

# **GAGE PARK AND CHICAGO LAWN COMMUNITY AND CENSUS TRACT PROFILES**

**The Center for Urban Research and Learning  
Loyola University Chicago**

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Sources: US Bureau of the Census, Census 2000; Multiple Listing Services of Northern Illinois; Chicago Housing Authority; CHAC, Inc; Chicago Department of Housing; Illinois Housing Development Authority; US Department of Housing and Urban Development; Federal Financial Institutions Examination Council; Foreclosure Report of Chicago

# Gage Park Community Profile

	2000	1990	Home Mortgages			
			1999	2000	2001	
Total Population	39,193	26,957				
White, not Hispanic	12.3%	55.0%	Home Purchase	405	410	408
African-American	7.0%	4.8%	Refinance	524	339	835
Hispanic or Latino	79.3%	39.2%	Home Improvement	144	100	76
Other	1.4%	1.0%				
Under 18	36.1%					
Over 65	6.1%					
Median Household Income	\$36,463					
Poverty Rate	19.0%					
Total Housing Units	10,228	6,403				
Vacancy Rate	5.0%	4.6%				
Owner-Occupied	57.8%	61.7%				
Renter-Occupied	37.2%	33.7%				
One Unit Detached (single family homes)	46.1%					
Move into unit in last five years	49.5%					
Homeowners Spending 30% of income on housing	29.9%	15.0%				
Median Home Value	\$97,790					

  

Foreclosures	
	Forclosures Started
1999	96
2000	94
2001	131
2002	118
2003 (to Apr.)	27

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	107	\$73,603.27		
2002	232	\$134,370.51	125	82.6%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	59	\$106,627.12		
2002	68	\$179,268.46	9	68.1%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0			
2002	7	\$290,842.86	7	NA

Subsidized Units				
	1990	1999	% Change	% of City
CHA	0	16	N/A	0.0%
	1997	2002	% Change	% of City
Housing Choice Vouchers	47	142	202.1%	0.5%
	Units	Buildings	% of City	
DOH Assisted Mortgages	82	59	2.7%	
DOH Subsidized Buildings	86	1	0.1%	
IHDA Subsidized Buildings	0	0	0.0%	
HUD Subsidized Buildings	0	0	0.0%	

## Tract 6301 Profile

	2000	1990	Home Mortgages			
Total Population	1,248			1999	2000	2001
White, not Hispanic	9.0%		Home Purchase	7	10	9
African-American	21.9%		Refinance	15	13	15
Hispanic or Latino	68.4%		Home Improvement	7	6	1
Other	0.8%					
Under 18	36.2%					
Over 65	4.4%					
Median Household Income	\$26,495					
Poverty Rate	30.8%					
Total Housing Units	378					
Vacancy Rate	7.4%					
Owner-Occupied	39.4%					
Renter-Occupied	53.2%					
One Unit Detached (single family homes)	26.5%					
Move into unit in last five years	53.3%					
Homeowners Spending 30% of income on housing	14.1%					
Median Home Value	\$91,800					

  

Foreclosures	
	Forclosures Started
1999	3
2000	1
2001	5
2002	6
2003 (to Apr.)	1

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	1	\$35,000.00		
2002	2	\$98,950.00	1	183.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	1	\$74,000.00		
2002	5	\$138,100.00	4	87.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992				
2002	1	\$335,000.00	0	0

Subsidized Units					
CHA	1990	0	1999	8	% Change
	1997	14	2002	33	136.0%
Housing Choice Vouchers	Units	Buildings			
DOH Assisted Mortgages	2	1			
DOH Subsidized Buildings	0	0			
IHDA Subsidized Buildings	0	0			
HUD Subsidized Buildings	0	0			

## Tract 6302 Profile

	2000	1990	Home Mortgages			
Total Population	2,033			1999	2000	2001
White, not Hispanic	13.2%		Home Purchase	33	16	23
African-American	1.3%		Refinance	25	13	47
Hispanic or Latino	82.9%		Home Improvement	7	7	4
Other	2.6%					
Under 18	35.7%					
Over 65	6.6%					
Median Household Income	\$35,037					
Poverty Rate	20.5%					
Total Housing Units	594					
Vacancy Rate	6.2%					
Owner-Occupied	51.7%					
Renter-Occupied	42.1%					
One Unit Detached (single family homes)	34.8%					
Move into unit in last five years	63.3%					
Homeowners Spending 30% of income on housing	31.7%					
Median Home Value	\$97,100					

