

	1 mile	3 mile	5 mile
Population Summary			
2010 Total Population	52,385	333,067	799,820
2020 Total Population	79,998	398,938	873,174
2020 Group Quarters	5,105	10,848	22,975
2025 Total Population	85,883	404,831	860,198
2025 Group Quarters	5,116	10,978	23,390
2030 Total Population	90,628	413,853	862,494
2025-2030 Annual Rate	1.08%	0.44%	0.05%
2025 Total Daytime Population	492,536	905,466	1,291,246
Workers	470,967	777,888	972,357
Residents	21,569	127,578	318,889
Household Summary			
2010 Households	29,833	170,697	357,858
2010 Average Household Size	1.57	1.88	2.14
2020 Total Households	47,140	212,292	417,530
2020 Average Household Size	1.59	1.83	2.04
2025 Households	52,380	224,866	431,408
2025 Average Household Size	1.54	1.75	1.94
2030 Households	56,302	234,916	442,972
2030 Average Household Size	1.52	1.71	1.89
2025-2030 Annual Rate	1.45%	0.88%	0.53%
2010 Families	8,288	62,436	152,138
2010 Average Family Size	2.34	2.83	3.14
2025 Families	14,391	77,401	169,567
2025 Average Family Size	2.32	2.65	2.88
2030 Families	15,357	79,857	171,987
2030 Average Family Size	2.29	2.60	2.82
2025-2030 Annual Rate	1.31%	0.63%	0.28%
Housing Unit Summary			
2000 Housing Units	18,416	160,273	374,261
Owner Occupied Housing Units	40.5%	31.8%	29.2%
Renter Occupied Housing Units	46.8%	57.1%	59.7%
Vacant Housing Units	12.7%	11.1%	11.1%
2010 Housing Units	37,455	199,294	414,429
Owner Occupied Housing Units	37.1%	35.2%	32.6%
Renter Occupied Housing Units	42.6%	50.5%	53.7%
Vacant Housing Units	20.3%	14.3%	13.7%
2020 Housing Units	54,219	239,125	464,859
Owner Occupied Housing Units	27.7%	31.1%	30.8%
Renter Occupied Housing Units	59.2%	57.7%	59.0%
Vacant Housing Units	13.0%	11.3%	10.2%
2025 Housing Units	61,198	256,413	484,971
Owner Occupied Housing Units	25.8%	31.0%	31.6%
Renter Occupied Housing Units	59.8%	56.7%	57.3%
Vacant Housing Units	14.4%	12.3%	11.0%
2030 Housing Units	63,771	263,825	494,189
Owner Occupied Housing Units	26.2%	31.9%	32.9%
Renter Occupied Housing Units	62.1%	57.1%	56.7%
Vacant Housing Units	11.7%	11.0%	10.4%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

