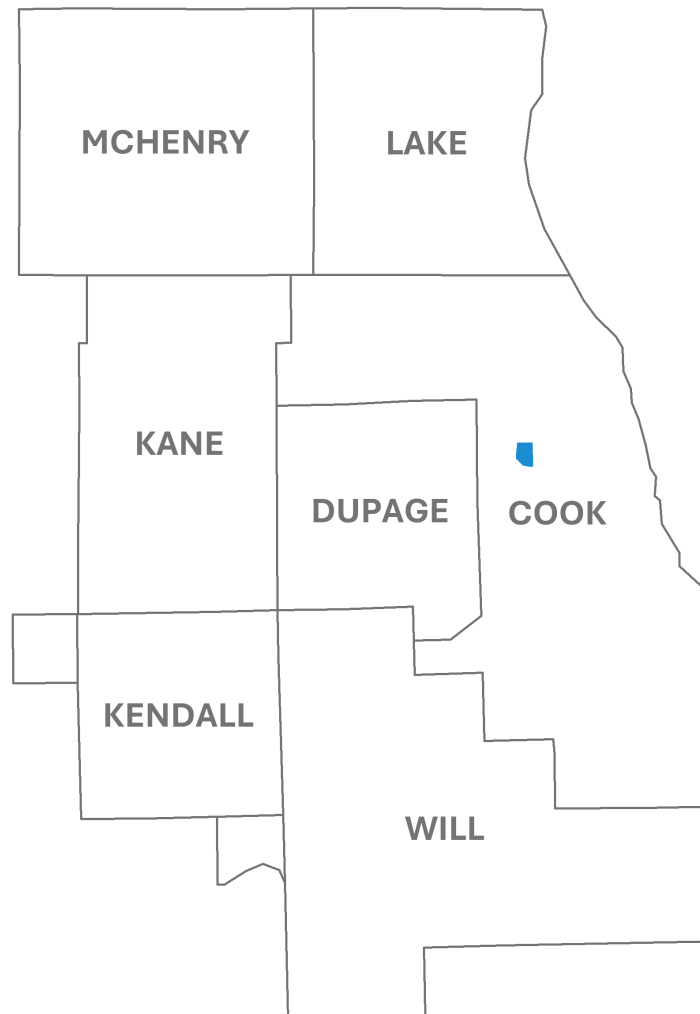




April 2025

River Grove

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 to find help. Available across northeastern Illinois, 211 is a free, 24-hour service that connects residents to housing, food, utility payment assistance, healthcare, transportation, childcare, jobs, mental health, and more.

CMAP will update the Local Housing Profiles each year to reflect the most recent data available. The latest version is available on the CMAP website at cmap.is/local-housing-profiles. The data tables are also available on the [CMAP Data Hub](#). Please send questions to info@cmap.illinois.gov.

To improve these profiles in the future, CMAP wants to hear from you! Please take a quick [survey](#) to describe how you use this data and what you would like to see in future Local Housing Profiles.

User notes

Coverage

This snapshot is for River Grove, 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 Grove 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.

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 if you have additional questions.

Data for all households

These tables summarize the general demographic and social characteristics of all households in River Grove. 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 Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Owner-occupied	2,448	59.6	1,198,834	57.5	2,116,804	64.6
Renter-occupied	1,658	40.4	885,744	42.5	1,159,292	35.4
Total occupied households	4,106	100.0	2,084,578	100.0	3,276,096	100.0

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

Universe: Occupied households

Head of household age, 2023

	River Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
15 to 24	150	3.7	66,654	3.2	91,412	2.8
25 to 34	608	14.8	374,894	18.0	530,504	16.2
35 to 44	775	18.9	388,806	18.7	612,833	18.7
45 to 54	796	19.4	362,799	17.4	601,796	18.4
55 to 64	680	16.6	373,207	17.9	617,825	18.9
65 to 74	712	17.3	299,184	14.4	480,606	14.7
75 and over	385	9.4	219,034	10.5	341,120	10.4
Total occupied households	4,106	100.0	2,084,578	100.0	3,276,096	100.0

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 Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
White (alone)	2,776	67.6	988,792	47.4	1,809,956	55.2
Hispanic or Latino (of any race)	1,114	27.1	412,205	19.8	597,976	18.3
African-American (alone)	0	0.0	480,731	23.1	558,216	17.0
Asian (alone)	124	3.0	155,057	7.4	235,642	7.2
Other/multiple races (non-Hispanic)	92	2.2	47,793	2.3	74,306	2.3
Total occupied households	4,106	100.0	2,084,578	100.0	3,276,096	100.0

