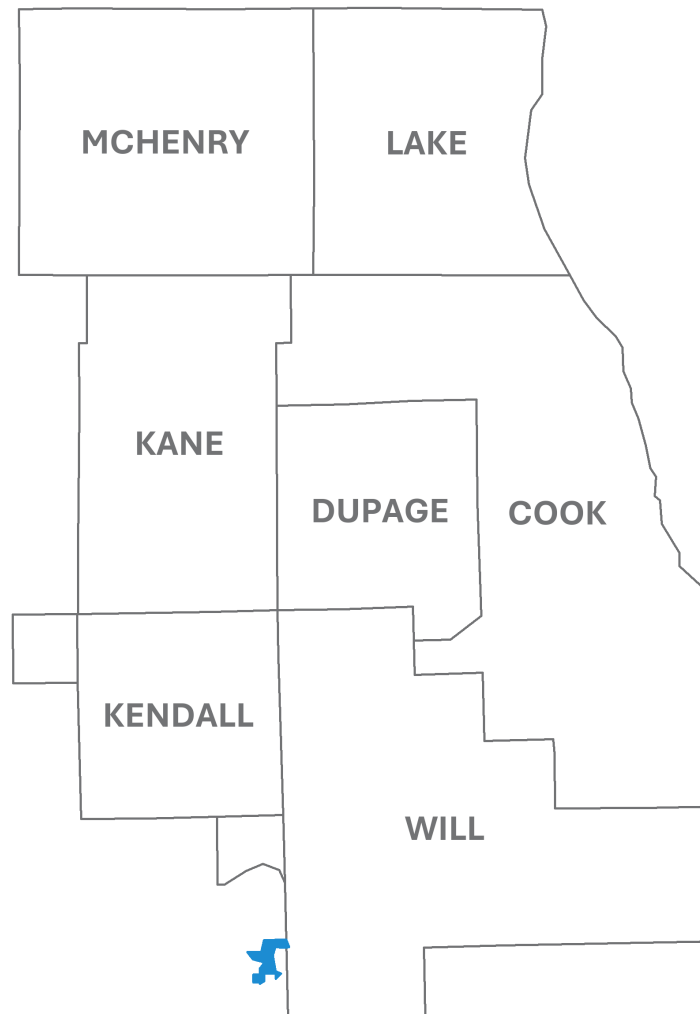




April 2025

# Coal City

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 Coal City, which extends 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 Coal City, which is *not* well represented and results should be interpreted with caution.**

### 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 Coal City. 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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Owner-occupied	1,563	80.7	199,128	82.5	2,116,804	64.6
Renter-occupied	373	19.3	42,182	17.5	1,159,292	35.4
<b>Total occupied households</b>	<b>1,936</b>	<b>100.0</b>	<b>241,310</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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
15 to 24	29	1.5	4,061	1.7	91,412	2.8
25 to 34	257	13.3	30,242	12.5	530,504	16.2
35 to 44	273	14.1	46,836	19.4	612,833	18.7
45 to 54	396	20.5	52,784	21.9	601,796	18.4
55 to 64	389	20.1	49,610	20.6	617,825	18.9
65 to 74	443	22.9	34,984	14.5	480,606	14.7
75 and over	149	7.7	22,793	9.4	341,120	10.4
<b>Total occupied households</b>	<b>1,936</b>	<b>100.0</b>	<b>241,310</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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
White (alone)	1,702	87.9	160,520	66.5	1,809,956	55.2
Hispanic or Latino (of any race)	197	10.2	34,186	14.2	597,976	18.3
African-American (alone)	19	1.0	28,740	11.9	558,216	17.0
Asian (alone)	0	0.0	12,550	5.2	235,642	7.2
Other/multiple races (non-Hispanic)	18	0.9	5,314	2.2	74,306	2.3
<b>Total occupied households</b>	<b>1,936</b>	<b>100.0</b>	<b>241,310</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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
With disability (1 or more people)	395	20.4	53,754	22.3	714,430	21.8
No disability	1,541	79.6	187,556	77.7	2,561,666	78.2
<b>Total occupied households</b>	<b>1,936</b>	<b>100.0</b>	<b>241,310</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 Coal City, 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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Occupied housing units	1,936	95.6	241,310	95.5	3,276,096	93.2
Vacant housing units	90	4.4	11,374	4.5	239,417	6.8
<b>Total housing units</b>	<b>2,026</b>	<b>100.0</b>	<b>252,684</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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1 unit	1,743	86.0	217,554	86.1	2,011,485	57.2
2 to 4 units	224	11.1	11,265	4.5	509,798	14.5
5 to 49 units	49	2.4	14,816	5.9	595,338	16.9
50 or more units	0	0.0	5,760	2.3	368,224	10.5
Mobile home/other*	10	0.5	3,289	1.3	30,668	0.9
<b>Total housing units</b>	<b>2,026</b>	<b>100.0</b>	<b>252,684</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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1939 or earlier	292	14.4	17,653	7.0	731,377	20.8
1940 to 1959	282	13.9	22,101	8.7	624,298	17.8
1960 to 1979	405	20.0	54,256	21.5	892,565	25.4
1980 to 1999	441	21.8	78,204	30.9	699,540	19.9
2000 or later	606	29.9	80,470	31.8	567,733	16.1
<b>Total housing units</b>	<b>2,026</b>	<b>100.0</b>	<b>252,684</b>	<b>100.0</b>	<b>3,515,513</b>	<b>100.0</b>
<b>Median year built</b>	<b>1984</b>		<b>1992</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**