  

Foreclosures	
	Forclosures Started
1999	8
2000	3
2001	5
2002	6
2003 (to Apr.)	1

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	3	\$66,216.67		
2002	5	\$128,580.00	2	94.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	1	\$90,000.00		
2002	4	\$176,750.00	3	96.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	0	\$0.00	0	0

Subsidized Units				
	1990	1999	% Change	
CHA	0	0		
	1997	2002	% Change	
Housing Choice Vouchers	0	1		
	Units	Buildings		
DOH Assisted Mortgages	0	0		
DOH Subsidized Buildings	3	3		
IHDA Subsidized Buildings	0	0		
HUD Subsidized Buildings	0	0		

# Tract 6303 Profile

	2000	1990	Home Mortgages			
Total Population	5,109			1999	2000	2001
White, not Hispanic	14.0%		Home Purchase	58	51	60
African-American	0.7%		Refinance	61	41	112
Hispanic or Latino	83.8%		Home Improvement	11	8	9
Other	1.5%					
Under 18	35.1%					
Over 65	6.3%					
Median Household Income	\$37,617					
Poverty Rate	12.3%					
Total Housing Units	1,372					
Vacancy Rate	6.0%					
Owner-Occupied	59.8%					
Renter-Occupied	34.1%					
One Unit Detached (single family homes)	55.3%					
Move into unit in last five years	57.9%					
Homeowners Spending 30% of income on housing	30.1%					
Median Home Value	\$108,800					

  

Foreclosures	
	Forclosures Started
1999	15
2000	9
2001	6
2002	20
2003 (to Apr.)	0

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	22	\$83,218.18		
2002	36	\$145,772.22	\$ 14.00	75.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	7	\$108,142.86		
2002	7	\$220,057.14	0	103.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	0	\$0.00	0	0

Subsidized Units				
	1990	1999	% Change	
CHA	0	0		
	1997	2002	% Change	
Housing Choice Vouchers	1	5	400.0%	
	Units	Buildings		
DOH Assisted Mortgages	14	10		
DOH Subsidized Buildings	0	0		
IHDA Subsidized Buildings	0	0		
HUD Subsidized Buildings	0	0		

# Tract 6304 Profile

	2000	1990	Home Mortgages			
Total Population	6,784			1999	2000	2001
White, not Hispanic	13.4%		Home Purchase	66	75	57
African-American	0.9%		Refinance	80	51	155
Hispanic or Latino	84.2%		Home Improvement	33	8	17
Other	1.5%					
Under 18	36.6%					
Over 65	6.3%					
Median Household Income	\$36,973					
Poverty Rate	21.3%					
Total Housing Units	1,743					
Vacancy Rate	4.8%					
Owner-Occupied	58.2%					
Renter-Occupied	37.1%					
One Unit Detached (single family homes)	40.4%					
Move into unit in last five years	51.0%					
Homeowners Spending 30% of income on housing	35.7%					
Median Home Value	\$96,000					

  

Foreclosures	
	Forclosures Started
1999	10
2000	14
2001	20
2002	11
2003 (to Apr.)	4

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	19	\$79,205.26		
2002	34	\$144,740.29	15	75.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	19	\$118,263.16		
2002	16	\$210,443.75	-3	178.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	1	\$359,900.00	1	0

Subsidized Units			
	1990	1999	% Change
CHA	0	0	
	1997	2002	% Change
Housing Choice Vouchers	0	7	
	Units	Buildings	
DOH Assisted Mortgages	15	11	
DOH Subsidized Buildings	0	0	
IHDA Subsidized Buildings	0	0	
HUD Subsidized Buildings	0	0	

