

Age 50 Profile

100 S Wacker Dr, Chicago, Illinois, 60606
Ring: 1 mile radius

Sample Report
Latitude: 41.8803
Longitude: -87.6375

Demographic Summary	Census 2020			2025			2030			2025-2030	2025-2030
									Change	Annual Rate	
Total Population	79,998			85,883			90,628		4,745	1.08%	
Population 50+	13,694			15,135			16,697		1,562	1.98%	
Median Age	31.9			32.5			32.9		0.4	0.24%	
Households	47,140			52,380			56,302		3,922	1.45%	
% Householders 55+	16.6%			17.2%			18.1%		0.9	1.03%	
Total Owner-Occupied Housing Units	15,016			15,775			16,715		940	1.16%	
Total Renter-Occupied Housing Units	32,124			36,605			39,586		2,981	1.58%	
Owner/Renter Ratio (per 100 renters)	47			43			42		-1	-0.47%	
Median Home Value	-			\$464,103			\$490,138		\$26,035	1.10%	
Average Home Value	-			\$605,551			\$637,721		\$32,170	1.04%	
Median Household Income	-			\$138,427			\$147,664		\$9,237	1.30%	
Median Household Income for Householder 55+	-			\$134,396			\$143,506		\$9,110	1.32%	

Population by Age and Sex						
Male Population	Census 2020		2025		2030	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	6,961	100.0%	1,932	100.0%	8,489	100.0%
50-54	1,635	23.5%	1,740	22.5%	1,932	22.8%
55-59	1,632	23.4%	1,590	20.6%	1,652	19.5%
60-64	1,327	19.1%	1,427	18.4%	1,412	16.6%
65-69	918	13.2%	1,109	14.3%	1,189	14.0%
70-74	666	9.6%	795	10.3%	948	11.2%
75-79	431	6.2%	584	7.5%	694	8.2%
80-84	201	2.9%	296	3.8%	394	4.6%
85+	151	2.2%	196	2.5%	268	3.2%

Female Population	Census 2020		2025		2030	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	6,733	100.0%	7,398	100.0%	8,208	100.0%
50-54	1,436	21.3%	1,500	20.3%	1,622	19.8%
55-59	1,478	22.0%	1,414	19.1%	1,516	18.5%
60-64	1,187	17.6%	1,303	17.6%	1,282	15.6%
65-69	1,005	14.9%	1,081	14.6%	1,215	14.8%
70-74	772	11.5%	921	12.4%	1,013	12.3%
75-79	402	6.0%	592	8.0%	721	8.8%
80-84	229	3.4%	308	4.2%	457	5.6%
85+	224	3.3%	279	3.8%	382	4.7%

Total Population	Census 2020		2025		2030	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total (50+)	13,694	17.1%	15,135	17.6%	16,697	18.4%
50-54	3,071	3.8%	3,240	3.8%	3,554	3.9%
55-59	3,110	3.9%	3,004	3.5%	3,168	3.5%
60-64	2,514	3.1%	2,730	3.2%	2,694	3.0%
65-69	1,923	2.4%	2,190	2.5%	2,404	2.7%
70-74	1,439	1.8%	1,716	2.0%	1,961	2.2%
75-79	833	1.0%	1,176	1.4%	1,415	1.6%
80-84	430	0.5%	604	0.7%	851	0.9%
85+	375	0.5%	475	0.6%	650	0.7%
65+	5,000	6.3%	6,161	7.2%	7,281	8.0%
75+	1,638	2.0%	2,255	2.6%	2,916	3.2%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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2025 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	4,152	100%	3,051	100%	1,831	100%	9,034	100%
<\$15,000	264	6.4%	220	7.2%	257	14.0%	741	8.2%
\$15,000-\$24,999	69	1.7%	90	2.9%	82	4.5%	241	2.7%
\$25,000-\$34,999	121	2.9%	169	5.5%	201	11.0%	491	5.4%
\$35,000-\$49,999	118	2.8%	278	9.1%	249	13.6%	645	7.1%
\$50,000-\$74,999	193	4.6%	422	13.8%	205	11.2%	820	9.1%
\$75,000-\$99,999	225	5.4%	235	7.7%	150	8.2%	610	6.8%
\$100,000-\$149,999	682	16.4%	383	12.6%	220	12.0%	1,285	14.2%
\$150,000-\$199,999	538	13.0%	306	10.0%	204	11.1%	1,048	11.6%
\$200,000+	1,942	46.8%	949	31.1%	264	14.4%	3,155	34.9%
Median HH Income	\$184,901		\$111,385		\$63,599		\$134,396	
Average HH Income	\$235,176		\$175,536		\$114,956		\$190,626	