	Coal City	Will County	CMAP region
Number of residential sales	N/A	10,128	125,069
Median residential sales price	N/A	\$275,000	\$295,000
Share of sales purchased by investor buyers**	N/A	7.9%	11.7%
<b>Total sales per 100 residential properties</b>	<b>N/A</b>	<b>4.5</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**

	Coal City	Will County	CMAP region
Total loans on residential properties	N/A	19,529	202,403
<b>Total loans per 100 residential properties</b>	<b>N/A</b>	<b>8.6</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**

	Coal City	Will County	CMAP region
Total residential foreclosure filings	N/A	1,316	13,150
<b>Total foreclosure filings per 100 residential properties</b>	<b>N/A</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 Coal City. 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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	264	16.9	34,389	17.3	486,677	23.0
2-person household	601	38.5	62,962	31.6	688,976	32.5
3-person household	287	18.4	38,265	19.2	354,379	16.7
4-or-more-person household	411	26.3	63,512	31.9	586,772	27.7
<b>Total owner-occupied households</b>	<b>1,563</b>	<b>100.0</b>	<b>199,128</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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$50,000	466	29.8	29,198	14.7	387,562	18.3
\$50,000 to \$74,999	211	13.5	24,306	12.2	263,757	12.5
\$75,000 to \$99,999	198	12.7	25,476	12.8	262,774	12.4
\$100,000 to \$149,999	192	12.3	47,509	23.9	440,556	20.8
\$150,000 or more	496	31.7	72,639	36.5	762,155	36.0
<b>Total owner-occupied households</b>	<b>1,563</b>	<b>100.0</b>	<b>199,128</b>	<b>100.0</b>	<b>2,116,804</b>	<b>100.0</b>
<b>Median owner-occupied household income</b>	<b>\$90,060</b>		<b>\$120,956</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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Total households with mortgage	902	57.7	138,360	69.5	1,374,901	65.0
Total households not mortgaged	661	42.3	60,768	30.5	741,903	35.0
<b>Total owner-occupied households</b>	<b>1,563</b>	<b>100.0</b>	<b>199,128</b>	<b>100.0</b>	<b>2,116,804</b>	<b>100.0</b>
<i>Households with mortgage</i>						
Less than \$50,000	222	24.6	13,988	10.1	175,136	12.7
\$50,000 to \$99,999	219	24.3	32,772	23.7	322,792	23.5
\$100,000 to \$149,999	130	14.4	35,500	25.7	306,746	22.3
\$150,000 or more	331	36.7	56,100	40.5	570,227	41.5
<b>Total households with mortgage</b>	<b>902</b>	<b>100.0</b>	<b>138,360</b>	<b>100.0</b>	<b>1,374,901</b>	<b>100.0</b>
<i>Households without mortgage</i>						
Less than \$50,000	244	36.9	15,210	25.0	212,426	28.6
\$50,000 to \$99,999	190	28.7	17,010	28.0	203,739	27.5
\$100,000 to \$149,999	62	9.4	12,009	19.8	133,810	18.0
\$150,000 or more	165	25.0	16,539	27.2	191,928	25.9
<b>Total households not mortgaged</b>	<b>661</b>	<b>100.0</b>	<b>60,768</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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$700	462	29.6	16,366	8.2	216,396	10.2
\$700 to \$999	216	13.8	22,448	11.3	262,333	12.4
\$1,000 to \$1,499	372	23.8	37,755	19.0	391,765	18.5
\$1,500 to \$1,999	221	14.1	38,828	19.5	365,928	17.3
\$2,000 to \$2,499	147	9.4	31,959	16.0	301,265	14.2