# Tract 6305 Profile

	2000	1990	Home Mortgages			
Total Population	6,420			1999	2000	2001
White, not Hispanic	10.6%		Home Purchase	62	68	57
African-American	3.8%		Refinance	83	52	128
Hispanic or Latino	84.6%		Home Improvement	21	16	18
Other	1.0%					
Under 18	37.4%					
Over 65	5.0%					
Median Household Income	\$34,911					
Poverty Rate	21.3%					
Total Housing Units	1,568					
Vacancy Rate	5.0%					
Owner-Occupied	55.5%					
Renter-Occupied	39.5%					
One Unit Detached (single family homes)	37.0%					
Move into unit in last five years	53.2%					
Homeowners Spending 30% of income on housing	24.3%					
Median Home Value	\$92,800					

  

Foreclosures	
	Foreclosures Started
1999	7
2000	15
2001	15
2002	17
2003 (to Apr.)	3

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	10	\$68,330.00		
2002	24	\$120,735.42	14	77.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	13	\$86,384.62		
2002	16	\$163,290.94	3	89.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	1	\$215,000.00	0	0

Subsidized Units				
	1990	1999	% Change	
CHA	0	7		
	1997	2002	% Change	
Housing Choice Vouchers	5	18	260.0%	
	Units	Buildings		
DOH Assisted Mortgages	22	14		
DOH Subsidized Buildings	0	0		
IHDA Subsidized Buildings	0	0		
HUD Subsidized Buildings	0	0		

# Tract 6306 Profile

	2000	1990	Home Mortgages			
Total Population	458			1999	2000	2001
White, not Hispanic	3.1%		Home Purchase	2	6	1
African-American	74.3%		Refinance	11	6	7
Hispanic or Latino	20.6%		Home Improvement	2	7	0
Other	1.9%					
Under 18	30.5%					
Over 65	7.0%					
Median Household Income	\$35,313					
Poverty Rate	5.7%					
Total Housing Units	136					
Vacancy Rate	11.0%					
Owner-Occupied	35.3%					
Renter-Occupied	53.7%					
One Unit Detached (single family homes)	28.5%					
Move into unit in last five years	62.0%					
Homeowners Spending 30% of income on housing	34.2%					
Median Home Value	\$94,800					

  

Foreclosures	
	Foreclosures Started
1999	2
2000	1
2001	4
2002	3
2003 (to Apr.)	1

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	\$0.00		
2002	2	\$109,950.00	2	0.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	\$0.00		
2002	0	\$0.00	0	0.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	0	\$0.00	0	0

Subsidized Units			
	1990	1999	% Change
CHA	0	0	
	1997	2002	% Change
Housing Choice Vouchers	21	51	143.0%
	Units	Buildings	% of City
DOH Assisted Mortgages	0	0	
DOH Subsidized Buildings	0	0	
IHDA Subsidized Buildings	0	0	
HUD Subsidized Buildings	0	0	



## Tract 6307 Profile

	2000	1990	Home Mortgages			
Total Population	5,142			1999	2000	2001
White, not Hispanic	7.3%		Home Purchase	46	48	53
African-American	26.8%		Refinance	82	60	112
Hispanic or Latino	64.5%		Home Improvement	19	14	11
Other	1.4%					
Under 18	36.5%					
Over 65	4.6%					
Median Household Income	\$37,319					
Poverty Rate	22.5%					
Total Housing Units	1,295					
Vacancy Rate	6.3%					
Owner-Occupied	59.3%					
Renter-Occupied	34.4%					
One Unit Detached (single family homes)	47.0%					
Move into unit in last five years	48.6%					
Homeowners Spending 30% of income on housing	27.6%					
Median Home Value	\$85,600					

  

Foreclosures	
	Forclosures Started
1999	26
2000	33
2001	42
2002	30
2003 (to Apr.)	7

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	18	\$58,333.33		
2002	41	\$108,647.98	23	86.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	6	\$89,333.33		
2002	12	\$129,050.00	6	44.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	1	\$215,000.00	1	

Subsidized Units				
	1990	1999	% Change	
CHA	0	1		
	1997	2002	% Change	
Housing Choice Vouchers	3	16	433.0%	
	Units	Buildings	% of City	
DOH Assisted Mortgages	7	5		
DOH Subsidized Buildings	0	0		
IHDA Subsidized Buildings	0	0		
HUD Subsidized Buildings	0	0		