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 Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
With disability (1 or more people)	759	18.5	466,925	22.4	714,430	21.8
No disability	3,347	81.5	1,617,653	77.6	2,561,666	78.2
Total occupied households	4,106	100.0	2,084,578	100.0	3,276,096	100.0

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 Grove, 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 Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Occupied housing units	4,106	92.1	2,084,578	91.8	3,276,096	93.2
Vacant housing units	350	7.9	185,771	8.2	239,417	6.8
Total housing units	4,456	100.0	2,270,349	100.0	3,515,513	100.0

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

Universe: Housing units

Housing units by type of structure, 2023

	River Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1 unit	2,178	48.9	1,027,143	45.2	2,011,485	57.2
2 to 4 units	421	9.4	447,716	19.7	509,798	14.5
5 to 49 units	1,685	37.8	462,530	20.4	595,338	16.9
50 or more units	172	3.9	313,984	13.8	368,224	10.5
Mobile home/other*	0	0.0	18,976	0.8	30,668	0.9
Total housing units	4,456	100.0	2,270,349	100.0	3,515,513	100.0

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 Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1939 or earlier	667	15.0	634,463	27.9	731,377	20.8
1940 to 1959	1,478	33.2	482,904	21.3	624,298	17.8
1960 to 1979	1,758	39.5	565,785	24.9	892,565	25.4
1980 to 1999	456	10.2	311,897	13.7	699,540	19.9
2000 or later	97	2.2	275,300	12.1	567,733	16.1
Total housing units	4,456	100.0	2,270,349	100.0	3,515,513	100.0
Median year built	1961		1961		1984	

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 Grove	Cook County	CMAP region
Number of residential sales	134	80,017	125,069
Median residential sales price	\$267,500	\$290,000	\$295,000
Share of sales purchased by investor buyers**	14.9%	14.1%	11.7%
Total sales per 100 residential properties	4.3	5.3	5.0

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 Grove	Cook County	CMAP region
Total loans on residential properties	219	116,964	202,403
Total loans per 100 residential properties	7.0	7.8	8.1

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 Grove	Cook County	CMAP region
Total residential foreclosure filings	14	8,778	13,150
Total foreclosure filings per 100 residential properties	0.4	0.6	0.5

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 Grove. 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 Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	846	34.6	317,503	26.5	486,677	23.0
2-person household	769	31.4	379,099	31.6	688,976	32.5
3-person household	336	13.7	191,613	16.0	354,379	16.7
4-or-more-person household	497	20.3	310,619	25.9	586,772	27.7
Total owner-occupied households	2,448	100.0	1,198,834	100.0	2,116,804	100.0

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

Universe: Owner-occupied households

Owner household income, 2023

	River Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$50,000	776	31.7	254,073	21.2	387,562	18.3
\$50,000 to \$74,999	287	11.7	154,491	12.9	263,757	12.5
\$75,000 to \$99,999	384	15.7	152,332	12.7	262,774	12.4
\$100,000 to \$149,999	544	22.2	236,941	19.8	440,556	20.8
\$150,000 or more	457	18.7	400,997	33.4	762,155	36.0
Total owner-occupied households	2,448	100.0	1,198,834	100.0	2,116,804	100.0
Median owner-occupied household income	\$81,352		\$106,889		\$120,738	

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 Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Total households with mortgage	1,445	59.0	754,757	63.0	1,374,901	65.0
Total households not mortgaged	1,003	41.0	444,077	37.0	741,903	35.0
Total owner-occupied households	2,448	100.0	1,198,834	100.0	2,116,804	100.0
<i>Households with mortgage</i>						
Less than \$50,000	416	28.8	113,972	15.1	175,136	12.7
\$50,000 to \$99,999	387	26.8	183,949	24.4	322,792	23.5
\$100,000 to \$149,999	352	24.4	159,912	21.2	306,746	22.3
\$150,000 or more	290	20.1	296,924	39.3	570,227	41.5
Total households with mortgage	1,445	100.0	754,757	100.0	1,374,901	100.0
<i>Households without mortgage</i>						
Less than \$50,000	360	35.9	140,101	31.5	212,426	28.6
\$50,000 to \$99,999	284	28.3	122,874	27.7	203,739	27.5
\$100,000 to \$149,999	192	19.1	77,029	17.3	133,810	18.0
\$150,000 or more	167	16.7	104,073	23.4	191,928	25.9
Total households not mortgaged	1,003	100.0	444,077	100.0	741,903	100.0