\$2,500 to \$2,999	82	5.2	21,901	11.0	210,864	10.0
\$3,000 to \$3,499	17	1.1	12,958	6.5	131,712	6.2
\$3,500 or more	46	2.9	16,913	8.5	236,541	11.2
<b>Total owner-occupied households</b>	<b>1,563</b>	<b>100.0</b>	<b>199,128</b>	<b>100.0</b>	<b>2,116,804</b>	<b>100.0</b>
Median monthly owner costs for households with a mortgage	\$1,648		\$2,201		\$2,261	
Median monthly owner costs for households without a mortgage	\$668		\$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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	1,305	83.5	153,310	77.4	1,568,530	74.7
Cost burdened (30% - 50%)	155	9.9	28,065	14.2	304,339	14.5
Severely cost burdened (over 50%)	103	6.6	16,639	8.4	227,071	10.8
<b>Total owner-occupied households computed</b>	<b>1,563</b>	<b>100.0</b>	<b>198,014</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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
<i>Less than \$20,000</i>						
Not cost burdened	15	16.0	280	4.1	4,943	4.8
Cost burdened	0	0.0	844	12.3	11,524	11.2
Severely cost burdened	79	84.0	5,731	83.6	86,703	84.0
<b>Total households less than \$20,000</b>	<b>94</b>	<b>100.0</b>	<b>6,855</b>	<b>100.0</b>	<b>103,170</b>	<b>100.0</b>
<i>\$20,000 to \$34,999</i>						
Not cost burdened	46	79.3	2,162	23.9	29,590	24.0
Cost burdened	12	20.7	2,616	28.9	36,848	29.9
Severely cost burdened	0	0.0	4,276	47.2	56,700	46.0
<b>Total households \$20,000 - \$34,999</b>	<b>58</b>	<b>100.0</b>	<b>9,054</b>	<b>100.0</b>	<b>123,138</b>	<b>100.0</b>
<i>\$35,000 to \$49,999</i>						
Not cost burdened	231	73.6	5,146	42.3	62,597	43.4
Cost burdened	76	24.2	3,847	31.6	44,159	30.6
Severely cost burdened	7	2.2	3,182	26.1	37,634	26.1
<b>Total households \$35,000 - \$49,999</b>	<b>314</b>	<b>100.0</b>	<b>12,175</b>	<b>100.0</b>	<b>144,390</b>	<b>100.0</b>
<i>\$50,000 to \$74,999</i>						
Not cost burdened	182	86.3	13,740	56.5	153,798	58.3
Cost burdened	29	13.7	8,247	33.9	82,799	31.4
Severely cost burdened	0	0.0	2,319	9.5	27,160	10.3
<b>Total households \$50,000 - \$74,999</b>	<b>211</b>	<b>100.0</b>	<b>24,306</b>	<b>100.0</b>	<b>263,757</b>	<b>100.0</b>
<i>\$75,000 to \$99,999</i>						
Not cost burdened	173	87.4	18,570	72.9	193,510	73.6
Cost burdened	25	12.6	6,285	24.7	59,028	22.5
Severely cost burdened	0	0.0	621	2.4	10,236	3.9
<b>Total households \$75,000 - \$99,999</b>	<b>198</b>	<b>100.0</b>	<b>25,476</b>	<b>100.0</b>	<b>262,774</b>	<b>100.0</b>
<i>\$100,000 or more</i>						
Not cost burdened	658	95.6	113,412	94.4	1,124,092	93.5
Cost burdened	13	1.9	6,226	5.2	69,981	5.8
Severely cost burdened	17	2.5	510	0.4	8,638	0.7
<b>Total households \$100,000 or more</b>	<b>688</b>	<b>100.0</b>	<b>120,148</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>Coal City</b>	<b>Will County</b>	<b>CMAP region</b>
<b>New homebuyers</b>	0	16,572	168,252
Median homebuyer income	N/A	\$103,000	\$105,000
Median purchase price**	N/A	\$325,000	\$335,000
Median loan amount	N/A	\$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 Coal City. Specific tables exploring housing affordability include data on renter incomes, rent, and cost burden status.

