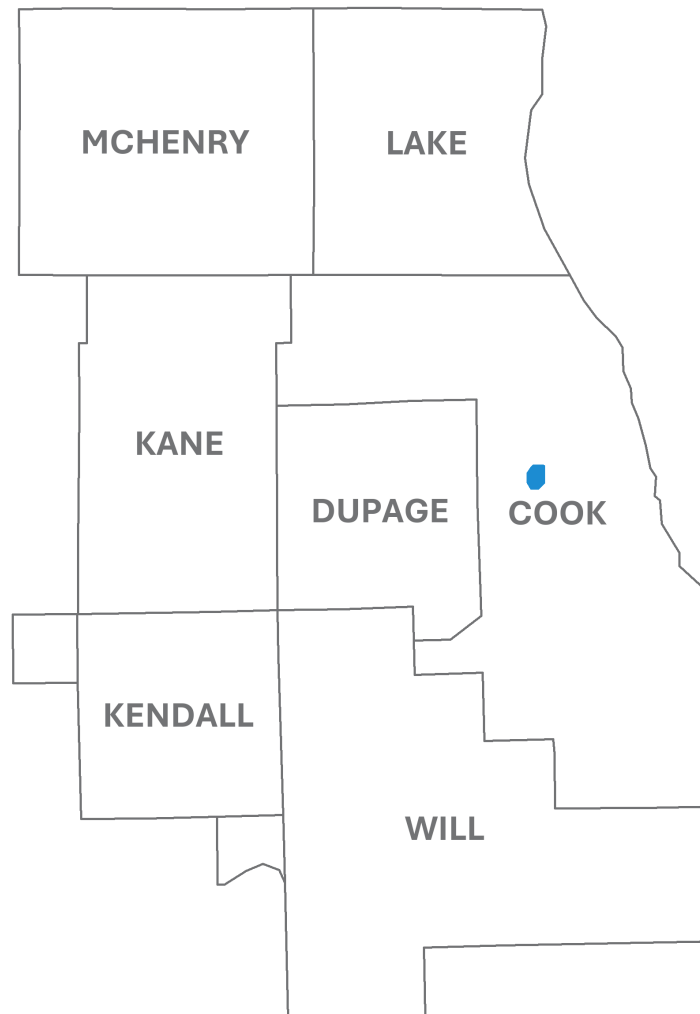




April 2025

# River Forest

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 River Forest, 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 River Forest 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 River Forest. 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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Owner-occupied	3,806	89.0	1,198,834	57.5	2,116,804	64.6
Renter-occupied	469	11.0	885,744	42.5	1,159,292	35.4
<b>Total occupied households</b>	<b>4,275</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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
15 to 24	0	0.0	66,654	3.2	91,412	2.8
25 to 34	478	11.2	374,894	18.0	530,504	16.2
35 to 44	758	17.7	388,806	18.7	612,833	18.7
45 to 54	894	20.9	362,799	17.4	601,796	18.4
55 to 64	663	15.5	373,207	17.9	617,825	18.9
65 to 74	834	19.5	299,184	14.4	480,606	14.7
75 and over	648	15.2	219,034	10.5	341,120	10.4
<b>Total occupied households</b>	<b>4,275</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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
White (alone)	3,500	81.9	988,792	47.4	1,809,956	55.2
Hispanic or Latino (of any race)	210	4.9	412,205	19.8	597,976	18.3
African-American (alone)	233	5.5	480,731	23.1	558,216	17.0
Asian (alone)	253	5.9	155,057	7.4	235,642	7.2
Other/multiple races (non-Hispanic)	79	1.8	47,793	2.3	74,306	2.3
<b>Total occupied households</b>	<b>4,275</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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
With disability (1 or more people)	727	17.0	466,925	22.4	714,430	21.8
No disability	3,548	83.0	1,617,653	77.6	2,561,666	78.2
<b>Total occupied households</b>	<b>4,275</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 River Forest, 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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Occupied housing units	4,275	95.1	2,084,578	91.8	3,276,096	93.2
Vacant housing units	219	4.9	185,771	8.2	239,417	6.8
<b>Total housing units</b>	<b>4,494</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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1 unit	2,978	66.3	1,027,143	45.2	2,011,485	57.2
2 to 4 units	239	5.3	447,716	19.7	509,798	14.5
5 to 49 units	1,152	25.6	462,530	20.4	595,338	16.9
50 or more units	125	2.8	313,984	13.8	368,224	10.5
Mobile home/other*	0	0.0	18,976	0.8	30,668	0.9
<b>Total housing units</b>	<b>4,494</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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1939 or earlier	1,991	44.3	634,463	27.9	731,377	20.8
1940 to 1959	1,159	25.8	482,904	21.3	624,298	17.8
1960 to 1979	791	17.6	565,785	24.9	892,565	25.4
1980 to 1999	168	3.7	311,897	13.7	699,540	19.9
2000 or later	385	8.6	275,300	12.1	567,733	16.1
<b>Total housing units</b>	<b>4,494</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>1945</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**