## Tract 6308 Profile

	2000	1990	Home Mortgages			
Total Population	6,797			1999	2000	2001
White, not Hispanic	11.6%		Home Purchase	67	79	74
African-American	4.5%		Refinance	82	57	138
Hispanic or Latino	82.7%		Home Improvement	19	19	6
Other	1.2%					
Under 18	36.6%					
Over 65	5.8%					
Median Household Income	\$34,063					
Poverty Rate	20.4%					
Total Housing Units	1,756					
Vacancy Rate	3.5%					
Owner-Occupied	59.9%					
Renter-Occupied	36.7%					
One Unit Detached (single family homes)	53.7%					
Move into unit in last five years	47.8%					
Homeowners Spending 30% of income on housing	30.9%					
Median Home Value	\$100,800					

  

Foreclosures	
	Forclosures Started
1999	18
2000	10
2001	22
2002	17
2003 (to Apr.)	7

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	21	\$75,484.62		
2002	53	\$141,500.06	32	87.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	7	\$123,000.00		
2002	6	\$211,000.00	-1	72.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	3	\$303,666.67	3	0

Subsidized Units				
	1990	1999	% Change	
CHA	0	0		
	1997	2002	% Change	
Housing Choice Vouchers	3	16	433.3%	
	Units	Buildings		
DOH Assisted Mortgages	12	8		
DOH Subsidized Buildings	1	1		
IHDA Subsidized Buildings	0	0		
HUD Subsidized Buildings	0	0		

# Tract 6309 Profile

	2000	1990	Home Mortgages			
Total Population	5,243			1999	2000	2001
White, not Hispanic	18.2%		Home Purchase	64	57	64
African-American	2.0%		Refinance	86	46	121
Hispanic or Latino	78.1%		Home Improvement	19	15	10
Other	1.8%					
Under 18	34.3%					
Over 65	9.0%					
Median Household Income	\$39,700					
Poverty Rate	12.8%					
Total Housing Units	1,386					
Vacancy Rate	3.5%					
Owner-Occupied	63.7%					
Renter-Occupied	32.8%					
One Unit Detached (single family homes)	55.6%					
Move into unit in last five years	49.0%					
Homeowners Spending 30% of income on housing	30.5%					
Median Home Value	\$105,500					

  

Foreclosures	
	Forclosures Started
1999	7
2000	8
2001	12
2002	8
2003 (to Apr.)	3

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	13	\$75,484.62		
2002	35	\$145,501.97	22	93.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	5	\$120,600.00		
2002	2	\$229,000.00	-3	90.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	0	\$0.00	0	0

Subsidized Units			
	1990	1999	% Change
CHA	0	0	
	1997	2002	% Change
Housing Choice Vouchers	0	2	
	Units	Buildings	
DOH Assisted Mortgages	7	7	
DOH Subsidized Buildings	86	1	
IHDA Subsidized Buildings	0	0	
HUD Subsidized Buildings	0	0	

# Chicago Lawn Community Profile

	2000	1990	Home Mortgages			
Total Population	61,412	51,243		1999	2000	2001
White, not Hispanic	10.1%	43.4%	Home Purchase	626	684	558
African-American	52.5%	26.2%	Refinance	957	593	1179
Hispanic or Latino	35.1%	28.4%	Home Improvement	275	169	127
Other	2.3%	2.0%				
Under 18	35.8%					
Over 65	6.5%					
Median Household Income	\$35,983					
Poverty Rate	19.8%					
Total Housing Units	18,498	17,834				
Vacancy Rate	7.7%	6.3%				
Owner-Occupied	47.6%	50.1%				
Renter-Occupied	44.7%	42.9%				
One Unit Detached (single family homes)	41.7%					
Move into unit in last five years	54.5%					
Homeowners Spending 30% of income on housing	32.2%	24.7%				
Median Home Value	\$91,411					

  

Foreclosures		
	Foreclosures Started	
1999		285
2000		276
2001		383
2002		409
2003 (to Apr.)		110

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	171	\$69,690.35		
2002	411	\$113,343.12	240	62.6%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	83	\$105,637.35		
2002	148	\$154,078.71	65	45.9%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	4	\$175,000.00		
2002	21	\$339,007.10	17	93.7%

