

Housing Profile

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

Sample Report
Latitude: 41.8803
Longitude: -87.6375

Population		Households	
2020 Total Population	79,998	2025 Median Household Income	\$138,427
2025 Total Population	85,883	2030 Median Household Income	\$147,664
2030 Total Population	90,628	2025-2030 Annual Rate	1.30%
2025-2030 Annual Rate	1.08%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	54,219	100.0%	61,198	100.0%	63,771	100.0%
Occupied	47,140	86.9%	52,380	85.6%	56,301	88.3%
Owner	15,016	27.7%	15,775	25.8%	16,715	26.2%
Renter	32,124	59.2%	36,605	59.8%	39,586	62.1%
Vacant	7,041	13.0%	8,818	14.4%	7,469	11.7%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	15,776	100.0%	16,716	100.0%
<\$50,000	37	0.2%	18	0.1%
\$50,000-\$99,999	26	0.2%	3	0.0%
\$100,000-\$149,999	14	0.1%	3	0.0%
\$150,000-\$199,999	101	0.6%	38	0.2%
\$200,000-\$249,999	598	3.8%	294	1.8%
\$250,000-\$299,999	1,170	7.4%	764	4.6%
\$300,000-\$399,999	3,542	22.5%	3,174	19.0%
\$400,000-\$499,999	3,744	23.7%	4,502	26.9%
\$500,000-\$749,999	3,590	22.8%	4,504	26.9%
\$750,000-\$999,999	1,191	7.5%	1,473	8.8%
\$1,000,000-\$1,499,999	970	6.1%	1,085	6.5%
\$1,500,000-\$1,999,999	266	1.7%	277	1.7%
\$2,000,000+	527	3.3%	581	3.5%

Median Value	\$464,103	\$490,138
Average Value	\$605,551	\$637,721

Census 2020 Housing Units	Number	Percent
Total	54,219	100.0%
Housing Units In Urbanized Areas	54,219	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	15,016	100.0%
Owned with a Mortgage/Loan	12,145	80.9%
Owned Free and Clear	2,871	19.1%

Data Note: Persons of Hispanic Origin may be of any race.

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

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	7,041	100.0%
For Rent	4,266	60.6%
Rented- Not Occupied	291	4.1%
For Sale Only	266	3.8%
Sold - Not Occupied	200	2.8%
Seasonal/Recreational/Occasional Use	1,349	19.2%
For Migrant Workers	0	0.0%
Other Vacant	669	9.5%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	47,140	15,016	31.9%
15-24	3,537	247	7.0%
25-34	21,858	3,978	18.2%
35-44	9,281	3,746	40.4%
45-54	4,638	2,411	52.0%
55-59	2,127	1,151	54.1%
60-64	1,794	1,029	57.4%
65-74	2,571	1,663	64.7%
75-84	1,006	620	61.6%
85+	328	171	52.1%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	47,140	15,016	31.9%
White Alone	31,244	10,526	33.7%
Black/African American Alone	3,092	743	24.0%
American Indian/Alaska Native	83	32	38.6%
Asian Alone	8,827	2,698	30.6%
Pacific Islander Alone	7	4	57.1%
Other Race Alone	860	241	28.0%
Two or More Races	3,025	771	25.5%
Hispanic Origin	3,008	792	26.3%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	47,140	15,016	31.9%
1-Person	25,356	7,244	28.6%
2-Person	16,889	5,329	31.6%
3-Person	2,987	1,376	46.1%
4-Person	1,333	774	58.1%
5-Person	347	180	51.9%
6-Person	150	70	46.7%
7+ Person	79	44	55.7%

2025 Housing Affordability

Housing Affordability Index	102
Percent of Income for Mortgage	21.0%

Data Note: Persons of Hispanic Origin may be of any race.