2030 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	4,298	100%	3,465	100%	2,414	100%	10,177	100%
<\$15,000	224	5.2%	217	6.3%	301	12.5%	742	7.3%
\$15,000-\$24,999	58	1.3%	85	2.5%	94	3.9%	237	2.3%
\$25,000-\$34,999	99	2.3%	160	4.6%	234	9.7%	493	4.8%
\$35,000-\$49,999	96	2.2%	271	7.8%	302	12.5%	669	6.6%
\$50,000-\$74,999	184	4.3%	469	13.5%	271	11.2%	924	9.1%
\$75,000-\$99,999	218	5.1%	257	7.4%	194	8.0%	669	6.6%
\$100,000-\$149,999	727	16.9%	455	13.1%	317	13.1%	1,499	14.7%
\$150,000-\$199,999	592	13.8%	373	10.8%	303	12.6%	1,268	12.5%
\$200,000+	2,100	48.9%	1,176	33.9%	399	16.5%	3,675	36.1%
Median HH Income	\$194,727		\$125,874		\$75,565		\$143,506	
Average HH Income	\$243,373		\$186,606		\$125,256		\$196,047	

Census 2020 Occupied Housing Units by Age of Householder 55+

	Number	Percent	% Total HHS
Total	7,826	100.0%	16.6%
Owner Occupied Housing Units	4,634	59.2%	9.8%
Householder Age 55-64	2,180	27.9%	4.6%
Householder Age 65-74	1,663	21.2%	3.5%
Householder Age 75-84	620	7.9%	1.3%
Householder Age 85+	171	2.2%	0.4%
Renter Occupied Housing Units	3,192	40.8%	6.8%
Householder Age 55-64	1,741	22.2%	3.7%
Householder Age 65-74	908	11.6%	1.9%
Householder Age 75-84	386	4.9%	0.8%
Householder Age 85+	157	2.0%	0.3%

Data Note: 2025 household income represents an estimate of annual income as of July 1, 2025.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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Demographic Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Total Population	398,938	404,831	413,853	9,022	0.44%
Population 50+	98,967	102,031	107,583	5,552	1.07%
Median Age	33.4	34.0	34.8	0.8	0.47%
Households	212,292	224,866	234,916	10,050	0.88%
% Householders 55+	26.4%	26.8%	27.7%	0.9	0.66%
Total Owner-Occupied Housing Units	74,250	79,491	84,148	4,657	1.15%
Total Renter-Occupied Housing Units	138,042	145,375	150,768	5,393	0.73%
Owner/Renter Ratio (per 100 renters)	54	55	56	1	0.36%
Median Home Value	-	\$519,867	\$562,698	\$42,831	1.60%
Average Home Value	-	\$664,789	\$685,286	\$20,497	0.61%
Median Household Income	-	\$118,422	\$128,064	\$9,642	1.58%
Median Household Income for Householder 55+	-	\$94,089	\$105,880	\$11,791	2.39%

Population by Age and Sex						
Male Population	Census 2020		2025		2030	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	46,083	100.0%	9,350	100.0%	50,322	100.0%
50-54	9,121	19.8%	9,197	19.2%	9,350	18.6%
55-59	8,938	19.4%	8,473	17.6%	8,503	16.9%
60-64	8,129	17.6%	8,014	16.7%	7,768	15.4%
65-69	6,945	15.1%	7,153	14.9%	7,210	14.3%
70-74	5,439	11.8%	5,913	12.3%	6,256	12.4%
75-79	3,578	7.8%	4,631	9.6%	5,177	10.3%
80-84	2,207	4.8%	2,663	5.5%	3,562	7.1%
85+	1,726	3.7%	1,963	4.1%	2,496	5.0%