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 Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$700	501	20.5	145,408	12.1	216,396	10.2
\$700 to \$999	545	22.3	159,951	13.3	262,333	12.4
\$1,000 to \$1,499	425	17.4	219,052	18.3	391,765	18.5
\$1,500 to \$1,999	373	15.2	198,897	16.6	365,928	17.3
\$2,000 to \$2,499	342	14.0	159,697	13.3	301,265	14.2
\$2,500 to \$2,999	198	8.1	110,818	9.2	210,864	10.0
\$3,000 to \$3,499	0	0.0	68,428	5.7	131,712	6.2
\$3,500 or more	64	2.6	136,583	11.4	236,541	11.2
Total owner-occupied households	2,448	100.0	1,198,834	100.0	2,116,804	100.0
Median monthly owner costs for households with a mortgage	\$1,856		\$2,232		\$2,261	
Median monthly owner costs for households without a mortgage	\$757		\$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 Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	1,666	68.9	860,015	72.4	1,568,530	74.7
Cost burdened (30% - 50%)	352	14.6	178,255	15.0	304,339	14.5
Severely cost burdened (over 50%)	399	16.5	149,188	12.6	227,071	10.8
Total owner-occupied households computed	2,417	100.0	1,187,458	100.0	2,099,940	100.0

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 Grove		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	102	35.8	8,179	11.4	11,524	11.2
Severely cost burdened	183	64.2	60,103	83.6	86,703	84.0
Total households less than \$20,000	285	100.0	71,935	100.0	103,170	100.0
<i>\$20,000 to \$34,999</i>						
Not cost burdened	39	26.2	20,083	25.0	29,590	24.0
Cost burdened	54	36.2	23,101	28.7	36,848	29.9
Severely cost burdened	56	37.6	37,218	46.3	56,700	46.0
Total households \$20,000 - \$34,999	149	100.0	80,402	100.0	123,138	100.0
<i>\$35,000 to \$49,999</i>						
Not cost burdened	114	36.7	39,782	44.0	62,597	43.4
Cost burdened	86	27.7	26,985	29.9	44,159	30.6
Severely cost burdened	111	35.7	23,593	26.1	37,634	26.1
Total households \$35,000 - \$49,999	311	100.0	90,360	100.0	144,390	100.0
<i>\$50,000 to \$74,999</i>						
Not cost burdened	169	58.9	90,988	58.9	153,798	58.3
Cost burdened	69	24.0	47,078	30.5	82,799	31.4
Severely cost burdened	49	17.1	16,425	10.6	27,160	10.3
Total households \$50,000 - \$74,999	287	100.0	154,491	100.0	263,757	100.0
<i>\$75,000 to \$99,999</i>						
Not cost burdened	343	89.3	111,578	73.2	193,510	73.6
Cost burdened	41	10.7	33,887	22.2	59,028	22.5
Severely cost burdened	0	0.0	6,867	4.5	10,236	3.9
Total households \$75,000 - \$99,999	384	100.0	152,332	100.0	262,774	100.0
<i>\$100,000 or more</i>						
Not cost burdened	1,001	100.0	593,931	93.1	1,124,092	93.5
Cost burdened	0	0.0	39,025	6.1	69,981	5.8
Severely cost burdened	0	0.0	4,982	0.8	8,638	0.7
Total households \$100,000 or more	1,001	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 Grove	Cook County	CMAP region
New homebuyers	186	93,002	168,252
Median homebuyer income	\$75,500	\$101,000	\$105,000
Median purchase price**	\$262,500	\$325,000	\$335,000
Median loan amount	\$242,500	\$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 Grove. Specific tables exploring housing affordability include data on renter incomes, rent, and cost burden status.

