

<b>Geography</b>	<b>Total Population</b>	<b>Population by Age</b>	<b>Total Housing Units</b>	<b>Family/Non-Family Households</b>	<b>Median HH Income</b>	<b>Occupancy/Vacancy</b>
<b>Evanston</b>	<b>Small growth, stable</b>	<b>Large growth 65+ (marked increase in all but 8087.02)</b>	<b>Small growth</b>	<b>Stable</b>	<b>Growth</b>	<b>Small improvement, healthy</b>
<b>Census Tract 8087.02</b> <i>Northwestern University</i>	-	Very few 65+, stable/slight decline 65+	-	-	Low incomes, assume student component	-
<b>Census Tract 8088</b> <i>Northeast corner along lakefront and Wilmette</i>	-	-	Large growth	Small # but large % growth in non-family HHs	Among highest (wide margin), growth	-
<b>Census Tract 8089</b> <i>Northwest corner along Wilmette border</i>	-	-	-	-	Among highest (wide margin), large growth	-
<b>Census Tract 8090</b> <i>Northwest edge</i>	-	Large # and growth 65+	-	-	Among highest (wide margin), large growth	-
<b>Census Tract 8091</b> <i>Central north, west of Green Bay</i>	-	-	-	-	-	-
<b>Census Tract 8092</b> <i>West of Northwestern, Green Bay, and "L", contains Metra</i>	-	Largest (only notable) growth < 18, stable/slight decline 65+	Large growth	Large % growth in family HHs	Low incomes, assume student component	-
<b>Census Tract 8093</b> <i>North central, west of Northwestern</i>	-	-	-	Far greater # non-family HHs	Low incomes, assume student component	-
<b>Census Tract 8094/8094.01+8094.02</b> <i>East side of Downtown</i>	-	Decline 18-64, largest growth 65+, most 65+ (wide margin)	-	Far greater # non-family HHs	Near largest % growth (combined), some incomes high, some low	Steady elevated vacancy
<b>Census Tract 8095</b> <i>West side of Downtown</i>	Largest growth (# and %)	-	-	Far greater # non-family HHs	-	-

<b>Geography</b>	<b>Total Population</b>	<b>Population by Age</b>	<b>Total Housing Units</b>	<b>Family/Non-Family Households</b>	<b>Median HH Income</b>	<b>Occupancy/Vacancy</b>
<b>Census Tract 8096</b> <i>Due west of Downtown and Asbury, contains ETHS</i>	Largest decline	Largest decline < 18	Large growth	Small # but large % growth in non-family HHS	Low incomes, decline (student component not assumed)	High occupancy
<b>Census Tract 8097</b> <i>Western edge between Dempster and Main</i>	-	-	-	-	Highest outside of north end, largest % growth	High occupancy
<b>Census Tract 8098</b> <i>Central, west of Chicago, south of Downtown</i>	-	-	-	Small # but large % decline in non-family HHS	Moderate incomes, decline	Elevated vacancy
<b>Census Tract 8099</b> <i>East central, east of Chicago, south of Downtown</i>	-	-	-	-	-	-
<b>Census Tract 8100</b> <i>Southeast corner along lakefront</i>	Moderate growth, holding steady	-	Largest growth	Far greater # non-family HHS	-	Elevated vacancy
<b>Census Tract 8101</b> <i>Central south, bordering on Main</i>	-	-	-	-	-	-
<b>Census Tract 8102</b> <i>Central south, west of Howard Station</i>	Largest growth (# and %)	Largest share < 18, large # and growth 65+	-	Largest % growth in family HHS, most family HHS (wide margin)	-	High occupancy
<b>Census Tract 8103.01</b> <i>Southwest corner</i>	-	-	-	-	-	High occupancy
<b>Census Tract 8103.02</b> <i>Southwest internal corner west of Asbury</i>	-	-	-	-	High, near largest % growth	Elevated vacancy

The empty cells can be assumed to have neither the largest or smallest numbers of anything nor the largest growth or decline. Their numbers and trends did not stand out in the data. They may run slightly in one direction or other and contribute to Evanston's status overall. Reading across a row, tracts could be called "not particularly notable" in these categories.

<b>Geography</b>	<b>Tenure</b>	<b>Household Size</b>	<b>Race/Ethnicity</b>	<b>Median Owner-Occupied Housing Value</b>	<b>Median Mo. Housing Costs: Owner with Mortgage</b>
<b>Evanston</b>	<b>Stable, nearly even split</b>	<b>70% 1-2 people, 25% 3-4 people, 5% 5+ people (approx.)</b>	<b>Predominantly White (single-race), but quite sizeable Black/African American population and smaller but significant and growing Asian and Pacific Islander population. Greater decline in black population (single-race).</b>	<b>\$449,600</b>	<b>\$2,932</b>
<b>Census Tract 8087.02</b> <i>Northwestern University</i>	-	-	Top-two concentration of Asian and Pacific Islander, but decreasing	Lowest value: \$212,000	Second lowest cost: \$2,031
<b>Census Tract 8088</b> <i>Northeast corner along lakefront and Wilmette</i>	Near most owner occupied (%)	-		Highest value: \$909,700	Highest cost: \$4,000+
<b>Census Tract 8089</b> <i>Northwest corner along Wilmette border</i>	Most owner occupied (%)	Near smallest		-	-
<b>Census Tract 8090</b> <i>Northwest edge</i>	Near most owner occupied (%)	Near smallest		Second highest: \$805,900	Highest cost: \$4,000+
<b>Census Tract 8091</b> <i>Central north, west of Green Bay</i>	Among largest shifts toward rentership	-		-	Among the highest
<b>Census Tract 8092</b> <i>West of Northwestern, Green Bay, and "L", contains Metra</i>	-	Largest	By far, top-two concentration of Black/African American, but decreasing	Among the lowest	Among the lowest
<b>Census Tract 8093</b> <i>North central, west of Northwestern</i>	-	-	Among top concentrations of Asian and Pacific Islander with small decrease	Among the highest	-
<b>Census Tract 8094/8094.01+8094.02</b> <i>East side of Downtown</i>	Most renter occupied (%)	Smallest	Top-two largest concentration of White single-race and Asian and Pacific Islander, but latter decreasing	-	-
<b>Census Tract 8095</b> <i>West side of Downtown</i>	Among largest shifts toward rentership	Near smallest	Among top concentrations of Asian and Pacific Islander following recent increase	Among the highest	-

<b>Geography</b>	<b>Tenure</b>	<b>Household Size</b>	<b>Race/Ethnicity</b>	<b>Median Owner-Occupied Housing Value</b>	<b>Median Mo. Housing Costs: Owner with Mortgage</b>
<b>Census Tract 8096</b> <i>Due west of Downtown and Asbury, contains ETHS</i>	Among largest shifts toward ownership	-	Smaller concentration of Black/African American, and decreasing	-	-
<b>Census Tract 8097</b> <i>Western edge between Dempster and Main</i>	Near most owner occupied (%)	Large	Smaller concentration of Black/African American, and decreasing	-	Among the lowest
<b>Census Tract 8098</b> <i>Central, west of Chicago, south of Downtown</i>	-	-		Among the highest	Among the highest
<b>Census Tract 8099</b> <i>East central, east of Chicago, south of Downtown</i>	-	-		-	Among the highest
<b>Census Tract 8100</b> <i>Southeast corner along lakefront</i>	-	-	Top-two largest concentration of White single-race	Among the lowest	-
<b>Census Tract 8101</b> <i>Central south, bordering on Main</i>	Among largest shifts toward ownership	-	Small concentration of Black/African American disappeared	-	-
<b>Census Tract 8102</b> <i>Central south, west of Howard Station</i>	2nd most renter occupied (%)	Large	By far, top-two concentration of Black/African American, and increasing. Among top concentrations of Asian and Pacific Islander following recent increase.	Second lowest \$214,600	Lowest cost: \$1,698
<b>Census Tract 8103.01</b> <i>Southwest corner</i>	Much lower renter % than 8103.02	Large	Smaller concentration of Black/African American, and decreasing	Among the lowest	Among the lowest
<b>Census Tract 8103.02</b> <i>Southwest internal corner west of Asbury</i>	Much higher renter % than 8103.01	Large	Smaller concentration of Black/African American, and decreasing	-	-