	1 mile	3 mile	5 mile
2025 Households by Income			
Household Income Base	52,380	224,866	431,407
<\$15,000	6.4%	8.9%	10.6%
\$15,000 - \$24,999	1.8%	3.3%	4.3%
\$25,000 - \$34,999	2.9%	3.4%	4.5%
\$35,000 - \$49,999	4.1%	5.5%	6.9%
\$50,000 - \$74,999	8.0%	9.8%	11.7%
\$75,000 - \$99,999	9.5%	10.5%	10.7%
\$100,000 - \$149,999	20.9%	18.4%	17.2%
\$150,000 - \$199,999	14.4%	12.3%	10.7%
\$200,000+	32.1%	28.0%	23.4%
Average Household Income	\$192,238	\$171,591	\$151,982
2030 Households by Income			
Household Income Base	56,302	234,916	442,971
<\$15,000	5.7%	8.1%	9.7%
\$15,000 - \$24,999	1.4%	2.7%	3.5%
\$25,000 - \$34,999	2.4%	2.8%	3.8%
\$35,000 - \$49,999	3.6%	4.9%	6.3%
\$50,000 - \$74,999	7.3%	9.0%	10.9%
\$75,000 - \$99,999	9.1%	10.2%	10.4%
\$100,000 - \$149,999	21.2%	18.7%	17.7%
\$150,000 - \$199,999	15.2%	12.9%	11.5%
\$200,000+	34.2%	30.7%	26.2%
Average Household Income	\$199,979	\$181,286	\$162,427
2025 Owner Occupied Housing Units by Value			
Total	15,775	79,481	153,385
<\$50,000	0.2%	0.7%	1.2%
\$50,000 - \$99,999	0.2%	0.2%	0.4%
\$100,000 - \$149,999	0.1%	0.4%	1.0%
\$150,000 - \$199,999	0.6%	1.1%	2.6%
\$200,000 - \$249,999	3.8%	3.7%	5.3%
\$250,000 - \$299,999	7.4%	6.8%	7.8%
\$300,000 - \$399,999	22.5%	17.2%	17.2%
\$400,000 - \$499,999	23.7%	17.8%	16.6%
\$500,000 - \$749,999	22.8%	26.7%	24.6%
\$750,000 - \$999,999	7.5%	11.6%	11.3%
\$1,000,000 - \$1,499,999	6.1%	7.0%	6.2%
\$1,500,000 - \$1,999,999	1.7%	2.9%	2.5%
\$2,000,000 +	3.3%	3.9%	3.2%
Average Home Value	\$605,551	\$664,789	\$621,927
2030 Owner Occupied Housing Units by Value			
Total	16,715	84,138	162,674
<\$50,000	0.1%	0.4%	0.8%
\$50,000 - \$99,999	0.0%	0.1%	0.1%
\$100,000 - \$149,999	0.0%	0.1%	0.4%
\$150,000 - \$199,999	0.2%	0.5%	1.4%
\$200,000 - \$249,999	1.8%	1.9%	3.4%
\$250,000 - \$299,999	4.6%	4.4%	5.8%
\$300,000 - \$399,999	19.0%	15.1%	16.2%
\$400,000 - \$499,999	26.9%	19.6%	18.5%
\$500,000 - \$749,999	26.9%	31.6%	29.2%
\$750,000 - \$999,999	8.8%	13.0%	12.8%
\$1,000,000 - \$1,499,999	6.5%	7.1%	6.3%
\$1,500,000 - \$1,999,999	1.7%	2.7%	2.3%
\$2,000,000 +	3.5%	3.5%	2.8%
Average Home Value	\$637,721	\$685,286	\$644,580

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Market Profile

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
Median Household Income			
2025	\$138,427	\$118,422	\$102,657
2030	\$147,664	\$128,064	\$111,418
Median Home Value			
2025	\$464,103	\$519,867	\$487,027
2030	\$490,138	\$562,698	\$529,399
Per Capita Income			
2025	\$117,056	\$95,287	\$76,232
2030	\$124,072	\$102,874	\$83,428
Median Age			
2010	30.9	32.6	31.5
2020	31.9	33.4	33.0
2025	32.5	34.0	33.9
2030	32.9	34.8	34.7
2020 Population by Age			
Total	79,998	398,938	873,174
0 - 4	3.2%	4.2%	5.0%
5 - 9	1.6%	3.1%	4.2%
10 - 14	1.0%	2.7%	4.1%
15 - 24	13.8%	12.0%	13.1%
25 - 34	42.4%	33.0%	28.9%
35 - 44	16.7%	15.3%	15.2%
45 - 54	8.0%	9.5%	10.1%
55 - 64	7.0%	8.9%	9.0%
65 - 74	4.2%	6.8%	6.4%
75 - 84	1.6%	3.3%	2.9%
85 +	0.5%	1.2%	1.1%
18 +	93.7%	88.4%	84.4%
2025 Population by Age			
Total	85,883	404,833	860,197
0 - 4	3.0%	4.0%	4.7%
5 - 9	1.7%	3.0%	4.0%
10 - 14	1.0%	2.6%	3.7%
15 - 24	13.4%	11.7%	12.8%
25 - 34	40.6%	31.8%	27.9%
35 - 44	18.2%	16.8%	16.4%
45 - 54	8.2%	9.4%	10.2%
55 - 64	6.7%	8.3%	8.6%
65 - 74	4.5%	7.0%	6.9%
75 - 84	2.1%	4.1%	3.7%
85 +	0.6%	1.2%	1.1%
18 +	93.6%	88.8%	85.2%
2030 Population by Age			
Total	90,626	413,854	862,494
0 - 4	3.0%	3.9%	4.6%
5 - 9	1.6%	2.8%	3.7%
10 - 14	1.2%	2.6%	3.6%
15 - 24	13.1%	11.9%	13.0%
25 - 34	38.8%	29.5%	25.8%
35 - 44	18.8%	17.8%	17.3%
45 - 54	9.0%	10.0%	10.8%
55 - 64	6.5%	8.0%	8.4%
65 - 74	4.8%	7.1%	7.0%
75 - 84	2.5%	4.8%	4.5%
85 +	0.7%	1.5%	1.4%
18 +	93.6%	89.2%	86.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Market Profile