Female Population	Census 2020		2025		2030	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	52,884	100.0%	54,026	100.0%	57,261	100.0%
50-54	9,295	17.6%	9,054	16.8%	9,319	16.3%
55-59	9,519	18.0%	8,590	15.9%	8,716	15.2%
60-64	8,917	16.9%	8,722	16.1%	8,282	14.5%
65-69	8,122	15.4%	7,982	14.8%	8,264	14.4%
70-74	6,795	12.8%	7,413	13.7%	7,616	13.3%
75-79	4,566	8.6%	5,780	10.7%	6,670	11.6%
80-84	2,795	5.3%	3,531	6.5%	4,661	8.1%
85+	2,875	5.4%	2,954	5.5%	3,733	6.5%

Total Population	Census 2020		2025		2030	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total (50+)	98,967	24.8%	102,031	25.2%	107,583	26.0%
50-54	18,417	4.6%	18,250	4.5%	18,668	4.5%
55-59	18,457	4.6%	17,063	4.2%	17,219	4.2%
60-64	17,045	4.3%	16,736	4.1%	16,050	3.9%
65-69	15,066	3.8%	15,134	3.7%	15,474	3.7%
70-74	12,235	3.1%	13,326	3.3%	13,873	3.4%
75-79	8,144	2.0%	10,411	2.6%	11,847	2.9%
80-84	5,002	1.3%	6,194	1.5%	8,223	2.0%
85+	4,602	1.2%	4,917	1.2%	6,229	1.5%
65+	45,049	11.3%	49,982	12.3%	55,646	13.4%
75+	17,748	4.4%	21,522	5.3%	26,299	6.4%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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Ring: 3 mile radius

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2025 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	23,199	100%	20,484	100%	16,671	100%	60,354	100%
<\$15,000	2,430	10.5%	2,974	14.5%	3,195	19.2%	8,599	14.2%
\$15,000-\$24,999	880	3.8%	1,324	6.5%	1,510	9.1%	3,714	6.2%
\$25,000-\$34,999	811	3.5%	1,168	5.7%	1,359	8.2%	3,338	5.5%
\$35,000-\$49,999	1,066	4.6%	1,781	8.7%	2,089	12.5%	4,936	8.2%
\$50,000-\$74,999	1,544	6.7%	2,496	12.2%	1,831	11.0%	5,871	9.7%
\$75,000-\$99,999	1,704	7.3%	1,743	8.5%	1,198	7.2%	4,645	7.7%
\$100,000-\$149,999	3,509	15.1%	2,416	11.8%	1,847	11.1%	7,772	12.9%
\$150,000-\$199,999	2,644	11.4%	1,697	8.3%	1,508	9.0%	5,849	9.7%
\$200,000+	8,610	37.1%	4,885	23.8%	2,132	12.8%	15,627	25.9%
Median HH Income	\$143,384		\$81,027		\$51,837		\$94,089	
Average HH Income	\$197,077		\$144,680		\$104,578		\$153,751	

2030 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	23,095	100%	21,461	100%	20,610	100%	65,166	100%
<\$15,000	2,025	8.8%	2,761	12.9%	3,799	18.4%	8,585	13.2%
\$15,000-\$24,999	689	3.0%	1,083	5.0%	1,603	7.8%	3,375	5.2%
\$25,000-\$34,999	664	2.9%	1,016	4.7%	1,506	7.3%	3,186	4.9%
\$35,000-\$49,999	886	3.8%	1,616	7.5%	2,373	11.5%	4,875	7.5%
\$50,000-\$74,999	1,403	6.1%	2,578	12.0%	2,223	10.8%	6,204	9.5%
\$75,000-\$99,999	1,640	7.1%	1,822	8.5%	1,490	7.2%	4,952	7.6%
\$100,000-\$149,999	3,622	15.7%	2,719	12.7%	2,463	12.0%	8,804	13.5%
\$150,000-\$199,999	2,834	12.3%	1,933	9.0%	2,042	9.9%	6,809	10.4%
\$200,000+	9,332	40.4%	5,932	27.6%	3,112	15.1%	18,376	28.2%
Median HH Income	\$158,735		\$97,549		\$59,619		\$105,880	
Average HH Income	\$209,362		\$159,472		\$114,333		\$162,877	