<b>Median Mo. Housing Costs: Renter</b>	<b>Geography</b>	<b>Renters Cost Burdened (2025)</b>	<b>Owners Cost Burdened (2025)</b>	<b>Householders Cost Burdened (2025)</b>	<b>Rental Housing Gap (All Income Cost Burden)</b>	<b>Owner Housing Gap (All Income Cost Burden)</b>
<b>\$1,741</b>	<b>Evanston</b>	<b>48.0%</b>	<b>23.7%</b>	<b>35.0%</b>	<b>7,067</b>	<b>3,952</b>
Among the lowest	<b>Census Tract 8087.02</b> <i>Northwestern University</i>	55.3%	33.5%	45.1%	135	74
-	<b>Census Tract 8088</b> <i>Northeast corner along lakefront and Wilmette</i>	38.0%	15.5%	24.6%	229	137
-	<b>Census Tract 8089</b> <i>Northwest corner along Wilmette border</i>	33.6%	13.4%	21.2%	216	138
Highest cost: \$3,500+	<b>Census Tract 8090</b> <i>Northwest edge</i>	30.8%	12.2%	19.0%	145	99
Among the lowest	<b>Census Tract 8091</b> <i>Central north, west of Green Bay</i>	42.5%	18.9%	29.0%	250	149
Lowest cost: \$1,376	<b>Census Tract 8092</b> <i>West of Northwestern, Green Bay, and "L", contains Metra</i>	38.7%	58.7%	49.9%	519	271
-	<b>Census Tract 8093</b> <i>North central, west of Northwestern</i>	56.0%	35.3%	46.3%	641	358
Second highest cost: \$2,548	<b>Census Tract 8094/ 8094.01+8094.02</b> <i>East side of Downtown</i>	49.7%	28.5%	39.0%	885	522
Among the highest	<b>Census Tract 8095</b> <i>West side of Downtown</i>	54.9%	28.1%	41.7%	704	352

<b>Median Mo. Housing Costs: Renter</b>	<b>Geography</b>	<b>Renters Cost Burdened (2025)</b>	<b>Owners Cost Burdened (2025)</b>	<b>Householders Cost Burdened (2025)</b>	<b>Rental Housing Gap (All Income Cost Burden)</b>	<b>Owner Housing Gap (All Income Cost Burden)</b>
-	<b>Census Tract 8096</b> <i>Due west of Downtown and Asbury, contains ETHS</i>	50.4%	26.1%	37.7%	266	150
Among the highest	<b>Census Tract 8097</b> <i>Western edge between Dempster and Main</i>	36.5%	16.6%	24.7%	189	123
Second lowest cost: \$1,401	<b>Census Tract 8098</b> <i>Central, west of Chicago, south of Downtown</i>	52.7%	22.5%	36.8%	260	124
Among the highest	<b>Census Tract 8099</b> <i>East central, east of Chicago, south of Downtown</i>	41.8%	20.2%	29.7%	248	153
-	<b>Census Tract 8100</b> <i>Southeast corner along lakefront</i>	40.3%	19.1%	28.3%	507	315
-	<b>Census Tract 8101</b> <i>Central south, bordering on Main</i>	50.1%	23.8%	36.5%	491	251
Among the lowest	<b>Census Tract 8102</b> <i>Central south, west of Howard Station</i>	54.8%	31.4%	43.6%	797	417
-	<b>Census Tract 8103.01</b> <i>Southwest corner</i>	48.6%	24.5%	36.2%	351	189
-	<b>Census Tract 8103.02</b> <i>Southwest internal corner west of Asbury</i>	43.5%	18.8%	29.6%	234	130