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
2020 Population by Sex			
Males	40,740	194,492	428,424
Females	39,258	204,446	444,750
2025 Population by Sex			
Males	44,362	200,393	427,835
Females	41,521	204,438	432,363
2030 Population by Sex			
Males	46,755	204,503	427,706
Females	43,873	209,350	434,788
2010 Population by Race/Ethnicity			
Total	52,385	333,067	799,820
White Alone	70.6%	61.2%	54.0%
Black Alone	9.0%	14.4%	22.9%
American Indian Alone	0.2%	0.3%	0.5%
Asian Alone	15.4%	13.7%	8.2%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	1.9%	7.7%	11.7%
Two or More Races	2.7%	2.6%	2.7%
Hispanic Origin	6.5%	16.8%	25.3%
Diversity Index	53.2	69.7	77.3
2020 Population by Race/Ethnicity			
Total	79,998	398,938	873,174
White Alone	63.7%	56.2%	48.2%
Black Alone	6.9%	12.2%	19.3%
American Indian Alone	0.2%	0.6%	0.8%
Asian Alone	19.6%	16.5%	11.0%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	2.5%	6.1%	11.1%
Two or More Races	7.1%	8.3%	9.5%
Hispanic Origin	7.5%	13.8%	22.0%
Diversity Index	60.9	71.9	80.1
2025 Population by Race/Ethnicity			
Total	85,883	404,831	860,199
White Alone	61.7%	54.7%	47.1%
Black Alone	6.9%	12.2%	18.9%
American Indian Alone	0.2%	0.5%	0.8%
Asian Alone	20.5%	17.4%	11.7%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	2.8%	6.4%	11.5%
Two or More Races	7.8%	8.8%	9.9%
Hispanic Origin	8.3%	14.4%	22.5%
Diversity Index	63.1	73.2	80.8
2030 Population by Race/Ethnicity			
Total	90,628	413,854	862,495
White Alone	59.3%	52.7%	45.6%
Black Alone	7.1%	12.3%	18.8%
American Indian Alone	0.2%	0.5%	0.8%
Asian Alone	21.8%	18.4%	12.4%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	3.1%	6.7%	11.9%
Two or More Races	8.4%	9.4%	10.4%
Hispanic Origin	9.1%	15.2%	23.4%
Diversity Index	65.6	74.8	81.8