Subsidized Units								
CHA	1990	15	1999	22	% Change	46.7%	% of City	0.1%
	1997	465	2002	951	% Change	104.5%	% of City	3.7%
Housing Choice Vouchers								
	<b>Units</b>	<b>Buildings</b>	<b>% of City</b>					
DOH Assisted Mortgages	166	140			6.3%			
DOH Subsidized Buildings	162	2			0.3%			
IHDA Subsidized Buildings	162	2			0.5%			
HUD Subsidized Buildings	0	0			0.0%			

# Tract 6601 Profile

	2000	1990	Home Mortgages			
Total Population	469			1999	2000	2001
White, not Hispanic	1.9%		Home Purchase	2	0	1
African-American	92.5%		Refinance	2	1	1
Hispanic or Latino	4.1%		Home Improvement	1	0	0
Other	1.5%					
Under 18	12.4%					
Over 65	43.9%					
Median Household Income	\$24,167					
Poverty Rate	17.7%					
Total Housing Units	79					
Vacancy Rate	7.6%					
Owner-Occupied	31.6%					
Renter-Occupied	60.8%					
One Unit Detached (single family homes)	19.0%					
Move into unit in last five years	52.6%					
Homeowners Spending 30% of income on housing	44.4%					
Median Home Value	\$152,500					

  

Foreclosures	
	Forclosures Started
1999	1
2000	3
2001	2
2002	2
2003 (to Apr.)	0

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	1	\$44,400.00		
2002	0	\$0.00	-1	

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	\$0.00		
2002	0	\$0.00		

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	1	\$350,000.00	1	

Subsidized Units			
	1990	1999	% Change
CHA	0	0	
	1997	2002	% Change
Housing Choice Vouchers	0	0	
	Units	Buildings	
DOH Assisted Mortgages	1	1	
DOH Subsidized Buildings	0	0	
IHDA Subsidized Buildings	0	0	
HUD Subsidized Buildings	0	0	

## Tract 6602 Profile

	2000	1990	Home Mortgages			
Total Population	6,615			1999	2000	2001
White, not Hispanic	3.7%		Home Purchase	44	87	55
African-American	66.0%		Refinance	87	71	110
Hispanic or Latino	28.7%		Home Improvement	36	13	13
Other	1.6%					
Under 18	38.3%					
Over 65	5.0%					
Median Household Income	\$36,184					
Poverty Rate	19.1%					
Total Housing Units	2,051					
Vacancy Rate	12.9%					
Owner-Occupied	39.8%					
Renter-Occupied	47.3%					
One Unit Detached (single family homes)	29.4%					
Move into unit in last five years	59.6%					
Homeowners Spending 30% of income on housing	40.8%					
Median Home Value	\$87,300					

  

Foreclosures	
	Forclosures Started
1999	40
2000	31
2001	58
2002	64
2003 (to Apr.)	12

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	11	\$60,309.09		
2002	17	\$99,720.00	6	65.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	8	\$101,750.00		
2002	25	\$149,984.00	17	47.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	2	\$587,250.00	2	

Subsidized Units				
CHA	1990	1999	% Change	
	0	0		
Housing Choice Vouchers	1997	2002	% Change	
	101	181	79.0%	
	Units	Buildings		
DOH Assisted Mortgages	7	6		
DOH Subsidized Buildings	60	1		
IHDA Subsidized Buildings	0	0		
HUD Subsidized Buildings	0	0		

# Tract 6603 Profile

	2000	1990	Home Mortgages			
Total Population	8,304			1999	2000	2001
White, not Hispanic	6.7%		Home Purchase	77	95	59
African-American	28.7%		Refinance	101	56	152
Hispanic or Latino	62.9%		Home Improvement	20	14	7
Other	1.7%					
Under 18	38.2%					
Over 65	3.4%					
Median Household Income	\$37,120					
Poverty Rate	21.3%					
Total Housing Units	2,207					
Vacancy Rate	5.6%					
Owner-Occupied	38.8%					
Renter-Occupied	55.6%					
One Unit Detached (single family homes)	29.5%					
Move into unit in last five years	64.7%					
Homeowners Spending 30% of income on housing	34.3%					
Median Home Value	\$94,200					

  

Foreclosures	
	Forclosures Started
1999	20
2000	11
2001	32
2002	33
2003 (to Apr.)	5