**EVANSTON CENSUS TRACT 8087.02 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	155	95	60	56	42	97	63%
\$36,000-59,999 (30-50%)	83	59	24	50	13	63	76%
\$60,000-95,999 (50-80%)	62	36	26	24	11	35	56%
\$96,000-\$119,999 (80-100%)	34	19	15	5	5	9	28%
\$120,000+ (100%+)	131	35	96	1	4	6	4%
<b>Total</b>	<b>465</b>	<b>244</b>	<b>221</b>	<b>135</b>	<b>74</b>	<b>210</b>	<b>45%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	142	65	77	32	48	80	56%
\$36,000-59,999 (30-50%)	93	70	23	57	10	67	72%
\$60,000-95,999 (50-80%)	47	27	20	18	7	25	53%
\$96,000-\$119,999 (80-100%)	35	21	14	4	3	7	21%
\$120,000+ (100%+)	144	39	105	1	3	4	3%
<b>Total</b>	<b>461</b>	<b>222</b>	<b>239</b>	<b>112</b>	<b>71</b>	<b>183</b>	<b>40%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	130	60	70	29	44	73	56%
\$36,000-59,999 (30-50%)	106	80	26	65	11	76	72%
\$60,000-95,999 (50-80%)	37	21	16	14	6	20	53%
\$96,000-\$119,999 (80-100%)	36	21	15	4	4	8	21%
\$120,000+ (100%+)	159	43	116	1	3	4	3%
<b>Total</b>	<b>468</b>	<b>225</b>	<b>243</b>	<b>114</b>	<b>67</b>	<b>181</b>	<b>39%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8088 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	114	70	44	41	30	71	63%
\$36,000-59,999 (30-50%)	142	100	42	85	22	107	75%
\$60,000-95,999 (50-80%)	198	116	82	76	35	111	56%
\$96,000-\$119,999 (80-100%)	136	74	62	18	20	38	28%
\$120,000+ (100%+)	895	242	653	9	29	38	4%
<b>Total</b>	<b>1,485</b>	<b>602</b>	<b>883</b>	<b>229</b>	<b>137</b>	<b>365</b>	<b>25%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	94	43	51	21	32	53	56%
\$36,000-59,999 (30-50%)	104	78	26	64	11	75	72%
\$60,000-95,999 (50-80%)	159	91	68	61	23	84	53%
\$96,000-\$119,999 (80-100%)	114	67	47	13	11	24	21%
\$120,000+ (100%+)	995	271	724	7	18	25	3%
<b>Total</b>	<b>1,466</b>	<b>550</b>	<b>916</b>	<b>166</b>	<b>96</b>	<b>261</b>	<b>18%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	79	36	43	18	27	44	56%
\$36,000-59,999 (30-50%)	76	57	19	47	8	55	72%
\$60,000-95,999 (50-80%)	127	73	54	49	19	67	53%
\$96,000-\$119,999 (80-100%)	96	57	39	11	9	21	21%
\$120,000+ (100%+)	1,128	307	821	8	21	28	3%
<b>Total</b>	<b>1,506</b>	<b>530</b>	<b>976</b>	<b>132</b>	<b>83</b>	<b>215</b>	<b>14%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8089 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	113	70	43	41	30	71	63%
\$36,000-59,999 (30-50%)	124	87	37	74	19	93	75%
\$60,000-95,999 (50-80%)	187	110	77	72	33	105	56%
\$96,000-\$119,999 (80-100%)	138	75	63	18	20	38	28%
\$120,000+ (100%+)	1,110	300	810	11	36	47	4%
<b>Total</b>	<b>1,672</b>	<b>642</b>	<b>1,030</b>	<b>216</b>	<b>138</b>	<b>355</b>	<b>21%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	83	38	45	19	28	47	56%
\$36,000-59,999 (30-50%)	102	77	25	63	10	73	72%
\$60,000-95,999 (50-80%)	147	84	63	56	22	78	53%
\$96,000-\$119,999 (80-100%)	100	59	41	12	10	21	21%
\$120,000+ (100%+)	1,224	333	891	8	22	31	3%
<b>Total</b>	<b>1,656</b>	<b>591</b>	<b>1,065</b>	<b>158</b>	<b>93</b>	<b>250</b>	<b>15%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	63	29	34	14	21	35	56%
\$36,000-59,999 (30-50%)	84	63	21	51	9	60	72%
\$60,000-95,999 (50-80%)	115	66	49	44	17	61	53%
\$96,000-\$119,999 (80-100%)	73	43	30	8	7	16	21%
\$120,000+ (100%+)	1,373	373	1,000	9	25	34	3%
<b>Total</b>	<b>1,708</b>	<b>574</b>	<b>1,134</b>	<b>128</b>	<b>79</b>	<b>207</b>	<b>12%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8090 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	112	69	43	40	30	70	63%
\$36,000-59,999 (30-50%)	76	54	22	46	12	57	76%
\$60,000-95,999 (50-80%)	104	61	43	40	19	58	56%
\$96,000-\$119,999 (80-100%)	67	37	30	9	10	19	28%
\$120,000+ (100%+)	922	250	672	9	30	39	4%
<b>Total</b>	<b>1,281</b>	<b>471</b>	<b>810</b>	<b>145</b>	<b>99</b>	<b>244</b>	<b>19%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	94	43	51	21	32	53	56%
\$36,000-59,999 (30-50%)	53	40	13	33	5	38	72%
\$60,000-95,999 (50-80%)	80	46	34	31	12	42	53%
\$96,000-\$119,999 (80-100%)	52	31	21	6	5	11	21%
\$120,000+ (100%+)	1,003	273	730	7	18	25	3%
<b>Total</b>	<b>1,282</b>	<b>433</b>	<b>849</b>	<b>97</b>	<b>72</b>	<b>170</b>	<b>13%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	81	37	44	18	27	46	56%
\$36,000-59,999 (30-50%)	37	28	9	23	4	27	72%
\$60,000-95,999 (50-80%)	61	35	26	23	9	32	53%
\$96,000-\$119,999 (80-100%)	41	24	17	5	4	9	21%
\$120,000+ (100%+)	1,119	304	815	8	20	28	3%
<b>Total</b>	<b>1,339</b>	<b>428</b>	<b>911</b>	<b>77</b>	<b>65</b>	<b>141</b>	<b>11%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8091 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	197	121	76	71	53	123	63%
\$36,000-59,999 (30-50%)	112	79	33	67	17	84	75%
\$60,000-95,999 (50-80%)	246	144	102	94	44	138	56%
\$96,000-\$119,999 (80-100%)	78	43	35	10	11	22	28%
\$120,000+ (100%+)	742	201	541	8	24	31	4%
<b>Total</b>	<b>1,375</b>	<b>588</b>	<b>787</b>	<b>250</b>	<b>149</b>	<b>399</b>	<b>29%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	171	79	92	39	57	96	56%
\$36,000-59,999 (30-50%)	101	76	25	62	10	73	72%
\$60,000-95,999 (50-80%)	217	124	93	83	32	115	53%
\$96,000-\$119,999 (80-100%)	69	41	28	8	7	15	21%
\$120,000+ (100%+)	806	219	587	5	15	20	3%
<b>Total</b>	<b>1,364</b>	<b>539</b>	<b>825</b>	<b>197</b>	<b>121</b>	<b>319</b>	<b>23%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	151	69	82	34	51	85	56%
\$36,000-59,999 (30-50%)	90	68	22	56	9	65	72%
\$60,000-95,999 (50-80%)	191	109	82	73	28	101	53%
\$96,000-\$119,999 (80-100%)	61	36	25	7	6	13	21%
\$120,000+ (100%+)	886	241	645	6	16	22	3%
<b>Total</b>	<b>1,379</b>	<b>523</b>	<b>856</b>	<b>175</b>	<b>111</b>	<b>286</b>	<b>21%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8092 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	516	318	198	186	137	323	63%
\$36,000-59,999 (30-50%)	327	231	96	196	50	247	75%
\$60,000-95,999 (50-80%)	296	174	122	114	53	166	56%
\$96,000-\$119,999 (80-100%)	148	81	67	19	22	41	28%
\$120,000+ (100%+)	297	80	217	3	10	13	4%
<b>Total</b>	<b>1,584</b>	<b>884</b>	<b>700</b>	<b>519</b>	<b>271</b>	<b>790</b>	<b>50%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	448	206	242	101	151	252	56%
\$36,000-59,999 (30-50%)	309	233	76	190	32	222	72%
\$60,000-95,999 (50-80%)	300	171	129	114	44	159	53%
\$96,000-\$119,999 (80-100%)	163	96	67	19	16	35	21%
\$120,000+ (100%+)	361	98	263	2	7	9	3%
<b>Total</b>	<b>1,581</b>	<b>804</b>	<b>777</b>	<b>427</b>	<b>250</b>	<b>677</b>	<b>43%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	389	179	210	88	131	219	56%
\$36,000-59,999 (30-50%)	293	221	72	181	30	211	72%
\$60,000-95,999 (50-80%)	304	174	130	116	45	161	53%
\$96,000-\$119,999 (80-100%)	179	106	73	21	18	38	21%
\$120,000+ (100%+)	441	120	321	3	8	11	3%
<b>Total</b>	<b>1,606</b>	<b>800</b>	<b>806</b>	<b>408</b>	<b>232</b>	<b>640</b>	<b>40%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8093 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	815	502	313	294	217	510	63%
\$36,000-59,999 (30-50%)	367	259	108	220	57	277	75%
\$60,000-95,999 (50-80%)	275	161	114	105	49	154	56%
\$96,000-\$119,999 (80-100%)	117	64	53	15	17	32	28%
\$120,000+ (100%+)	584	158	426	6	19	25	4%
<b>Total</b>	<b>2,158</b>	<b>1,144</b>	<b>1,014</b>	<b>641</b>	<b>358</b>	<b>999</b>	<b>46%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	745	343	402	168	250	419	56%
\$36,000-59,999 (30-50%)	362	273	89	223	37	260	72%
\$60,000-95,999 (50-80%)	276	158	118	106	41	146	53%
\$96,000-\$119,999 (80-100%)	121	71	50	14	12	26	21%
\$120,000+ (100%+)	634	172	462	4	12	16	3%
<b>Total</b>	<b>2,138</b>	<b>1,017</b>	<b>1,121</b>	<b>515</b>	<b>352</b>	<b>867</b>	<b>41%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	682	314	368	154	229	383	56%
\$36,000-59,999 (30-50%)	357	269	88	220	37	257	72%
\$60,000-95,999 (50-80%)	278	159	119	106	41	147	53%
\$96,000-\$119,999 (80-100%)	125	74	51	14	12	27	21%
\$120,000+ (100%+)	689	187	502	5	13	17	3%
<b>Total</b>	<b>2,131</b>	<b>1,003</b>	<b>1,128</b>	<b>499</b>	<b>332</b>	<b>831</b>	<b>39%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8094.01 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	414	255	159	149	110	259	63%
\$36,000-59,999 (30-50%)	230	162	68	138	36	173	75%
\$60,000-95,999 (50-80%)	234	137	97	90	42	131	56%
\$96,000-\$119,999 (80-100%)	140	77	63	18	20	39	28%
\$120,000+ (100%+)	754	204	550	8	24	32	4%
<b>Total</b>	<b>1,772</b>	<b>835</b>	<b>937</b>	<b>403</b>	<b>232</b>	<b>635</b>	<b>36%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	403	185	218	91	136	227	56%
\$36,000-59,999 (30-50%)	224	169	55	138	23	161	72%
\$60,000-95,999 (50-80%)	252	144	108	96	37	133	53%
\$96,000-\$119,999 (80-100%)	153	90	63	18	15	33	21%
\$120,000+ (100%+)	849	231	618	6	16	21	3%
<b>Total</b>	<b>1,881</b>	<b>819</b>	<b>1,062</b>	<b>348</b>	<b>227</b>	<b>575</b>	<b>31%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	393	181	212	89	132	221	56%
\$36,000-59,999 (30-50%)	218	164	54	134	23	157	72%
\$60,000-95,999 (50-80%)	271	155	116	104	40	144	53%
\$96,000-\$119,999 (80-100%)	167	99	68	19	16	36	21%
\$120,000+ (100%+)	955	260	695	7	17	24	3%
<b>Total</b>	<b>2,004</b>	<b>859</b>	<b>1,145</b>	<b>352</b>	<b>229</b>	<b>581</b>	<b>29%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8094.02 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	591	364	227	213	157	370	63%
\$36,000-59,999 (30-50%)	211	149	62	127	33	159	75%
\$60,000-95,999 (50-80%)	278	163	115	107	50	156	56%
\$96,000-\$119,999 (80-100%)	232	127	105	30	34	64	28%
\$120,000+ (100%+)	525	142	383	5	17	22	4%
<b>Total</b>	<b>1,837</b>	<b>945</b>	<b>892</b>	<b>482</b>	<b>290</b>	<b>772</b>	<b>42%</b>