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

	1 mile	3 mile	5 mile
2020 Population by Relationship and Household Type			
Total	79,998	398,938	873,174
In Households	93.6%	97.3%	97.4%
Householder	58.7%	53.2%	47.8%
Opposite-Sex Spouse	13.6%	13.7%	12.3%
Same-Sex Spouse	0.5%	0.4%	0.4%
Opposite-Sex Unmarried Partner	6.2%	4.7%	4.2%
Same-Sex Unmarried Partner	0.5%	0.4%	0.4%
Biological Child	7.2%	14.2%	19.0%
Adopted Child	0.1%	0.2%	0.3%
Stepchild	0.1%	0.2%	0.4%
Grandchild	0.2%	0.9%	1.7%
Brother or Sister	0.7%	1.1%	1.5%
Parent	0.4%	1.0%	1.1%
Parent-in-law	0.1%	0.2%	0.2%
Son-in-law or Daughter-in-law	0.0%	0.1%	0.2%
Other Relatives	0.3%	0.8%	1.3%
Foster Child	0.0%	0.0%	0.1%
Other Nonrelatives	5.1%	6.3%	6.5%
In Group Quarters	6.4%	2.7%	2.6%
Institutionalized	0.8%	0.3%	1.0%
Noninstitutionalized	5.6%	2.4%	1.6%
2025 Population 25+ by Educational Attainment			
Total	69,381	318,589	643,125
Less than 9th Grade	0.4%	3.0%	4.2%
9th - 12th Grade, No Diploma	1.1%	2.3%	3.9%
High School Graduate	2.1%	6.5%	11.2%
GED/Alternative Credential	0.6%	1.2%	2.1%
Some College, No Degree	4.0%	7.3%	9.6%
Associate Degree	3.1%	3.4%	4.2%
Bachelor's Degree	45.3%	40.4%	35.8%
Graduate/Professional Degree	43.3%	35.9%	29.1%
2025 Population 15+ by Marital Status			
Total	80,895	365,913	753,358
Never Married	58.9%	53.4%	54.5%
Married	35.1%	37.4%	35.8%
Widowed	1.1%	2.9%	3.3%
Divorced	4.9%	6.2%	6.5%
2025 Civilian Population 16+ in Labor Force			
Civilian Population 16+	67,268	291,568	573,183
Population 16+ Employed	96.4%	96.5%	95.1%
Population 16+ Unemployment rate	3.6%	3.5%	4.9%
Population 16-24 Employed	9.6%	9.9%	11.2%
Population 16-24 Unemployment rate	9.3%	8.4%	11.0%
Population 25-54 Employed	80.5%	75.7%	75.2%
Population 25-54 Unemployment rate	2.6%	2.7%	3.8%
Population 55-64 Employed	6.3%	8.6%	8.9%
Population 55-64 Unemployment rate	5.9%	4.5%	5.5%
Population 65+ Employed	3.6%	5.7%	4.8%
Population 65+ Unemployment rate	4.9%	3.7%	4.6%

	1 mile	3 mile	5 mile
2025 Employed Population 16+ by Industry			
Total	64,860	281,218	545,338
Agriculture/Mining	0.4%	0.2%	0.2%
Construction	1.4%	1.9%	2.5%
Manufacturing	6.3%	5.5%	6.4%
Wholesale Trade	1.6%	1.8%	1.8%
Retail Trade	4.5%	5.2%	6.0%
Transportation/Utilities	3.2%	3.7%	4.7%
Information	2.7%	2.6%	2.6%
Finance/Insurance/Real Estate	17.5%	13.7%	11.8%
Services	59.6%	62.3%	61.1%
Public Administration	2.9%	3.0%	3.0%
2025 Employed Population 16+ by Occupation			
Total	64,857	281,219	545,340
White Collar	93.3%	86.5%	80.2%
Management/Business/Financial	41.5%	34.9%	30.7%
Professional	38.5%	37.3%	34.1%
Sales	8.9%	8.5%	8.4%
Administrative Support	4.4%	5.7%	6.9%
Services	3.9%	7.7%	10.7%
Blue Collar	2.8%	5.8%	9.1%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	0.3%	0.9%	1.4%
Installation/Maintenance/Repair	0.5%	0.6%	0.9%
Production	0.4%	1.3%	2.3%
Transportation/Material Moving	1.6%	2.9%	4.4%
2020 Households by Type			
Total	47,140	212,292	417,530
Married Couple Households	24.0%	26.4%	26.5%
With Own Children <18	5.4%	8.0%	9.6%
Without Own Children <18	18.6%	18.3%	16.9%
Cohabiting Couple Households	11.4%	9.6%	9.6%
With Own Children <18	0.3%	0.7%	1.2%
Without Own Children <18	11.1%	9.0%	8.4%
Male Householder, No Spouse/Partner	32.6%	28.6%	27.9%
Living Alone	27.5%	22.0%	20.3%
65 Years and over	1.7%	3.1%	3.2%
With Own Children <18	0.5%	0.8%	1.1%
Without Own Children <18, With Relatives	1.1%	1.8%	2.4%
No Relatives Present	3.6%	3.9%	4.1%
Female Householder, No Spouse/Partner	31.9%	35.4%	36.0%
Living Alone	26.3%	25.6%	22.8%
65 Years and over	2.7%	5.7%	5.4%
With Own Children <18	1.0%	2.7%	4.5%
Without Own Children <18, With Relatives	1.9%	3.7%	5.2%
No Relatives Present	2.8%	3.3%	3.5%
2020 Households by Size			
Total	47,140	212,292	417,530
1 Person Household	53.8%	47.6%	43.1%
2 Person Household	35.8%	33.8%	32.0%
3 Person Household	6.3%	9.7%	11.8%
4 Person Household	2.8%	5.5%	7.6%
5 Person Household	0.7%	2.0%	3.2%
6 Person Household	0.3%	0.8%	1.4%
7 + Person Household	0.2%	0.5%	0.9%