Renter household size, 2023

	River Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	577	34.8	397,286	44.9	498,940	43.0
2-person household	249	15.0	243,785	27.5	319,041	27.5
3-person household	221	13.3	109,890	12.4	149,639	12.9
4-or-more-person household	611	36.9	134,783	15.2	191,672	16.5
Total renter-occupied households	1,658	100.0	885,744	100.0	1,159,292	100.0

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

Universe: Renter-occupied households

Renter household income, 2023

	River Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	218	13.1	226,803	25.6	280,927	24.2
\$25,000 to \$34,999	154	9.3	80,697	9.1	103,573	8.9
\$35,000 to \$49,999	197	11.9	109,476	12.4	143,394	12.4
\$50,000 to \$74,999	431	26.0	143,073	16.2	194,386	16.8
\$75,000 to \$99,999	327	19.7	104,333	11.8	145,050	12.5
\$100,000 to \$149,999	288	17.4	119,205	13.5	161,247	13.9
\$150,000 or more	43	2.6	102,157	11.5	130,715	11.3
Total renter-occupied households	1,658	100.0	885,744	100.0	1,159,292	100.0
Median renter-occupied household income	\$69,096		\$54,142		\$59,724	

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 Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Households with cash rent	1,495	90.2	856,903	96.7	1,120,536	96.7
Households no cash rent	163	9.8	28,841	3.3	38,756	3.3
Total renter-occupied households	1,658	100.0	885,744	100.0	1,159,292	100.0
<i>Households with cash rent</i>						
Less than \$600	0	0.0	65,649	7.7	78,767	7.0
\$600 to \$899	166	11.1	77,278	9.0	93,999	8.4
\$900 to \$1,249	615	41.1	214,037	25.0	270,798	24.2
\$1,250 to \$1,499	336	22.5	136,276	15.9	182,538	16.3
\$1,500 to \$1,999	221	14.8	179,532	21.0	252,873	22.6
\$2,000 to \$2,499	20	1.3	95,993	11.2	131,168	11.7
\$2,500 or more	137	9.2	88,138	10.3	110,393	9.9
Total households with cash rent	1,495	100.0	856,903	100.0	1,120,536	100.0
Median gross rent	\$1,230		\$1,381		\$1,483	

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 Grove		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	903	61.6	431,995	52.0	567,331	52.1
Cost burdened (30% - 50%)	336	22.9	191,408	23.0	254,640	23.4
Severely cost burdened (over 50%)	228	15.5	207,644	25.0	266,938	24.5
Total renter-occupied households computed	1,467	100.0	831,047	100.0	1,088,909	100.0

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 Grove		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	146	100.0	114,243	78.1	141,153	78.7
Total households less than \$20,000	146	100.0	146,328	100.0	179,363	100.0
<i>\$20,000 to \$34,999</i>						
Not cost burdened	0	0.0	14,313	11.8	17,283	11.1
Cost burdened	134	80.2	43,353	35.8	53,449	34.4
Severely cost burdened	33	19.8	63,532	52.4	84,869	54.5
Total households \$20,000 - \$34,999	167	100.0	121,198	100.0	155,601	100.0
<i>\$35,000 to \$49,999</i>						
Not cost burdened	92	46.7	29,348	27.7	35,789	25.8
Cost burdened	105	53.3	55,845	52.6	75,053	54.0
Severely cost burdened	0	0.0	20,906	19.7	28,088	20.2
Total households \$35,000 - \$49,999	197	100.0	106,099	100.0	138,930	100.0
<i>\$50,000 to \$74,999</i>						
Not cost burdened	311	72.2	82,332	59.4	107,722	57.1
Cost burdened	71	16.5	49,360	35.6	70,926	37.6
Severely cost burdened	49	11.4	6,948	5.0	9,894	5.2
Total households \$50,000 - \$74,999	431	100.0	138,640	100.0	188,542	100.0
<i>\$75,000 to \$99,999</i>						
Not cost burdened	195	100.0	84,018	82.2	115,995	81.9
Cost burdened	0	0.0	16,984	16.6	23,774	16.8
Severely cost burdened	0	0.0	1,185	1.2	1,788	1.3
Total households \$75,000 - \$99,999	195	100.0	102,187	100.0	141,557	100.0
<i>\$100,000 or more</i>						
Not cost burdened	305	92.1	207,005	95.6	272,725	95.7
Cost burdened	26	7.9	8,760	4.0	11,045	3.9
Severely cost burdened	0	0.0	830	0.4	1,146	0.4
Total households \$100,000 or more	331	100.0	216,595	100.0	284,916	100.0

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.