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 Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	533	245	288	120	179	300	56%
\$36,000-59,999 (30-50%)	204	154	50	126	21	147	72%
\$60,000-95,999 (50-80%)	307	175	132	117	46	162	53%
\$96,000-\$119,999 (80-100%)	224	132	92	26	22	48	21%
\$120,000+ (100%+)	548	149	399	4	10	14	3%
<b>Total</b>	<b>1,816</b>	<b>855</b>	<b>961</b>	<b>393</b>	<b>278</b>	<b>671</b>	<b>37%</b>

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 Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	481	221	260	108	162	270	56%
\$36,000-59,999 (30-50%)	199	150	49	123	21	143	72%
\$60,000-95,999 (50-80%)	339	194	145	130	50	180	53%
\$96,000-\$119,999 (80-100%)	217	128	89	25	21	46	21%
\$120,000+ (100%+)	574	156	418	4	11	14	3%
<b>Total</b>	<b>1,810</b>	<b>849</b>	<b>961</b>	<b>390</b>	<b>264</b>	<b>654</b>	<b>36%</b>

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 Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8095 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	524	323	201	189	139	328	63%
\$36,000-59,999 (30-50%)	531	374	157	318	82	400	75%
\$60,000-95,999 (50-80%)	431	253	178	166	77	242	56%
\$96,000-\$119,999 (80-100%)	175	96	79	23	26	49	28%
\$120,000+ (100%+)	871	236	635	9	28	37	4%
<b>Total</b>	<b>2,532</b>	<b>1,282</b>	<b>1,250</b>	<b>704</b>	<b>352</b>	<b>1,056</b>	<b>42%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	491	226	265	111	165	276	56%
\$36,000-59,999 (30-50%)	497	375	122	306	51	358	72%
\$60,000-95,999 (50-80%)	440	252	188	168	65	233	53%
\$96,000-\$119,999 (80-100%)	195	115	80	22	19	42	21%
\$120,000+ (100%+)	1,019	277	742	7	19	26	3%
<b>Total</b>	<b>2,642</b>	<b>1,245</b>	<b>1,397</b>	<b>615</b>	<b>319</b>	<b>934</b>	<b>35%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	463	213	250	104	156	260	56%
\$36,000-59,999 (30-50%)	466	351	115	287	48	335	72%
\$60,000-95,999 (50-80%)	449	257	192	172	66	238	53%
\$96,000-\$119,999 (80-100%)	218	129	89	25	21	47	21%
\$120,000+ (100%+)	1,201	327	874	8	22	30	3%
<b>Total</b>	<b>2,797</b>	<b>1,277</b>	<b>1,520</b>	<b>596</b>	<b>314</b>	<b>910</b>	<b>33%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8096 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	311	192	119	112	82	195	63%
\$36,000-59,999 (30-50%)	176	124	52	105	27	133	75%
\$60,000-95,999 (50-80%)	94	55	39	36	17	53	56%
\$96,000-\$119,999 (80-100%)	57	31	26	7	8	16	28%
\$120,000+ (100%+)	464	126	338	5	15	20	4%
<b>Total</b>	<b>1,102</b>	<b>528</b>	<b>574</b>	<b>266</b>	<b>150</b>	<b>416</b>	<b>38%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	255	117	138	57	86	143	56%
\$36,000-59,999 (30-50%)	140	106	34	87	14	101	72%
\$60,000-95,999 (50-80%)	94	54	40	36	14	50	53%
\$96,000-\$119,999 (80-100%)	62	37	25	7	6	13	21%
\$120,000+ (100%+)	548	149	399	4	10	14	3%
<b>Total</b>	<b>1,099</b>	<b>463</b>	<b>636</b>	<b>191</b>	<b>130</b>	<b>321</b>	<b>29%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	213	98	115	48	72	120	56%
\$36,000-59,999 (30-50%)	112	84	28	69	12	80	72%
\$60,000-95,999 (50-80%)	94	54	40	36	14	50	53%
\$96,000-\$119,999 (80-100%)	68	40	28	8	7	15	21%
\$120,000+ (100%+)	651	177	474	4	12	16	3%
<b>Total</b>	<b>1,138</b>	<b>453</b>	<b>685</b>	<b>165</b>	<b>116</b>	<b>281</b>	<b>25%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8097 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	141	87	54	51	37	88	63%
\$36,000-59,999 (30-50%)	85	60	25	51	13	64	75%
\$60,000-95,999 (50-80%)	155	91	64	60	28	87	56%
\$96,000-\$119,999 (80-100%)	150	82	68	20	22	42	28%
\$120,000+ (100%+)	730	198	532	8	23	31	4%
<b>Total</b>	<b>1,261</b>	<b>518</b>	<b>743</b>	<b>189</b>	<b>123</b>	<b>312</b>	<b>25%</b>

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Rental Gap Owner Gap Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	113	52	61	26	38	64	56%
\$36,000-59,999 (30-50%)	70	53	17	43	7	50	72%
\$60,000-95,999 (50-80%)	130	74	56	49	19	69	53%
\$96,000-\$119,999 (80-100%)	138	81	57	16	14	30	21%
\$120,000+ (100%+)	799	217	582	5	15	20	3%
<b>Total</b>	<b>1,250</b>	<b>477</b>	<b>773</b>	<b>140</b>	<b>93</b>	<b>232</b>	<b>19%</b>