Market Profile

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
2020 Households by Tenure and Mortgage Status			
Total	47,140	212,292	417,530
Owner Occupied	31.9%	35.0%	34.3%
Owned with a Mortgage/Loan	25.8%	26.1%	26.0%
Owned Free and Clear	6.1%	8.8%	8.3%
Renter Occupied	68.1%	65.0%	65.7%
2025 Affordability, Mortgage and Wealth			
Housing Affordability Index	102	77	71
Percent of Income for Mortgage	21.0%	27.5%	29.7%
Wealth Index	113	110	96
2020 Housing Units By Urban/ Rural Status			
Total	54,219	239,125	464,859
Urban Housing Units	100.0%	100.0%	100.0%
Rural Housing Units	0.0%	0.0%	0.0%
2020 Population By Urban/ Rural Status			
Total	79,998	398,938	873,174
Urban Population	100.0%	100.0%	100.0%
Rural Population	0.0%	0.0%	0.0%

Sample Report

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

	1 mile	3 mile	5 mile
Top 3 Tapestry Segments			
1.	Metro Renters (D4)	Metro Renters (D4)	Metro Renters (D4)
2.	Laptops and Lattes (D5)	Laptops and Lattes (D5)	Laptops and Lattes (D5)
3.	Social Security Set (A3)	Downtown Melting Pot (F3)	Trendsetters (D2)
2025 Consumer Spending			
Apparel & Services: Total \$	\$235,045,630	\$885,475,810	\$1,506,994,671
Average Spent	\$4,487.32	\$3,937.79	\$3,493.20
Spending Potential Index	183	161	143
Education: Total \$	\$167,493,448	\$644,964,510	\$1,084,802,771
Average Spent	\$3,197.66	\$2,868.22	\$2,514.56
Spending Potential Index	179	161	141
Entertainment/Recreation: Total \$	\$340,124,224	\$1,305,139,125	\$2,223,734,921
Average Spent	\$6,493.40	\$5,804.07	\$5,154.60
Spending Potential Index	158	141	125
Food at Home: Total \$	\$662,038,883	\$2,519,352,965	\$4,322,219,615
Average Spent	\$12,639.15	\$11,203.80	\$10,018.87
Spending Potential Index	170	151	135
Food Away from Home: Total \$	\$394,820,481	\$1,482,027,298	\$2,509,073,097
Average Spent	\$7,537.62	\$6,590.71	\$5,816.01
Spending Potential Index	183	160	141
Health Care: Total \$	\$565,482,718	\$2,190,717,609	\$3,782,176,200
Average Spent	\$10,795.78	\$9,742.32	\$8,767.05
Spending Potential Index	140	126	113
HH Furnishings & Equipment: Total \$	\$242,370,201	\$923,665,357	\$1,574,732,850
Average Spent	\$4,627.15	\$4,107.63	\$3,650.22
Spending Potential Index	159	141	126
Personal Care Products & Services: Total \$	\$97,153,752	\$363,874,557	\$616,747,784
Average Spent	\$1,854.79	\$1,618.18	\$1,429.62
Spending Potential Index	177	154	136
Shelter: Total \$	\$2,469,969,606	\$9,427,770,581	\$16,028,139,506
Average Spent	\$47,154.82	\$41,926.17	\$37,153.09
Spending Potential Index	177	157	140
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$215,837,600	\$857,616,448	\$1,472,866,601
Average Spent	\$4,120.61	\$3,813.90	\$3,414.09
Spending Potential Index	125	115	103
Travel: Total \$	\$298,527,441	\$1,171,825,524	\$1,983,308,234
Average Spent	\$5,699.26	\$5,211.22	\$4,597.29
Spending Potential Index	158	144	127
Vehicle Maintenance & Repairs: Total \$	\$112,439,662	\$420,356,269	\$720,725,928
Average Spent	\$2,146.61	\$1,869.36	\$1,670.64
Spending Potential Index	159	139	124

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.