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

Housing Profile

100 S Wacker Dr, Chicago, Illinois, 60606
Ring: 3 mile radius

Sample Report
Latitude: 41.8803
Longitude: -87.6375

Population		Households	
2020 Total Population	398,938	2025 Median Household Income	\$118,422
2025 Total Population	404,831	2030 Median Household Income	\$128,064
2030 Total Population	413,853	2025-2030 Annual Rate	1.58%
2025-2030 Annual Rate	0.44%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	239,125	100.0%	256,413	100.0%	263,825	100.0%
Occupied	212,292	88.8%	224,866	87.7%	234,916	89.0%
Owner	74,250	31.1%	79,491	31.0%	84,148	31.9%
Renter	138,042	57.7%	145,375	56.7%	150,768	57.1%
Vacant	26,902	11.3%	31,547	12.3%	28,909	11.0%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	79,481	100.0%	84,137	100.0%
<\$50,000	581	0.7%	368	0.4%
\$50,000-\$99,999	130	0.2%	45	0.1%
\$100,000-\$149,999	323	0.4%	111	0.1%
\$150,000-\$199,999	869	1.1%	382	0.5%
\$200,000-\$249,999	2,970	3.7%	1,607	1.9%
\$250,000-\$299,999	5,386	6.8%	3,732	4.4%
\$300,000-\$399,999	13,660	17.2%	12,673	15.1%
\$400,000-\$499,999	14,134	17.8%	16,519	19.6%
\$500,000-\$749,999	21,216	26.7%	26,560	31.6%
\$750,000-\$999,999	9,249	11.6%	10,976	13.0%
\$1,000,000-\$1,499,999	5,534	7.0%	5,956	7.1%
\$1,500,000-\$1,999,999	2,293	2.9%	2,234	2.7%
\$2,000,000+	3,136	3.9%	2,974	3.5%
Median Value		\$519,867		\$562,698
Average Value		\$664,789		\$685,286

Census 2020 Housing Units	Number	Percent
Total	239,125	100.0%
Housing Units In Urbanized Areas	239,125	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	74,251	100.0%
Owned with a Mortgage/Loan	55,489	74.7%
Owned Free and Clear	18,762	25.3%

Data Note: Persons of Hispanic Origin may be of any race.

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

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	26,902	100.0%
For Rent	13,745	51.1%
Rented- Not Occupied	1,020	3.8%
For Sale Only	1,429	5.3%
Sold - Not Occupied	845	3.1%
Seasonal/Recreational/Occasional Use	5,903	21.9%
For Migrant Workers	4	0.0%
Other Vacant	3,957	14.7%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	212,292	74,250	35.0%
15-24	13,603	985	7.2%
25-34	78,883	15,315	19.4%
35-44	39,132	16,190	41.4%
45-54	24,592	12,311	50.1%
55-59	12,177	6,292	51.7%
60-64	11,410	5,807	50.9%
65-74	19,076	10,213	53.5%
75-84	9,804	5,356	54.6%
85+	3,616	1,781	49.3%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	212,292	74,250	35.0%
White Alone	130,486	50,684	38.8%
Black/African American Alone	25,211	4,250	16.9%
American Indian/Alaska Native	1,018	341	33.5%
Asian Alone	31,337	11,806	37.7%
Pacific Islander Alone	56	17	30.4%
Other Race Alone	9,374	2,610	27.8%
Two or More Races	14,811	4,543	30.7%
Hispanic Origin	23,173	6,789	29.3%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	212,292	74,250	35.0%
1-Person	101,147	30,320	30.0%
2-Person	71,745	25,883	36.1%
3-Person	20,573	8,453	41.1%
4-Person	11,730	6,202	52.9%
5-Person	4,336	2,117	48.8%
6-Person	1,750	818	46.7%
7+ Person	1,010	457	45.2%

2025 Housing Affordability

Housing Affordability Index	77
Percent of Income for Mortgage	27.5%

Data Note: Persons of Hispanic Origin may be of any race.