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Rental Gap Owner Gap Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	90	41	49	20	31	51	56%
\$36,000-59,999 (30-50%)	59	44	15	36	6	42	72%
\$60,000-95,999 (50-80%)	109	62	47	41	16	58	53%
\$96,000-\$119,999 (80-100%)	127	75	52	15	13	27	21%
\$120,000+ (100%+)	881	240	641	6	16	22	3%
<b>Total</b>	<b>1,266</b>	<b>462</b>	<b>804</b>	<b>118</b>	<b>82</b>	<b>200</b>	<b>16%</b>

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Rental Gap Owner Gap Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8098 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	148	91	57	53	39	93	63%
\$36,000-59,999 (30-50%)	230	162	68	138	36	173	75%
\$60,000-95,999 (50-80%)	154	90	64	59	28	86	56%
\$96,000-\$119,999 (80-100%)	42	23	19	5	6	12	28%
\$120,000+ (100%+)	469	127	342	5	15	20	4%
<b>Total</b>	<b>1,043</b>	<b>493</b>	<b>550</b>	<b>260</b>	<b>124</b>	<b>384</b>	<b>37%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	138	64	74	31	46	78	56%
\$36,000-59,999 (30-50%)	203	153	50	125	21	146	72%
\$60,000-95,999 (50-80%)	147	84	63	56	22	78	53%
\$96,000-\$119,999 (80-100%)	43	25	18	5	4	9	21%
\$120,000+ (100%+)	502	137	365	3	9	13	3%
<b>Total</b>	<b>1,033</b>	<b>463</b>	<b>570</b>	<b>221</b>	<b>102</b>	<b>323</b>	<b>31%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	130	60	70	29	44	73	56%
\$36,000-59,999 (30-50%)	179	135	44	110	18	129	72%
\$60,000-95,999 (50-80%)	140	80	60	53	21	74	53%
\$96,000-\$119,999 (80-100%)	44	26	18	5	4	9	21%
\$120,000+ (100%+)	546	148	398	4	10	14	3%
<b>Total</b>	<b>1,039</b>	<b>449</b>	<b>590</b>	<b>202</b>	<b>97</b>	<b>299</b>	<b>29%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8099 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	215	132	83	77	57	135	63%
\$36,000-59,999 (30-50%)	128	90	38	76	20	96	75%
\$60,000-95,999 (50-80%)	174	102	72	67	31	98	56%
\$96,000-\$119,999 (80-100%)	159	87	72	21	23	44	28%
\$120,000+ (100%+)	677	183	494	7	22	29	4%
<b>Total</b>	<b>1,353</b>	<b>594</b>	<b>759</b>	<b>248</b>	<b>153</b>	<b>402</b>	<b>30%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	193	89	104	44	65	108	56%
\$36,000-59,999 (30-50%)	113	85	28	69	12	81	72%
\$60,000-95,999 (50-80%)	151	86	65	57	22	80	53%
\$96,000-\$119,999 (80-100%)	146	86	60	17	14	31	21%
\$120,000+ (100%+)	736	200	536	5	13	18	3%
<b>Total</b>	<b>1,339</b>	<b>546</b>	<b>793</b>	<b>192</b>	<b>127</b>	<b>319</b>	<b>24%</b>

^  
Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	176	81	95	40	59	99	56%
\$36,000-59,999 (30-50%)	98	74	24	60	10	71	72%
\$60,000-95,999 (50-80%)	131	75	56	50	19	69	53%
\$96,000-\$119,999 (80-100%)	134	79	55	15	13	29	21%
\$120,000+ (100%+)	808	220	588	6	15	20	3%
<b>Total</b>	<b>1,347</b>	<b>529</b>	<b>818</b>	<b>171</b>	<b>117</b>	<b>288</b>	<b>21%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8100 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	406	250	156	146	108	254	63%
\$36,000-59,999 (30-50%)	270	190	80	161	42	203	75%
\$60,000-95,999 (50-80%)	353	207	146	135	63	198	56%
\$96,000-\$119,999 (80-100%)	368	201	167	48	54	102	28%
\$120,000+ (100%+)	1,511	409	1,102	16	48	64	4%
<b>Total</b>	<b>2,908</b>	<b>1,257</b>	<b>1,651</b>	<b>507</b>	<b>315</b>	<b>822</b>	<b>28%</b>

^ ^ ^  
Rental Gap Owner Gap Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	347	160	187	78	117	195	56%
\$36,000-59,999 (30-50%)	229	173	56	141	24	165	72%
\$60,000-95,999 (50-80%)	316	181	135	121	47	168	53%
\$96,000-\$119,999 (80-100%)	345	204	141	40	34	74	21%
\$120,000+ (100%+)	1,639	446	1,193	11	30	41	3%
<b>Total</b>	<b>2,876</b>	<b>1,164</b>	<b>1,712</b>	<b>392</b>	<b>251</b>	<b>642</b>	<b>22%</b>

^ ^ ^  
Rental Gap Owner Gap Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	300	138	162	68	101	169	56%
\$36,000-59,999 (30-50%)	193	146	47	119	20	139	72%
\$60,000-95,999 (50-80%)	282	161	121	108	42	149	53%
\$96,000-\$119,999 (80-100%)	324	191	133	37	32	69	21%
\$120,000+ (100%+)	1,787	486	1,301	12	33	45	3%
<b>Total</b>	<b>2,886</b>	<b>1,122</b>	<b>1,764</b>	<b>344</b>	<b>227</b>	<b>571</b>	<b>20%</b>

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Rental Gap Owner Gap Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8101 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	217	134	83	78	57	136	63%
\$36,000-59,999 (30-50%)	332	234	98	199	51	250	75%
\$60,000-95,999 (50-80%)	456	267	189	175	81	256	56%
\$96,000-\$119,999 (80-100%)	239	131	108	31	35	66	28%
\$120,000+ (100%+)	790	214	576	8	25	33	4%
<b>Total</b>	<b>2,034</b>	<b>980</b>	<b>1,054</b>	<b>491</b>	<b>251</b>	<b>742</b>	<b>36%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	179	82	97	40	60	101	56%
\$36,000-59,999 (30-50%)	288	217	71	177	30	207	72%
\$60,000-95,999 (50-80%)	421	241	180	161	62	223	53%
\$96,000-\$119,999 (80-100%)	238	140	98	27	24	51	21%
\$120,000+ (100%+)	890	242	648	6	16	22	3%
<b>Total</b>	<b>2,016</b>	<b>922</b>	<b>1,094</b>	<b>412</b>	<b>192</b>	<b>604</b>	<b>30%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	147	68	79	33	49	83	56%
\$36,000-59,999 (30-50%)	251	189	62	154	26	180	72%
\$60,000-95,999 (50-80%)	389	222	167	148	58	206	53%
\$96,000-\$119,999 (80-100%)	238	140	98	27	24	51	21%
\$120,000+ (100%+)	1,006	274	732	7	18	25	3%
<b>Total</b>	<b>2,031</b>	<b>893</b>	<b>1,138</b>	<b>370</b>	<b>175</b>	<b>545</b>	<b>27%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8102 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	566	349	217	204	150	354	63%
\$36,000-59,999 (30-50%)	437	308	129	262	68	329	75%
\$60,000-95,999 (50-80%)	744	436	308	285	133	418	56%
\$96,000-\$119,999 (80-100%)	294	161	133	38	43	82	28%
\$120,000+ (100%+)	744	201	543	8	24	32	4%
<b>Total</b>	<b>2,785</b>	<b>1,455</b>	<b>1,330</b>	<b>797</b>	<b>417</b>	<b>1,215</b>	<b>44%</b>

