

Executive Summary

100 S Wacker Dr, Chicago, Illinois, 60606
Rings: 1, 3, 5 mile radii

Sample Report
Latitude: 41.8803
Longitude: -87.6375

	1 mile	3 mile	5 mile
Population			
2010 Population	52,385	333,067	799,820
2020 Population	79,998	398,938	873,174
2025 Population	85,883	404,831	860,198
2030 Population	90,628	413,853	862,494
2010-2020 Annual Rate	4.32%	1.82%	0.88%
2020-2025 Annual Rate	1.36%	0.28%	-0.28%
2025-2030 Annual Rate	1.08%	0.44%	0.05%
2020 Male Population	50.9%	48.8%	49.1%
2020 Female Population	49.1%	51.2%	50.9%
2020 Median Age	31.9	33.4	33.0
2025 Male Population	51.7%	49.5%	49.7%
2025 Female Population	48.3%	50.5%	50.3%
2025 Median Age	32.5	34.0	33.9

In the identified area, the current year population is 860,198. In 2020, the Census count in the area was 873,174. The rate of change since 2020 was -0.28% annually. The five-year projection for the population in the area is 862,494 representing a change of 0.05% annually from 2025 to 2030. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 33.9, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	61.7%	54.7%	47.1%
2025 Black Alone	6.9%	12.2%	18.9%
2025 American Indian/Alaska Native Alone	0.2%	0.5%	0.8%
2025 Asian Alone	20.5%	17.4%	11.7%
2025 Pacific Islander Alone	0.1%	0.0%	0.0%
2025 Other Race	2.8%	6.4%	11.5%
2025 Two or More Races	7.8%	8.8%	9.9%
2025 Hispanic Origin (Any Race)	8.3%	14.4%	22.5%

Persons of Hispanic origin represent 22.5% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.8 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	113	110	96
2010 Households	29,833	170,697	357,858
2020 Households	47,140	212,292	417,530
2025 Households	52,380	224,866	431,408
2030 Households	56,302	234,916	442,972
2010-2020 Annual Rate	4.68%	2.20%	1.55%
2020-2025 Annual Rate	2.03%	1.10%	0.62%
2025-2030 Annual Rate	1.45%	0.88%	0.53%
2025 Average Household Size	1.54	1.75	1.94

The household count in this area has changed from 417,530 in 2020 to 431,408 in the current year, a change of 0.62% annually. The five-year projection of households is 442,972, a change of 0.53% annually from the current year total. Average household size is currently 1.94, compared to 2.04 in the year 2020. The number of families in the current year is 169,567 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2025 Percent of Income for Mortgage	21.0%	27.5%	29.7%
Median Household Income			
2025 Median Household Income	\$138,427	\$118,422	\$102,657
2030 Median Household Income	\$147,664	\$128,064	\$111,418
2025-2030 Annual Rate	1.30%	1.58%	1.65%
Average Household Income			
2025 Average Household Income	\$192,238	\$171,591	\$151,982
2030 Average Household Income	\$199,979	\$181,286	\$162,427
2025-2030 Annual Rate	0.79%	1.11%	1.34%
Per Capita Income			
2025 Per Capita Income	\$117,056	\$95,287	\$76,232
2030 Per Capita Income	\$124,072	\$102,874	\$83,428
2025-2030 Annual Rate	1.17%	1.54%	1.82%
GINI Index			
2025 Gini Index	31.5	36.2	39.7

Current median household income is \$102,657 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$111,418 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$151,982 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$162,427 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$76,232 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$83,428 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	102	77	71
2010 Total Housing Units	37,455	199,294	414,429
2010 Owner Occupied Housing Units	13,896	70,118	135,236
2010 Renter Occupied Housing Units	15,938	100,579	222,622
2010 Vacant Housing Units	7,622	28,597	56,571
2020 Total Housing Units	54,219	239,125	464,859
2020 Owner Occupied Housing Units	15,016	74,250	143,182
2020 Renter Occupied Housing Units	32,124	138,042	274,348
2020 Vacant Housing Units	7,041	26,902	47,376
2025 Total Housing Units	61,198	256,413	484,971
2025 Owner Occupied Housing Units	15,775	79,491	153,421
2025 Renter Occupied Housing Units	36,605	145,375	277,987
2025 Vacant Housing Units	8,818	31,547	53,563
2030 Total Housing Units	63,771	263,825	494,189
2030 Owner Occupied Housing Units	16,715	84,148	162,713
2030 Renter Occupied Housing Units	39,586	150,768	280,260
2030 Vacant Housing Units	7,469	28,909	51,217

Socioeconomic Status Index			
2025 Socioeconomic Status Index	64.5	54.9	49.2

Currently, 31.6% of the 484,971 housing units in the area are owner occupied; 57.3%, renter occupied; and 11.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 464,859 housing units in the area and 10.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.81%. Median home value in the area is \$487,027, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 1.68% annually to \$529,399.

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