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

Housing Profile

100 S Wacker Dr, Chicago, Illinois, 60606
Ring: 5 mile radius

Sample Report
Latitude: 41.8803
Longitude: -87.6375

Population		Households	
2020 Total Population	873,174	2025 Median Household Income	\$102,657
2025 Total Population	860,198	2030 Median Household Income	\$111,418
2030 Total Population	862,494	2025-2030 Annual Rate	1.65%
2025-2030 Annual Rate	0.05%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	464,859	100.0%	484,971	100.0%	494,189	100.0%
Occupied	417,530	89.8%	431,408	89.0%	442,973	89.6%
Owner	143,182	30.8%	153,421	31.6%	162,713	32.9%
Renter	274,348	59.0%	277,987	57.3%	280,260	56.7%
Vacant	47,376	10.2%	53,563	11.0%	51,217	10.4%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	153,384	100.0%	162,673	100.0%
<\$50,000	1,768	1.2%	1,342	0.8%
\$50,000-\$99,999	671	0.4%	222	0.1%
\$100,000-\$149,999	1,556	1.0%	628	0.4%
\$150,000-\$199,999	3,979	2.6%	2,223	1.4%
\$200,000-\$249,999	8,098	5.3%	5,532	3.4%
\$250,000-\$299,999	12,036	7.8%	9,481	5.8%
\$300,000-\$399,999	26,439	17.2%	26,345	16.2%
\$400,000-\$499,999	25,445	16.6%	30,071	18.5%
\$500,000-\$749,999	37,676	24.6%	47,429	29.2%
\$750,000-\$999,999	17,295	11.3%	20,803	12.8%
\$1,000,000-\$1,499,999	9,582	6.2%	10,262	6.3%
\$1,500,000-\$1,999,999	3,897	2.5%	3,727	2.3%
\$2,000,000+	4,942	3.2%	4,608	2.8%
Median Value	\$487,027		\$529,399	
Average Value	\$621,927		\$644,580	

Census 2020 Housing Units	Number	Percent
Total	464,859	100.0%
Housing Units In Urbanized Areas	464,859	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	143,182	100.0%
Owned with a Mortgage/Loan	108,417	75.7%
Owned Free and Clear	34,765	24.3%

Data Note: Persons of Hispanic Origin may be of any race.

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

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	47,376	100.0%
For Rent	23,284	49.1%
Rented- Not Occupied	1,919	4.1%
For Sale Only	2,688	5.7%
Sold - Not Occupied	1,626	3.4%
Seasonal/Recreational/Occasional Use	7,054	14.9%
For Migrant Workers	12	0.0%
Other Vacant	10,792	22.8%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	417,530	143,182	34.3%
15-24	27,393	1,846	6.7%
25-34	142,203	27,888	19.6%
35-44	79,962	32,171	40.2%
45-54	54,163	25,531	47.1%
55-59	25,566	12,488	48.8%
60-64	24,226	11,453	47.3%
65-74	38,351	18,976	49.5%
75-84	18,658	9,501	50.9%
85+	7,010	3,329	47.5%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	417,530	143,182	34.3%
White Alone	230,798	89,516	38.8%
Black/African American Alone	73,953	13,839	18.7%
American Indian/Alaska Native	2,761	968	35.1%
Asian Alone	43,746	17,918	41.0%
Pacific Islander Alone	143	38	26.6%
Other Race Alone	32,968	9,871	29.9%
Two or More Races	33,159	11,031	33.3%
Hispanic Origin	69,222	21,916	31.7%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	417,530	143,182	34.3%
1-Person	179,923	50,630	28.1%
2-Person	133,461	47,223	35.4%
3-Person	49,104	19,303	39.3%
4-Person	31,685	15,672	49.5%
5-Person	13,521	6,066	44.9%
6-Person	5,973	2,513	42.1%
7+ Person	3,862	1,774	45.9%

2025 Housing Affordability

Housing Affordability Index	71
Percent of Income for Mortgage	29.7%

Data Note: Persons of Hispanic Origin may be of any race.

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