Census 2020 Occupied Housing Units by Age of Householder 55+

	Number	Percent	% Total HHS
Total	56,083	100.0%	26.4%
Owner Occupied Housing Units	29,449	52.5%	13.9%
Householder Age 55-64	12,099	21.6%	5.7%
Householder Age 65-74	10,213	18.2%	4.8%
Householder Age 75-84	5,356	9.6%	2.5%
Householder Age 85+	1,781	3.2%	0.8%
Renter Occupied Housing Units	26,634	47.5%	12.5%
Householder Age 55-64	11,488	20.5%	5.4%
Householder Age 65-74	8,863	15.8%	4.2%
Householder Age 75-84	4,448	7.9%	2.1%
Householder Age 85+	1,835	3.3%	0.9%

Data Note: 2025 household income represents an estimate of annual income as of July 1, 2025.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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Demographic Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Total Population	873,174	860,198	862,494	2,296	0.05%
Population 50+	212,109	216,003	225,589	9,586	0.87%
Median Age	33.0	33.9	34.7	0.8	0.47%
Households	417,530	431,408	442,972	11,564	0.53%
% Householders 55+	27.3%	28.0%	29.0%	1.0	0.70%
Total Owner-Occupied Housing Units	143,182	153,421	162,713	9,292	1.18%
Total Renter-Occupied Housing Units	274,348	277,987	280,260	2,273	0.16%
Owner/Renter Ratio (per 100 renters)	52	55	58	3	1.07%
Median Home Value	-	\$487,027	\$529,399	\$42,372	1.68%
Average Home Value	-	\$621,927	\$644,580	\$22,653	0.72%
Median Household Income	-	\$102,657	\$111,418	\$8,761	1.65%
Median Household Income for Householder 55+	-	\$69,062	\$80,557	\$11,495	3.13%

Population by Age and Sex						
Male Population	Census 2020		2025		2030	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	99,904	100.0%	21,163	100.0%	106,398	100.0%
50-54	21,316	21.3%	21,030	20.5%	21,163	19.9%
55-59	20,028	20.0%	18,901	18.4%	18,653	17.5%
60-64	18,222	18.2%	17,472	17.0%	16,883	15.9%
65-69	14,745	14.8%	15,226	14.8%	14,928	14.0%
70-74	11,063	11.1%	12,244	11.9%	12,980	12.2%
75-79	6,899	6.9%	9,034	8.8%	10,341	9.7%
80-84	4,218	4.2%	4,999	4.9%	6,808	6.4%
85+	3,413	3.4%	3,705	3.6%	4,642	4.4%

Female Population	Census 2020		2025		2030	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	112,205	100.0%	113,394	100.0%	119,190	100.0%
50-54	21,000	18.7%	20,539	18.1%	20,663	17.3%
55-59	20,707	18.5%	18,762	16.5%	19,129	16.0%
60-64	19,479	17.4%	18,428	16.3%	17,615	14.8%
65-69	16,891	15.1%	16,811	14.8%	16,909	14.2%
70-74	13,456	12.0%	14,953	13.2%	15,627	13.1%
75-79	8,895	7.9%	11,065	9.8%	13,036	10.9%
80-84	5,741	5.1%	6,811	6.0%	8,904	7.5%
85+	6,036	5.4%	6,025	5.3%	7,307	6.1%