^ ^ ^  
Rental Gap Owner Gap Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	485	223	262	109	163	273	56%
\$36,000-59,999 (30-50%)	405	305	100	249	42	291	72%
\$60,000-95,999 (50-80%)	709	405	304	271	105	376	53%
\$96,000-\$119,999 (80-100%)	307	181	126	35	30	66	21%
\$120,000+ (100%+)	883	240	643	6	16	22	3%
<b>Total</b>	<b>2,789</b>	<b>1,354</b>	<b>1,435</b>	<b>671</b>	<b>357</b>	<b>1,027</b>	<b>37%</b>

^ ^ ^  
Rental Gap Owner Gap Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	417	192	225	94	140	234	56%
\$36,000-59,999 (30-50%)	376	283	93	231	39	270	72%
\$60,000-95,999 (50-80%)	676	386	290	258	100	358	53%
\$96,000-\$119,999 (80-100%)	321	189	132	37	32	69	21%
\$120,000+ (100%+)	1,053	286	767	7	19	26	3%
<b>Total</b>	<b>2,843</b>	<b>1,336</b>	<b>1,507</b>	<b>627</b>	<b>330</b>	<b>958</b>	<b>34%</b>

^ ^ ^  
Rental Gap Owner Gap Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8103.01 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	156	96	60	56	42	98	63%
\$36,000-59,999 (30-50%)	191	135	56	115	29	144	75%
\$60,000-95,999 (50-80%)	380	223	157	146	68	214	56%
\$96,000-\$119,999 (80-100%)	224	122	102	29	33	62	28%
\$120,000+ (100%+)	541	146	395	6	17	23	4%
<b>Total</b>	<b>1,492</b>	<b>722</b>	<b>770</b>	<b>351</b>	<b>189</b>	<b>540</b>	<b>36%</b>

^  
Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	125	58	67	28	42	70	56%
\$36,000-59,999 (30-50%)	163	123	40	101	17	117	72%
\$60,000-95,999 (50-80%)	337	193	144	129	50	179	53%
\$96,000-\$119,999 (80-100%)	220	130	90	25	22	47	21%
\$120,000+ (100%+)	647	176	471	4	12	16	3%
<b>Total</b>	<b>1,492</b>	<b>680</b>	<b>812</b>	<b>288</b>	<b>142</b>	<b>429</b>	<b>29%</b>

^  
Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	102	47	55	23	34	57	56%
\$36,000-59,999 (30-50%)	139	105	34	86	14	100	72%
\$60,000-95,999 (50-80%)	299	171	128	114	44	158	53%
\$96,000-\$119,999 (80-100%)	216	127	89	25	21	46	21%
\$120,000+ (100%+)	780	212	568	5	14	20	3%
<b>Total</b>	<b>1,536</b>	<b>662</b>	<b>874</b>	<b>253</b>	<b>128</b>	<b>382</b>	<b>25%</b>

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Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

**EVANSTON CENSUS TRACT 8103.02 HOUSING GAPS**

by Household Income and Tenure

Household Income - 2025	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	132	81	51	47	35	83	63%
\$36,000-59,999 (30-50%)	157	111	46	94	24	118	75%
\$60,000-95,999 (50-80%)	180	106	74	69	32	101	56%
\$96,000-\$119,999 (80-100%)	124	68	56	16	18	34	28%
\$120,000+ (100%+)	636	172	464	7	20	27	4%
<b>Total</b>	<b>1,229</b>	<b>538</b>	<b>691</b>	<b>234</b>	<b>130</b>	<b>364</b>	<b>30%</b>

^  
Rental Gap                      Owner Gap                      Overall Gap

Household Income - 2030	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	112	52	60	26	37	63	56%
\$36,000-59,999 (30-50%)	129	97	32	79	13	93	72%
\$60,000-95,999 (50-80%)	155	89	66	59	23	82	53%
\$96,000-\$119,999 (80-100%)	115	68	47	13	11	25	21%
\$120,000+ (100%+)	709	193	516	5	13	18	3%
<b>Total</b>	<b>1,220</b>	<b>499</b>	<b>721</b>	<b>182</b>	<b>98</b>	<b>280</b>	<b>23%</b>

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Rental Gap                      Owner Gap                      Overall Gap

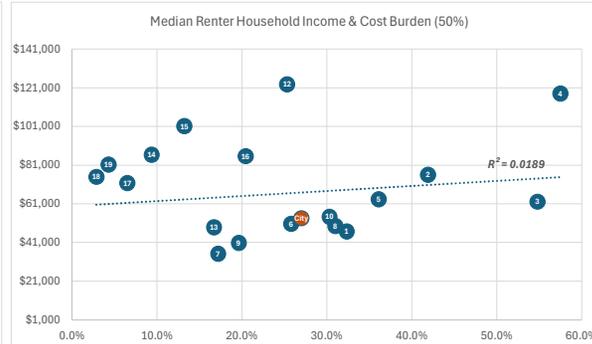
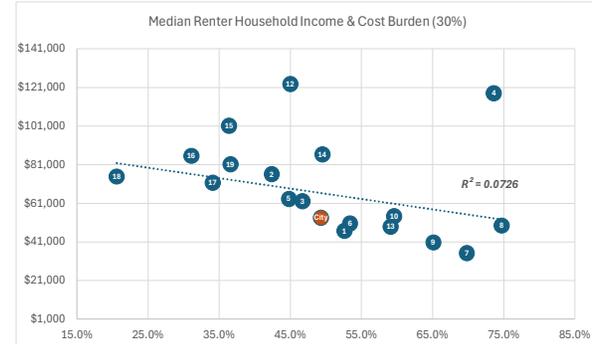
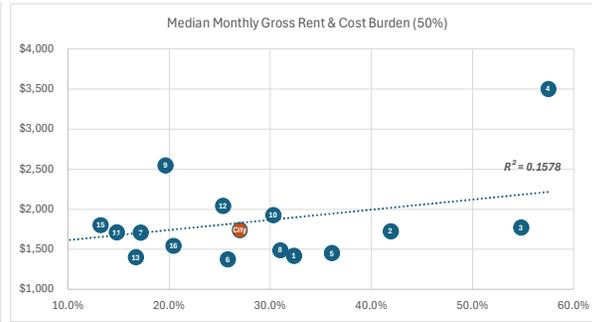
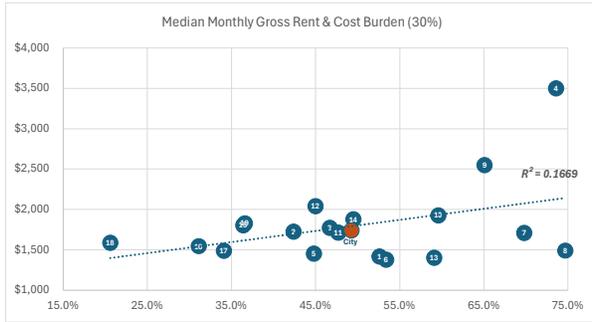
Household Income - 2035	All HHs	Renter HHs	Owner HHs	Est. Cost Burdened Renters	Est. Cost Burdened Owners	Total Est. Cost Burdened	Total Pct. Cost Burdened
\$0-35,999 (30% of median)	95	44	51	22	32	53	56%
\$36,000-59,999 (30-50%)	108	81	27	66	11	78	72%
\$60,000-95,999 (50-80%)	133	76	57	51	20	70	53%
\$96,000-\$119,999 (80-100%)	107	63	44	12	11	23	21%
\$120,000+ (100%+)	798	217	581	5	15	20	3%
<b>Total</b>	<b>1,241</b>	<b>481</b>	<b>760</b>	<b>156</b>	<b>88</b>	<b>244</b>	<b>20%</b>