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	12	\$64,083.33		
2002	35	\$123,794.29	23	93.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	9	\$110,988.89		
2002	11	\$166,524.18	2	50.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	3	\$353,300.00	3	

Subsidized Units						
CHA	1990	12	1999	13	% Change	8.3%
	1997	25	2002	52	% Change	108.0%
Housing Choice Vouchers						
	<b>Units</b>		<b>Buildings</b>			
DOH Assisted Mortgages	17		17			
DOH Subsidized Buildings	1		1			
IHDA Subsidized Buildings	0		0			
HUD Subsidized Buildings	0		0			

# Tract 6604 Profile

	2000	1990	Home Mortgages			
Total Population	5,660			1999	2000	2001
White, not Hispanic	17.7%		Home Purchase	74	75	67
African-American	2.4%		Refinance	80	36	167
Hispanic or Latino	76.5%		Home Improvement	19	17	14
Other	3.4%					
Under 18	34.6%					
Over 65	6.5%					
Median Household Income	\$36,650					
Poverty Rate	10.8%					
Total Housing Units	1,567					
Vacancy Rate	6.4%					
Owner-Occupied	59.3%					
Renter-Occupied	34.3%					
One Unit Detached (single family homes)	53.8%					
Move into unit in last five years	51.5%					
Homeowners Spending 30% of income on housing	34.7%					
Median Home Value	\$98,000					

  

Foreclosures	
	Forclosures Started
1999	10
2000	25
2001	16
2002	19
2003 (to Apr.)	1

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	35	\$79,759.38		
2002	59	\$136,525.74	27	71.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	7	\$109,142.86		
2002	12	173,132.83	5	59.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	0	\$0.00		

Subsidized Units			
	1990	1999	% Change
CHA	0	0	
	1997	2002	% Change
Housing Choice Vouchers	2	8	300.0%
	Units	Buildings	% of City
DOH Assisted Mortgages	14	13	
DOH Subsidized Buildings	0	0	
IHDA Subsidized Buildings	0	0	
HUD Subsidized Buildings	0	0	



## Tract 6605 Profile

	2000	1990	Home Mortgages			
Total Population	5,356			1999	2000	2001
White, not Hispanic	20.9%		Home Purchase	70	58	65
African-American	9.3%		Refinance	84	55	118
Hispanic or Latino	65.5%		Home Improvement	21	16	14
Other	4.2%					
Under 18	34.9%					
Over 65	7.2%					
Median Household Income	\$40,143					
Poverty Rate	17.2%					
Total Housing Units	1,491					
Vacancy Rate	6.2%					
Owner-Occupied	55.3%					
Renter-Occupied	38.5%					
One Unit Detached (single family homes)	51.3%					
Move into unit in last five years	59.6%					
Homeowners Spending 30% of income on housing	24.8%					
Median Home Value	\$97,300					

  

Foreclosures	
	Forclosures Started
1999	17
2000	12
2001	15
2002	11
2003 (to Apr.)	5

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	30	\$75,173.33		
2002	52	\$139,297.63	22	85.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	7	\$91,142.86		
2002	14	\$171,655.71	7	88.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	1	\$190,000.00	1	

Subsidized Units				
	1990	1999	% Change	
CHA	0	2		
	1997	2002	% Change	
Housing Choice Vouchers	6	20	233.3%	
	Units	Buildings		
DOH Assisted Mortgages	10	10		
DOH Subsidized Buildings	102	1		
IHDA Subsidized Buildings	0	0		
HUD Subsidized Buildings	0	0		

# Tract 6606 Profile

	2000	1990	Home Mortgages			
Total Population	7,505			1999	2000	2001
White, not Hispanic	6.5%		Home Purchase	55	67	47
African-American	61.4%		Refinance	90	56	94
Hispanic or Latino	29.7%		Home Improvement	24	10	7
Other	2.4%					
Under 18	38.8%					
Over 65	4.0%					
Median Household Income	\$30,752					
Poverty Rate	24.0%					
Total Housing Units	2,292					
Vacancy Rate	9.7%					
Owner-Occupied	34.8%					
Renter-Occupied	55.5%					
One Unit Detached (single family homes)	29.8%					
Move into unit in last five years	61.6%					
Homeowners Spending 30% of income on housing	25.2%					
Median Home Value	\$84,400					

