
Not cost burdened	188	19.2	20,083	25.0	29,590	24.0
Cost burdened	314	32.0	23,101	28.7	36,848	29.9
Severely cost burdened	478	48.8	37,218	46.3	56,700	46.0
<b>Total households \$20,000 - \$34,999</b>	<b>980</b>	<b>100.0</b>	<b>80,402</b>	<b>100.0</b>	<b>123,138</b>	<b>100.0</b>
<i>\$35,000 to \$49,999</i>						
Not cost burdened	255	28.8	39,782	44.0	62,597	43.4
Cost burdened	241	27.2	26,985	29.9	44,159	30.6
Severely cost burdened	390	44.0	23,593	26.1	37,634	26.1
<b>Total households \$35,000 - \$49,999</b>	<b>886</b>	<b>100.0</b>	<b>90,360</b>	<b>100.0</b>	<b>144,390</b>	<b>100.0</b>
<i>\$50,000 to \$74,999</i>						
Not cost burdened	916	48.8	90,988	58.9	153,798	58.3
Cost burdened	743	39.6	47,078	30.5	82,799	31.4
Severely cost burdened	217	11.6	16,425	10.6	27,160	10.3
<b>Total households \$50,000 - \$74,999</b>	<b>1,876</b>	<b>100.0</b>	<b>154,491</b>	<b>100.0</b>	<b>263,757</b>	<b>100.0</b>
<i>\$75,000 to \$99,999</i>						
Not cost burdened	1,261	66.4	111,578	73.2	193,510	73.6
Cost burdened	559	29.4	33,887	22.2	59,028	22.5
Severely cost burdened	80	4.2	6,867	4.5	10,236	3.9
<b>Total households \$75,000 - \$99,999</b>	<b>1,900</b>	<b>100.0</b>	<b>152,332</b>	<b>100.0</b>	<b>262,774</b>	<b>100.0</b>
<i>\$100,000 or more</i>						
Not cost burdened	5,932	94.7	593,931	93.1	1,124,092	93.5
Cost burdened	315	5.0	39,025	6.1	69,981	5.8
Severely cost burdened	17	0.3	4,982	0.8	8,638	0.7
<b>Total households \$100,000 or more</b>	<b>6,264</b>	<b>100.0</b>	<b>637,938</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**

	<b>Berwyn</b>	<b>Cook County</b>	<b>CMAP region</b>
<b>New homebuyers</b>	833	93,002	168,252
Median homebuyer income	\$93,700	\$101,000	\$105,000
Median purchase price**	\$317,500	\$325,000	\$335,000
Median loan amount	\$291,000	\$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 Berwyn. Specific tables exploring housing affordability include data on renter incomes, rent, and cost burden status.

### Renter household size, 2023

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	3,336	42.4	397,286	44.9	498,940	43.0
2-person household	1,597	20.3	243,785	27.5	319,041	27.5
3-person household	1,295	16.5	109,890	12.4	149,639	12.9
4-or-more-person household	1,638	20.8	134,783	15.2	191,672	16.5
<b>Total renter-occupied households</b>	<b>7,866</b>	<b>100.0</b>	<b>885,744</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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	1,801	22.9	226,803	25.6	280,927	24.2
\$25,000 to \$34,999	1,526	19.4	80,697	9.1	103,573	8.9
\$35,000 to \$49,999	1,019	13.0	109,476	12.4	143,394	12.4
\$50,000 to \$74,999	1,548	19.7	143,073	16.2	194,386	16.8
\$75,000 to \$99,999	576	7.3	104,333	11.8	145,050	12.5
\$100,000 to \$149,999	1,198	15.2	119,205	13.5	161,247	13.9
\$150,000 or more	198	2.5	102,157	11.5	130,715	11.3
<b>Total renter-occupied households</b>	<b>7,866</b>	<b>100.0</b>	<b>885,744</b>	<b>100.0</b>	<b>1,159,292</b>	<b>100.0</b>
<b>Median renter-occupied household income</b>	<b>\$42,838</b>		<b>\$54,142</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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Households with cash rent	7,409	94.2	856,903	96.7	1,120,536	96.7
Households no cash rent	457	5.8	28,841	3.3	38,756	3.3
<b>Total renter-occupied households</b>	<b>7,866</b>	<b>100.0</b>	<b>885,744</b>	<b>100.0</b>	<b>1,159,292</b>	<b>100.0</b>
<i>Households with cash rent</i>						
Less than \$600	106	1.4	65,649	7.7	78,767	7.0
\$600 to \$899	780	10.5	77,278	9.0	93,999	8.4
\$900 to \$1,249	3,525	47.6	214,037	25.0	270,798	24.2
\$1,250 to \$1,499	1,544	20.8	136,276	15.9	182,538	16.3
\$1,500 to \$1,999	1,193	16.1	179,532	21.0	252,873	22.6
\$2,000 to \$2,499	236	3.2	95,993	11.2	131,168	11.7
\$2,500 or more	25	0.3	88,138	10.3	110,393	9.9
<b>Total households with cash rent</b>	<b>7,409</b>	<b>100.0</b>	<b>856,903</b>	<b>100.0</b>	<b>1,120,536</b>	<b>100.0</b>
<b>Median gross rent</b>	<b>\$1,175</b>		<b>\$1,381</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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	3,481	47.9	431,995	52.0	567,331	52.1
Cost burdened (30% - 50%)	1,830	25.2	191,408	23.0	254,640	23.4
Severely cost burdened (over 50%)	1,951	26.9	207,644	25.0	266,938	24.5
<b>Total renter-occupied households computed</b>	<b>7,262</b>	<b>100.0</b>	<b>831,047</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