	River Forest	Cook County	CMAP region
Number of residential sales	242	80,017	125,069
Median residential sales price	\$473,750	\$290,000	\$295,000
Share of sales purchased by investor buyers**	4.5%	14.1%	11.7%
<b>Total sales per 100 residential properties</b>	<b>5.8</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**

	River Forest	Cook County	CMAP region
Total loans on residential properties	366	116,964	202,403
<b>Total loans per 100 residential properties</b>	<b>8.7</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**

	River Forest	Cook County	CMAP region
Total residential foreclosure filings	8	8,778	13,150
<b>Total foreclosure filings per 100 residential properties</b>	<b>0.2</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 River Forest. 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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	898	23.6	317,503	26.5	486,677	23.0
2-person household	1,280	33.6	379,099	31.6	688,976	32.5
3-person household	671	17.6	191,613	16.0	354,379	16.7
4-or-more-person household	957	25.1	310,619	25.9	586,772	27.7
<b>Total owner-occupied households</b>	<b>3,806</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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$50,000	593	15.6	254,073	21.2	387,562	18.3
\$50,000 to \$74,999	383	10.1	154,491	12.9	263,757	12.5
\$75,000 to \$99,999	225	5.9	152,332	12.7	262,774	12.4
\$100,000 to \$149,999	521	13.7	236,941	19.8	440,556	20.8
\$150,000 or more	2,084	54.8	400,997	33.4	762,155	36.0
<b>Total owner-occupied households</b>	<b>3,806</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>\$166,932</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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Total households with mortgage	2,321	61.0	754,757	63.0	1,374,901	65.0
Total households not mortgaged	1,485	39.0	444,077	37.0	741,903	35.0
<b>Total owner-occupied households</b>	<b>3,806</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	192	8.3	113,972	15.1	175,136	12.7
\$50,000 to \$99,999	260	11.2	183,949	24.4	322,792	23.5
\$100,000 to \$149,999	411	17.7	159,912	21.2	306,746	22.3
\$150,000 or more	1,458	62.8	296,924	39.3	570,227	41.5
<b>Total households with mortgage</b>	<b>2,321</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	401	27.0	140,101	31.5	212,426	28.6
\$50,000 to \$99,999	348	23.4	122,874	27.7	203,739	27.5
\$100,000 to \$149,999	110	7.4	77,029	17.3	133,810	18.0
\$150,000 or more	626	42.2	104,073	23.4	191,928	25.9
<b>Total households not mortgaged</b>	<b>1,485</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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$700	110	2.9	145,408	12.1	216,396	10.2
\$700 to \$999	224	5.9	159,951	13.3	262,333	12.4
\$1,000 to \$1,499	452	11.9	219,052	18.3	391,765	18.5
\$1,500 to \$1,999	414	10.9	198,897	16.6	365,928	17.3
\$2,000 to \$2,499	488	12.8	159,697	13.3	301,265	14.2
\$2,500 to \$2,999	435	11.4	110,818	9.2	210,864	10.0
\$3,000 to \$3,499	343	9.0	68,428	5.7	131,712	6.2
\$3,500 or more	1,340	35.2	136,583	11.4	236,541	11.2
<b>Total owner-occupied households</b>	<b>3,806</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	\$4,001		\$2,232		\$2,261	
Median monthly owner costs for households without a mortgage	\$1,501		\$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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	2,584	68.1	860,015	72.4	1,568,530	74.7
Cost burdened (30% - 50%)	674	17.8	178,255	15.0	304,339	14.5
Severely cost burdened (over 50%)	534	14.1	149,188	12.6	227,071	10.8
<b>Total owner-occupied households computed</b>	<b>3,792</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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
<i>Less than \$20,000</i>						
Not cost burdened	0	0.0	3,653	5.1	4,943	4.8
Cost burdened	0	0.0	8,179	11.4	11,524	11.2
Severely cost burdened	122	100.0	60,103	83.6	86,703	84.0
<b>Total households less than \$20,000</b>	122	100.0	71,935	100.0	103,170	100.0
<i>\$20,000 to \$34,999</i>						
Not cost burdened	0	0.0	20,083	25.0	29,590	24.0
Cost burdened	63	28.4	23,101	28.7	36,848	29.9
Severely cost burdened	159	71.6	37,218	46.3	56,700	46.0
<b>Total households \$20,000 - \$34,999</b>	222	100.0	80,402	100.0	123,138	100.0
<i>\$35,000 to \$49,999</i>						
Not cost burdened	66	28.1	39,782	44.0	62,597	43.4
Cost burdened	86	36.6	26,985	29.9	44,159	30.6
Severely cost burdened	83	35.3	23,593	26.1	37,634	26.1
<b>Total households \$35,000 - \$49,999</b>	235	100.0	90,360	100.0	144,390	100.0
<i>\$50,000 to \$74,999</i>						
Not cost burdened	140	36.6	90,988	58.9	153,798	58.3
Cost burdened	155	40.5	47,078	30.5	82,799	31.4
Severely cost burdened	88	23.0	16,425	10.6	27,160	10.3
<b>Total households \$50,000 - \$74,999</b>	383	100.0	154,491	100.0	263,757	100.0
<i>\$75,000 to \$99,999</i>						
Not cost burdened	110	48.9	111,578	73.2	193,510	73.6
Cost burdened	85	37.8	33,887	22.2	59,028	22.5
Severely cost burdened	30	13.3	6,867	4.5	10,236	3.9
<b>Total households \$75,000 - \$99,999</b>	225	100.0	152,332	100.0	262,774	100.0
<i>\$100,000 or more</i>						
Not cost burdened	2,268	87.1	593,931	93.1	1,124,092	93.5
Cost burdened	285	10.9	39,025	6.1	69,981	5.8
Severely cost burdened	52	2.0	4,982	0.8	8,638	0.7
<b>Total households \$100,000 or more</b>	2,605	100.0	637,938	100.0	1,202,711	100.0