  

Foreclosures	
	Forclosures Started
1999	28
2000	45
2001	46
2002	63
2003 (to Apr.)	10

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	14	\$57,364.29		
2002	37	81,828.84	23	43.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	5	\$104,000.00		
2002	14	\$137,788.57	9	32.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	6	\$323,250.00	6	

Subsidized Units				
	1990	1999	% Change	
CHA	0	0		
	1997	2002	% Change	
Housing Choice Vouchers	62	170	174.2%	
	Units	Buildings		
DOH Assisted Mortgages	24	20		
DOH Subsidized Buildings	0	0		
IHDA Subsidized Buildings	0	0		
HUD Subsidized Buildings	0	0		

# Tract 6607 Profile

	2000	1990	Home Mortgages			
Total Population	2,682			1999	2000	2001
White, not Hispanic	1.1%		Home Purchase	26	22	15
African-American	97.4%		Refinance	66	45	52
Hispanic or Latino	0.8%		Home Improvement	15	16	7
Other	0.7%					
Under 18	34.5%					
Over 65	6.6%					
Median Household Income	\$27,656					
Poverty Rate	33.4%					
Total Housing Units	766					
Vacancy Rate	7.0%					
Owner-Occupied	61.2%					
Renter-Occupied	31.7%					
One Unit Detached (single family homes)	67.0%					
Move into unit in last five years	28.1%					
Homeowners Spending 30% of income on housing	44.8%					
Median Home Value	\$81,400					

  

Foreclosures	
	Forclosures Started
1999	19
2000	18
2001	31
2002	26
2003 (to Apr.)	7

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	1	\$29,250.00		
2002	22	\$57,847.73	21	98.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	1	\$75,000.00		
2002	0		-1	

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	0	\$0.00		

Subsidized Units				
	1990	1999	% Change	
CHA	0	0		
	1997	2002	% Change	
Housing Choice Vouchers	34	45	32.0%	
	Units	Buildings		
DOH Assisted Mortgages	3	3		
DOH Subsidized Buildings	0	0		
IHDA Subsidized Buildings	0	0		
HUD Subsidized Buildings	0	0		

# Tract 6608 Profile

	2000	1990	Home Mortgages			
Total Population	6,616			1999	2000	2001
White, not Hispanic	10.2%		Home Purchase	60	60	37
African-American	60.3%		Refinance	104	67	119
Hispanic or Latino	26.7%		Home Improvement	29	21	12
Other	2.8%					
Under 18	35.9%					
Over 65	5.9%					
Median Household Income	\$31,814					
Poverty Rate	16.6%					
Total Housing Units	2,121					
Vacancy Rate	8.4%					
Owner-Occupied	37.9%					
Renter-Occupied	53.7%					
One Unit Detached (single family homes)	34.4%					
Move into unit in last five years	55.7%					
Homeowners Spending 30% of income on housing	28.9%					
Median Home Value	\$87,600					

  

Foreclosures	
	Forclosures Started
1999	28
2000	31
2001	37
2002	28
2003 (to Apr.)	11

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	9	\$59,144.44		
2002	40	\$107,597.55	31	82.0%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	15	\$114,446.67		
2002	18	\$141,094.44	3	23.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	1	\$190,000.00		
2002	1	\$450,000.00	0	137.0%

Subsidized Units			
CHA	1990	1999	% Change
	0	0	
Housing Choice Vouchers	1997	2002	% Change
	55	129	135.0%
	Units	Buildings	% of City
DOH Assisted Mortgages	22	17	
DOH Subsidized Buildings	0	0	
IHDA Subsidized Buildings	0	0	
HUD Subsidized Buildings	0	0	

## Tract 6609 Profile

	2000	1990	Home Mortgages			
Total Population	5,402			1999	2000	2001
White, not Hispanic	10.0%		Home Purchase	48	45	36
African-American	82.8%		Refinance	79	50	71
Hispanic or Latino	5.2%		Home Improvement	21	16	15
Other	2.1%					
Under 18	35.1%					
Over 65	9.1%					
Median Household Income	\$33,014					
Poverty Rate	28.8%					
Total Housing Units	1,845					
Vacancy Rate	10.0%					
Owner-Occupied	33.0%					
Renter-Occupied	57.0%					
One Unit Detached (single family homes)	18.3%					
Move into unit in last five years	60.8%					
Homeowners Spending 30% of income on housing	33.8%					
Median Home Value	\$87,200					