Total Population	Census 2020		2025		2030	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total (50+)	212,109	24.3%	216,003	25.1%	225,589	26.2%
50-54	42,316	4.8%	41,568	4.8%	41,826	4.8%
55-59	40,735	4.7%	37,663	4.4%	37,782	4.4%
60-64	37,702	4.3%	35,900	4.2%	34,498	4.0%
65-69	31,635	3.6%	32,037	3.7%	31,838	3.7%
70-74	24,519	2.8%	27,197	3.2%	28,607	3.3%
75-79	15,795	1.8%	20,098	2.3%	23,376	2.7%
80-84	9,959	1.1%	11,810	1.4%	15,712	1.8%
85+	9,449	1.1%	9,730	1.1%	11,950	1.4%
65+	91,357	10.5%	100,872	11.7%	111,483	12.9%
75+	35,203	4.0%	41,638	4.8%	51,038	5.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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2025 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	48,218	100%	41,459	100%	30,944	100%	120,621	100%
<\$15,000	6,554	13.6%	7,543	18.2%	6,889	22.3%	20,986	17.4%
\$15,000-\$24,999	2,411	5.0%	3,356	8.1%	3,406	11.0%	9,173	7.6%
\$25,000-\$34,999	2,317	4.8%	3,068	7.4%	2,877	9.3%	8,262	6.8%
\$35,000-\$49,999	3,354	7.0%	4,239	10.2%	3,742	12.1%	11,335	9.4%
\$50,000-\$74,999	4,488	9.3%	5,038	12.2%	3,463	11.2%	12,989	10.8%
\$75,000-\$99,999	3,986	8.3%	3,484	8.4%	2,193	7.1%	9,663	8.0%
\$100,000-\$149,999	6,877	14.3%	4,658	11.2%	3,057	9.9%	14,592	12.1%
\$150,000-\$199,999	4,734	9.8%	2,971	7.2%	2,219	7.2%	9,924	8.2%
\$200,000+	13,496	28.0%	7,104	17.1%	3,099	10.0%	23,699	19.6%
Median HH Income	\$105,275		\$60,513		\$43,141		\$69,062	
Average HH Income	\$161,521		\$116,954		\$89,227		\$127,655	

2030 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	47,686	100%	42,641	100%	38,220	100%	128,547	100%
<\$15,000	5,485	11.5%	6,864	16.1%	8,240	21.6%	20,589	16.0%
\$15,000-\$24,999	1,880	3.9%	2,756	6.5%	3,588	9.4%	8,224	6.4%
\$25,000-\$34,999	1,908	4.0%	2,707	6.3%	3,191	8.3%	7,806	6.1%
\$35,000-\$49,999	2,932	6.1%	3,941	9.2%	4,344	11.4%	11,217	8.7%
\$50,000-\$74,999	4,192	8.8%	5,265	12.3%	4,249	11.1%	13,706	10.7%
\$75,000-\$99,999	3,912	8.2%	3,668	8.6%	2,753	7.2%	10,333	8.0%
\$100,000-\$149,999	7,231	15.2%	5,252	12.3%	4,147	10.9%	16,630	12.9%
\$150,000-\$199,999	5,216	10.9%	3,469	8.1%	3,085	8.1%	11,770	9.2%
\$200,000+	14,929	31.3%	8,719	20.4%	4,623	12.1%	28,271	22.0%
Median HH Income	\$120,045		\$73,645		\$48,867		\$80,557	
Average HH Income	\$174,928		\$131,128		\$98,504		\$137,677	

Census 2020 Occupied Housing Units by Age of Householder 55+

	Number	Percent	% Total HHS
Total	113,811	100.0%	27.3%
Owner Occupied Housing Units	55,747	49.0%	13.4%
Householder Age 55-64	23,941	21.0%	5.7%
Householder Age 65-74	18,976	16.7%	4.5%
Householder Age 75-84	9,501	8.3%	2.3%
Householder Age 85+	3,329	2.9%	0.8%
Renter Occupied Housing Units	58,064	51.0%	13.9%
Householder Age 55-64	25,851	22.7%	6.2%
Householder Age 65-74	19,375	17.0%	4.6%
Householder Age 75-84	9,157	8.0%	2.2%
Householder Age 85+	3,681	3.2%	0.9%

Data Note: 2025 household income represents an estimate of annual income as of July 1, 2025.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.