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

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

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

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

	River Forest	Cook County	CMAP region
<b>New homebuyers</b>	264	93,002	168,252
Median homebuyer income	\$194,500	\$101,000	\$105,000
Median purchase price**	\$620,000	\$325,000	\$335,000
Median loan amount	\$485,000	\$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 River Forest. Specific tables exploring housing affordability include data on renter incomes, rent, and cost burden status.

Renter household size, 2023

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	335	71.4	397,286	44.9	498,940	43.0
2-person household	63	13.4	243,785	27.5	319,041	27.5
3-person household	51	10.9	109,890	12.4	149,639	12.9
4-or-more-person household	20	4.3	134,783	15.2	191,672	16.5
<b>Total renter-occupied households</b>	<b>469</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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	147	31.3	226,803	25.6	280,927	24.2
\$25,000 to \$34,999	0	0.0	80,697	9.1	103,573	8.9
\$35,000 to \$49,999	214	45.6	109,476	12.4	143,394	12.4
\$50,000 to \$74,999	15	3.2	143,073	16.2	194,386	16.8
\$75,000 to \$99,999	41	8.7	104,333	11.8	145,050	12.5
\$100,000 to \$149,999	15	3.2	119,205	13.5	161,247	13.9
\$150,000 or more	37	7.9	102,157	11.5	130,715	11.3
<b>Total renter-occupied households</b>	<b>469</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>\$45,772</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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Households with cash rent	404	86.1	856,903	96.7	1,120,536	96.7
Households no cash rent	65	13.9	28,841	3.3	38,756	3.3
<b>Total renter-occupied households</b>	<b>469</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	20	5.0	65,649	7.7	78,767	7.0
\$600 to \$899	0	0.0	77,278	9.0	93,999	8.4
\$900 to \$1,249	38	9.4	214,037	25.0	270,798	24.2
\$1,250 to \$1,499	223	55.2	136,276	15.9	182,538	16.3
\$1,500 to \$1,999	97	24.0	179,532	21.0	252,873	22.6
\$2,000 to \$2,499	26	6.4	95,993	11.2	131,168	11.7
\$2,500 or more	0	0.0	88,138	10.3	110,393	9.9
<b>Total households with cash rent</b>	<b>404</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>\$1,411</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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	91	22.5	431,995	52.0	567,331	52.1
Cost burdened (30% - 50%)	251	62.1	191,408	23.0	254,640	23.4
Severely cost burdened (over 50%)	62	15.3	207,644	25.0	266,938	24.5
<b>Total renter-occupied households computed</b>	<b>404</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

	River Forest		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
<i>Less than \$20,000</i>						
Not cost burdened	0	0.0	14,979	10.2	17,817	9.9
Cost burdened	0	0.0	17,106	11.7	20,393	11.4
Severely cost burdened	24	100.0	114,243	78.1	141,153	78.7
<b>Total households less than \$20,000</b>	<b>24</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	20	34.5	14,313	11.8	17,283	11.1
Cost burdened	0	0.0	43,353	35.8	53,449	34.4
Severely cost burdened	38	65.5	63,532	52.4	84,869	54.5
<b>Total households \$20,000 - \$34,999</b>	<b>58</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	0	0.0	29,348	27.7	35,789	25.8
Cost burdened	214	100.0	55,845	52.6	75,053	54.0
Severely cost burdened	0	0.0	20,906	19.7	28,088	20.2
<b>Total households \$35,000 - \$49,999</b>	<b>214</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	0	0.0	82,332	59.4	107,722	57.1
Cost burdened	15	100.0	49,360	35.6	70,926	37.6
Severely cost burdened	0	0.0	6,948	5.0	9,894	5.2
<b>Total households \$50,000 - \$74,999</b>	<b>15</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	19	46.3	84,018	82.2	115,995	81.9
Cost burdened	22	53.7	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>41</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	52	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>52</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.