^  
Rental Gap                      Owner Gap                      Overall Gap

Sources: ESRI, US Census American Community Survey, US Department of Housing and Urban Development (HUD) CHAS

HOUSING COST AND INCOME CHARACTERISTICS - RENTER HOUSEHOLDS

Marker Label	FIPS Code	Tract	City Area	Households Paying 30% or More of Income on Gross Rent (Percent)	Households paying 50% or More of Income on Gross Rent (Percent)	Median Monthly Gross Rent	Median Household Income - Renter
1	17031808702	8087.02	N. of Downtown	52.6%	32.3%	\$1,417	\$46,719
2	17031808800	8088	North	42.4%	41.9%	\$1,725	\$76,042
3	17031808900	8089	North	46.7%	54.8%	\$1,773	\$62,125
4	17031809000	8090	North	73.6%	57.5%	\$3,500	\$118,000
5	17031809100	8091	North	44.8%	36.1%	\$1,453	\$63,333
6	17031809200	8092	West	53.4%	25.8%	\$1,376	\$50,616
7	17031809300	8093	N. of Downtown	69.8%	17.2%	\$1,710	\$35,242
8	17031809401	8094.01	Downtown	74.7%	31.0%	\$1,489	\$49,473
9	17031809402	8094.02	Downtown	65.1%	19.6%	\$2,548	\$40,747
10	17031809500	8095	Downtown	59.6%	30.3%	\$1,926	\$54,309
11	17031809600	8096	West	47.7%	14.8%	\$1,711	-
12	17031809700	8097	West	45.0%	25.3%	\$2,042	\$122,768
13	17031809800	8098	East Central	59.1%	16.7%	\$1,401	\$48,931
14	17031809900	8099	East Central	49.5%	9.4%	\$1,877	\$86,336
15	17031810000	8100	Southeast	36.4%	13.2%	\$1,803	\$101,111
16	17031810100	8101	South Central	31.1%	20.4%	\$1,544	\$85,608
17	17031810200	8102	South Central	34.1%	6.5%	\$1,488	\$71,724
18	17031810301	8103.01	Southwest	20.6%	2.9%	\$1,585	\$74,901
19	17031810302	8103.02	Southwest	36.6%	4.3%	\$1,829	\$81,250
<b>City</b>	<b>---</b>	<b>Evanston City</b>	<b>--</b>	<b>49.3%</b>	<b>27.0%</b>	<b>\$1,741</b>	<b>\$53,517</b>

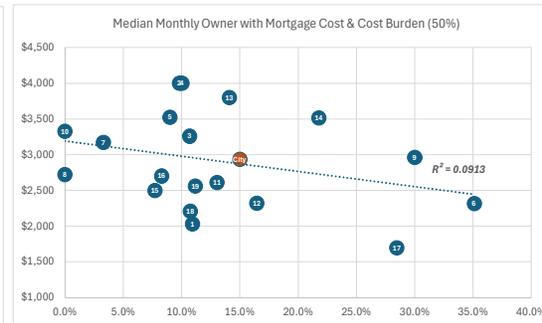
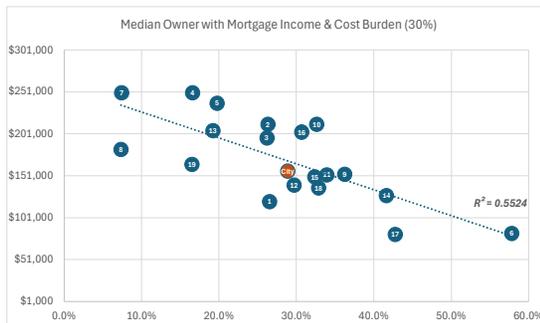
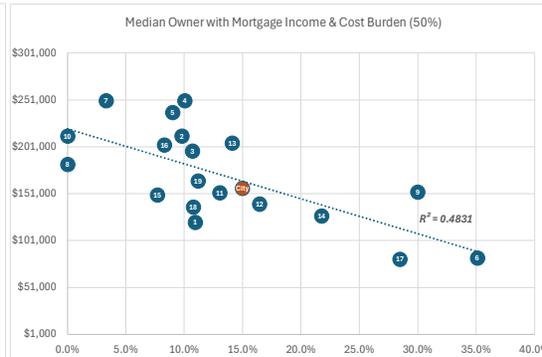
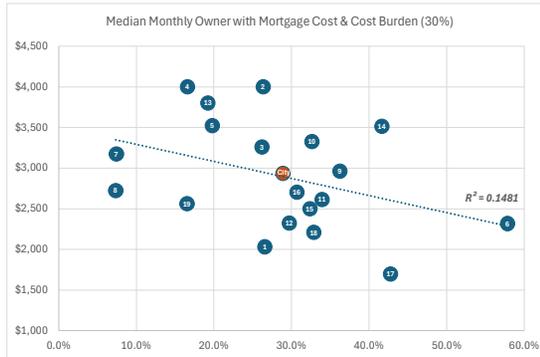


Note: Housing costs are top-coded by the Census at \$3,500+ for renter households.

Source: U.S. Census Bureau, 2019-2023 American Community Survey (ACS), 5-year estimates, tables DP04, B25119, B25091, B25009, and B25070, Development Planning Partners.

HOUSING COST AND INCOME CHARACTERISTICS - OWNER HOUSEHOLDS WITH A MORTGAGE

Marker Label	FIPS Code	Tract	City Area	Households paying 30% or More of Household Income on Housing Costs: Units with a Mortgage (Percent)	Households paying 50% or More of Household Income on Housing Costs: Units with a Mortgage (Percent)	Median Monthly Owner Costs: Units with a Mortgage	Median Household Income - Units with a Mortgage
1	17031808702	8087.02	N. of Downtown	26.6%	10.9%	\$2,031	\$120,208
2	17031808800	8088	North	26.3%	9.8%	\$4,000	\$212,386
3	17031808900	8089	North	26.2%	10.7%	\$3,260	\$196,154
4	17031809000	8090	North	16.6%	10.0%	\$4,000	\$250,000
5	17031809100	8091	North	19.8%	9.0%	\$3,523	\$237,284
6	17031809200	8092	West	57.8%	35.1%	\$2,318	\$82,245
7	17031809300	8093	N. of Downtown	7.4%	3.3%	\$3,173	\$250,000
8	17031809401	8094.01	Downtown	7.3%	0.0%	\$2,724	\$182,125
9	17031809402	8094.02	Downtown	36.3%	30.0%	\$2,962	\$152,679
10	17031809500	8095	Downtown	32.7%	0.0%	\$3,326	\$212,250
11	17031809600	8096	West	33.9%	13.1%	\$2,613	\$151,852
12	17031809700	8097	West	29.7%	16.5%	\$2,323	\$139,722
13	17031809800	8098	East Central	19.2%	14.1%	\$3,801	\$204,702
14	17031809900	8099	East Central	41.6%	21.8%	\$3,514	\$127,153
15	17031810000	8100	Southeast	32.4%	7.7%	\$2,500	\$149,500
16	17031810100	8101	South Central	30.7%	8.3%	\$2,703	\$202,938
17	17031810200	8102	South Central	42.8%	28.5%	\$1,698	\$80,827
18	17031810301	8103.01	Southwest	32.9%	10.8%	\$2,208	\$136,563
19	17031810302	8103.02	Southwest	16.5%	11.2%	\$2,561	\$164,494
City	---	Evanston City	--	28.9%	15.0%	\$2,932	\$156,290