#### Renter household size, 2023

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	138	37.0	16,281	38.6	498,940	43.0
2-person household	128	34.3	10,228	24.2	319,041	27.5
3-person household	63	16.9	6,339	15.0	149,639	12.9
4-or-more-person household	44	11.8	9,334	22.1	191,672	16.5
<b>Total renter-occupied households</b>	<b>373</b>	<b>100.0</b>	<b>42,182</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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	119	31.9	9,790	23.2	280,927	24.2
\$25,000 to \$34,999	51	13.7	4,198	10.0	103,573	8.9
\$35,000 to \$49,999	14	3.8	5,496	13.0	143,394	12.4
\$50,000 to \$74,999	133	35.7	7,852	18.6	194,386	16.8
\$75,000 to \$99,999	20	5.4	5,361	12.7	145,050	12.5
\$100,000 to \$149,999	20	5.4	5,791	13.7	161,247	13.9
\$150,000 or more	16	4.3	3,694	8.8	130,715	11.3
<b>Total renter-occupied households</b>	<b>373</b>	<b>100.0</b>	<b>42,182</b>	<b>100.0</b>	<b>1,159,292</b>	<b>100.0</b>
<b>Median renter-occupied household income</b>	<b>\$52,702</b>		<b>\$54,376</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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Households with cash rent	373	100.0	39,879	94.5	1,120,536	96.7
Households no cash rent	0	0.0	2,303	5.5	38,756	3.3
<b>Total renter-occupied households</b>	<b>373</b>	<b>100.0</b>	<b>42,182</b>	<b>100.0</b>	<b>1,159,292</b>	<b>100.0</b>
<i>Households with cash rent</i>						
Less than \$600	54	14.5	2,280	5.7	78,767	7.0
\$600 to \$899	54	14.5	3,308	8.3	93,999	8.4
\$900 to \$1,249	195	52.3	9,741	24.4	270,798	24.2
\$1,250 to \$1,499	0	0.0	7,067	17.7	182,538	16.3
\$1,500 to \$1,999	54	14.5	9,205	23.1	252,873	22.6
\$2,000 to \$2,499	0	0.0	5,025	12.6	131,168	11.7
\$2,500 or more	16	4.3	3,253	8.2	110,393	9.9
<b>Total households with cash rent</b>	<b>373</b>	<b>100.0</b>	<b>39,879</b>	<b>100.0</b>	<b>1,120,536</b>	<b>100.0</b>
<b>Median gross rent</b>	<b>\$1,064</b>		<b>\$1,413</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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	233	62.5	19,328	50.2	567,331	52.1
Cost burdened (30% - 50%)	107	28.7	9,551	24.8	254,640	23.4
Severely cost burdened (over 50%)	33	8.8	9,618	25.0	266,938	24.5
<b>Total renter-occupied households computed</b>	<b>373</b>	<b>100.0</b>	<b>38,497</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

	Coal City		Will County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
<i>Less than \$20,000</i>						
Not cost burdened	0	0.0	394	7.6	17,817	9.9
Cost burdened	17	34.0	386	7.4	20,393	11.4
Severely cost burdened	33	66.0	4,433	85.0	141,153	78.7
<b>Total households less than \$20,000</b>	<b>50</b>	<b>100.0</b>	<b>5,213</b>	<b>100.0</b>	<b>179,363</b>	<b>100.0</b>
<i>\$20,000 to \$34,999</i>						
Not cost burdened	30	25.0	548	8.6	17,283	11.1
Cost burdened	90	75.0	2,089	32.7	53,449	34.4
Severely cost burdened	0	0.0	3,745	58.7	84,869	54.5
<b>Total households \$20,000 - \$34,999</b>	<b>120</b>	<b>100.0</b>	<b>6,382</b>	<b>100.0</b>	<b>155,601</b>	<b>100.0</b>
<i>\$35,000 to \$49,999</i>						
Not cost burdened	14	100.0	1,228	23.3	35,789	25.8
Cost burdened	0	0.0	3,095	58.7	75,053	54.0
Severely cost burdened	0	0.0	946	18.0	28,088	20.2
<b>Total households \$35,000 - \$49,999</b>	<b>14</b>	<b>100.0</b>	<b>5,269</b>	<b>100.0</b>	<b>138,930</b>	<b>100.0</b>
<i>\$50,000 to \$74,999</i>						
Not cost burdened	133	100.0	4,575	59.2	107,722	57.1
Cost burdened	0	0.0	2,773	35.9	70,926	37.6
Severely cost burdened	0	0.0	374	4.8	9,894	5.2
<b>Total households \$50,000 - \$74,999</b>	<b>133</b>	<b>100.0</b>	<b>7,722</b>	<b>100.0</b>	<b>188,542</b>	<b>100.0</b>
<i>\$75,000 to \$99,999</i>						
Not cost burdened	20	100.0	3,937	78.1	115,995	81.9
Cost burdened	0	0.0	1,026	20.3	23,774	16.8
Severely cost burdened	0	0.0	80	1.6	1,788	1.3
<b>Total households \$75,000 - \$99,999</b>	<b>20</b>	<b>100.0</b>	<b>5,043</b>	<b>100.0</b>	<b>141,557</b>	<b>100.0</b>
<i>\$100,000 or more</i>						
Not cost burdened	36	100.0	8,646	97.5	272,725	95.7
Cost burdened	0	0.0	182	2.1	11,045	3.9
Severely cost burdened	0	0.0	40	0.5	1,146	0.4
<b>Total households \$100,000 or more</b>	<b>36</b>	<b>100.0</b>	<b>8,868</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.