	Berwyn		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
<i>Less than \$20,000</i>						
Not cost burdened	43	3.6	14,979	10.2	17,817	9.9
Cost burdened	64	5.4	17,106	11.7	20,393	11.4
Severely cost burdened	1,080	91.0	114,243	78.1	141,153	78.7
<b>Total households less than \$20,000</b>	<b>1,187</b>	<b>100.0</b>	<b>146,328</b>	<b>100.0</b>	<b>179,363</b>	<b>100.0</b>
<i>\$20,000 to \$34,999</i>						
Not cost burdened	14	0.8	14,313	11.8	17,283	11.1
Cost burdened	1,042	59.9	43,353	35.8	53,449	34.4
Severely cost burdened	685	39.3	63,532	52.4	84,869	54.5
<b>Total households \$20,000 - \$34,999</b>	<b>1,741</b>	<b>100.0</b>	<b>121,198</b>	<b>100.0</b>	<b>155,601</b>	<b>100.0</b>
<i>\$35,000 to \$49,999</i>						
Not cost burdened	259	25.6	29,348	27.7	35,789	25.8
Cost burdened	595	58.8	55,845	52.6	75,053	54.0
Severely cost burdened	158	15.6	20,906	19.7	28,088	20.2
<b>Total households \$35,000 - \$49,999</b>	<b>1,012</b>	<b>100.0</b>	<b>106,099</b>	<b>100.0</b>	<b>138,930</b>	<b>100.0</b>
<i>\$50,000 to \$74,999</i>						
Not cost burdened	1,283	90.6	82,332	59.4	107,722	57.1
Cost burdened	105	7.4	49,360	35.6	70,926	37.6
Severely cost burdened	28	2.0	6,948	5.0	9,894	5.2
<b>Total households \$50,000 - \$74,999</b>	<b>1,416</b>	<b>100.0</b>	<b>138,640</b>	<b>100.0</b>	<b>188,542</b>	<b>100.0</b>
<i>\$75,000 to \$99,999</i>						
Not cost burdened	552	95.8	84,018	82.2	115,995	81.9
Cost burdened	24	4.2	16,984	16.6	23,774	16.8
Severely cost burdened	0	0.0	1,185	1.2	1,788	1.3
<b>Total households \$75,000 - \$99,999</b>	<b>576</b>	<b>100.0</b>	<b>102,187</b>	<b>100.0</b>	<b>141,557</b>	<b>100.0</b>
<i>\$100,000 or more</i>						
Not cost burdened	1,330	100.0	207,005	95.6	272,725	95.7
Cost burdened	0	0.0	8,760	4.0	11,045	3.9
Severely cost burdened	0	0.0	830	0.4	1,146	0.4
<b>Total households \$100,000 or more</b>	<b>1,330</b>	<b>100.0</b>	<b>216,595</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.