  

Foreclosures	
	Forclosures Started
1999	38
2000	33
2001	41
2002	42
2003 (to Apr.)	18

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	\$0.00		
2002	6	\$53,066.67	6	

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	19	\$94,305.26		
2002	28	\$150,853.57	9	60.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	4	\$255,625.00	4	

Subsidized Units				
	1990	1999	% Change	
CHA	0	0		
Housing Choice Vouchers	101	197	95.0%	
	<b>Units</b>	<b>Buildings</b>		
DOH Assisted Mortgages	17	9		
DOH Subsidized Buildings	1	1		
IHDA Subsidized Buildings	0	0		
HUD Subsidized Buildings	0	0		

## Tract 6610 Profile

	2000	1990	Home Mortgages			
Total Population	6,526			1999	2000	2001
White, not Hispanic	4.9%		Home Purchase	57	64	61
African-American	89.9%		Refinance	149	91	122
Hispanic or Latino	3.4%		Home Improvement	55	28	16
Other	1.8%					
Under 18	32.9%					
Over 65	7.3%					
Median Household Income	\$41,150					
Poverty Rate	18.5%					
Total Housing Units	2,137					
Vacancy Rate	6.4%					
Owner-Occupied	56.4%					
Renter-Occupied	37.2%					
One Unit Detached (single family homes)	53.6%					
Move into unit in last five years	44.1%					
Homeowners Spending 30% of income on housing	28.2%					
Median Home Value	\$84,700					

  

Foreclosures	
	Forclosures Started
1999	54
2000	44
2001	61
2002	74
2003 (to Apr.)	22

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	16	\$54,718.69		
2002	46	\$80,078.80	30	46.3%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	8	\$121,687.00		
2002	19	\$144,484.68	11	19.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	0	\$0.00		

Subsidized Units						
CHA	1990	3	1999	4	% Change	33.3%
	1997	63	2002	113	% Change	79.0%
Housing Choice Vouchers	Units	Buildings				
DOH Assisted Mortgages	10	9				
DOH Subsidized Buildings	0	0				
IHDA Subsidized Buildings	0	0				
HUD Subsidized Buildings	0	0				

## Tract 6611 Profile

	2000	1990	Home Mortgages			
Total Population	6,277			1999	2000	2001
White, not Hispanic	19.2%		Home Purchase	113	111	115
African-American	45.8%		Refinance	115	65	173
Hispanic or Latino	32.5%		Home Improvement	34	18	22
Other	2.6%					
Under 18	33.9%					
Over 65	9.5%					
Median Household Income	\$41,458					
Poverty Rate	15.3%					
Total Housing Units	1,942					
Vacancy Rate	2.9%					
Owner-Occupied	76.1%					
Renter-Occupied	21.0%					
One Unit Detached (single family homes)	74.4%					
Move into unit in last five years	42.4%					
Homeowners Spending 30% of income on housing	33.7%					
Median Home Value	\$101,700					

  

Foreclosures	
	Forclosures Started
1999	30
2000	23
2001	44
2002	47
2003 (to Apr.)	19

Single Family Home Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	39	\$78,825.64		
2002	85	\$134,391.00	46	70.5%

Multi-Unit Building (2-4 Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	5	\$110,200.00		
2002	6	\$204,800.00	1	86.0%

MultiFamily Building (5 or More Units) Sales				
Year	Number Of Sales	Average Price	Sales Change	Price Change
1992	0	0		
2002	3	\$310,916.67	3	

Subsidized Units				
	1990	1999	% Change	
CHA	0	3		
	1997	2002	% Change	
Housing Choice Vouchers	16	36	125.0%	
	Units	Buildings		
DOH Assisted Mortgages	41	35		
DOH Subsidized Buildings	0	0		
IHDA Subsidized Buildings	0	0		
HUD Subsidized Buildings	0	0		