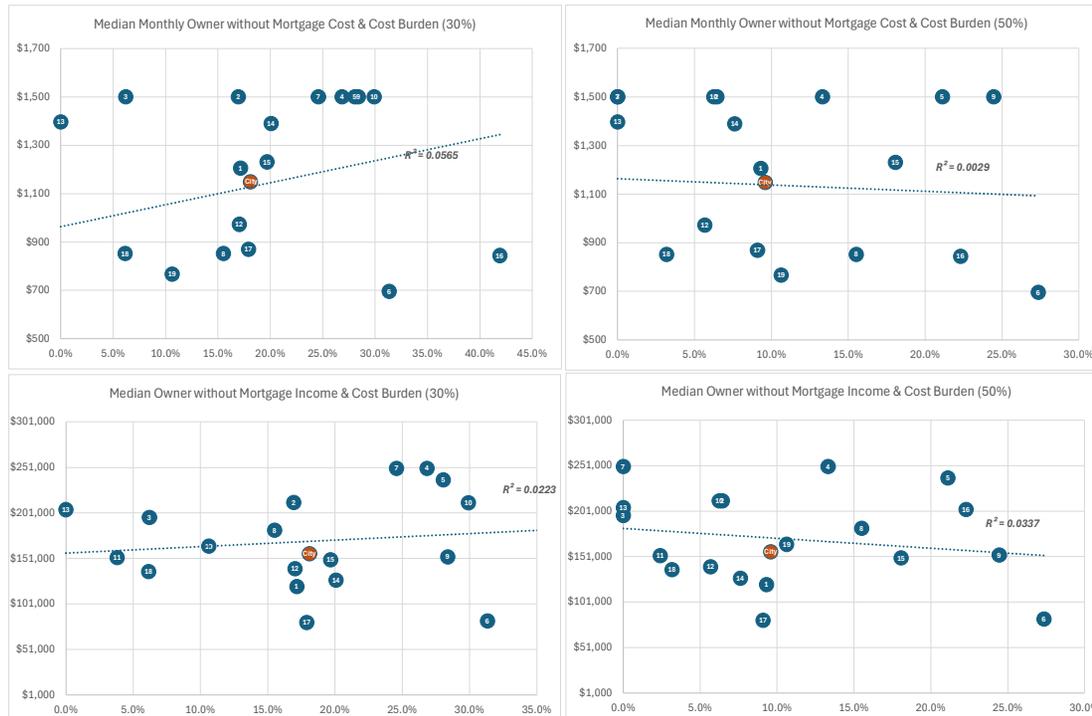


Note: Housing costs are top-coded by the Census at \$4,000+ for owner households with a mortgage.

Source: U.S. Census Bureau, 2019-2023 American Community Survey (ACS), 5-year estimates, tables DP04, B25119, B25091, B25009, and B25070, Development Planning Partners.

HOUSING COST AND INCOME CHARACTERISTICS - OWNER HOUSEHOLDS WITHOUT A MORTGAGE

Marker Label	FIPS Code	Tract	City Area	Households paying 30% or More of Household Income on Housing Costs:	Households paying 50% or More of Household Income on Housing Costs:	Median Monthly Owner Costs: Units without a Mortgage	Median Household Income - Units without a Mortgage
				Units without a Mortgage (Percent)	Units without a Mortgage (Percent)	without a Mortgage	without a Mortgage
1	17031808702	8087.02	N. of Downtown	17.2%	9.3%	\$1,206	\$120,208
2	17031808800	8088	North	16.9%	6.5%	\$1,500	\$212,386
3	17031808900	8089	North	6.2%	0.0%	\$1,500	\$196,154
4	17031809000	8090	North	26.8%	13.3%	\$1,500	\$250,000
5	17031809100	8091	North	28.1%	21.1%	\$1,500	\$237,284
6	17031809200	8092	West	31.3%	27.4%	\$696	\$82,245
7	17031809300	8093	N. of Downtown	24.6%	0.0%	\$1,500	\$250,000
8	17031809401	8094.01	Downtown	15.5%	15.5%	\$852	\$182,125
9	17031809402	8094.02	Downtown	28.4%	24.5%	\$1,500	\$152,679
10	17031809500	8095	Downtown	29.9%	6.3%	\$1,500	\$212,250
11	17031809600	8096	West	3.8%	2.4%	--	\$151,852
12	17031809700	8097	West	17.0%	5.7%	\$973	\$139,722
13	17031809800	8098	East Central	0.0%	0.0%	\$1,397	\$204,702
14	17031809900	8099	East Central	20.1%	7.6%	\$1,390	\$127,153
15	17031810000	8100	Southeast	19.7%	18.1%	\$1,231	\$149,500
16	17031810100	8101	South Central	41.9%	22.3%	\$844	\$202,938
17	17031810200	8102	South Central	17.9%	9.1%	\$870	\$80,827
18	17031810301	8103.01	Southwest	6.1%	3.2%	\$852	\$136,563
19	17031810302	8103.02	Southwest	10.6%	10.6%	\$767	\$164,494
<b>City</b>	--	<b>Evanston City</b>	--	<b>18.1%</b>	<b>9.6%</b>	<b>\$1,148</b>	<b>\$156,290</b>



Note: Housing costs are top-coded by the Census at \$1,500+ for owner households without a mortgage, making an analysis of cost levels for households of this tenure and mortgage type less useful than it is for others.  
 Source: U.S. Census Bureau, 2019-2023 American Community Survey (ACS), 5-year estimates, tables DP04, B25119, B25091, B25009, and B25070, Development Planning Partners.

**FOR SALE HOME MARKET INVENTORY ANALYSIS**

Household Income Range	Estimated Maximum Affordable Home Price	Active	Active	Total Listings	Percent of Listings	2024-2025*	2024-2025*	Total Sales	Percent of Sales	Inventory Gap/ Surplus
		Listings - Detached	Listings - Attached			Home Sales - Detached	Home Sales - Attached			
<\$100,000	\$0-\$350,000	4	32	36	35.3%	38	416	454	38.6%	3.3%
\$100,000-\$120,000	\$350,000-\$450,000	2	11	13	12.7%	50	131	181	15.4%	2.6%
\$120,000-\$150,000	\$450,000-\$550,000	6	4	10	9.8%	55	75	130	11.1%	1.3%
\$150,000-\$200,000	\$550,000-\$725,000	7	6	13	12.7%	75	49	124	10.5%	-2.2%
\$200,000-\$250,000	\$725,000-\$900,000	3	1	4	3.9%	70	29	99	8.4%	4.5%
\$250,000-\$300,000	\$900,000-\$1,100,000	3	0	3	2.9%	59	3	62	5.3%	2.3%
\$300,000+	\$1,100,000+	20	3	23	22.5%	122	4	126	10.7%	-11.8%
<b>Total</b>	<b>---</b>	<b>45</b>	<b>57</b>	<b>102</b>	<b>100%</b>	<b>469</b>	<b>707</b>	<b>1,176</b>	<b>100%</b>	<b>--</b>

**Calculation of Maximum Affordable Prices**

Annual Household Income	Maximum Affordable Monthly Housing Payment**	Estimated Maximum Affordable Home Price
\$100,000	\$2,500	\$375,000
\$120,000	\$3,000	\$450,000
\$150,000	\$3,750	\$550,000
\$175,000	\$4,375	\$630,000
\$200,000	\$5,000	\$725,000
\$250,000	\$6,250	\$900,000
\$300,000	\$7,500	\$1,100,000

\*First six months.

\*\*At 30% of household income. Excludes utility costs and HOA fees.

Source: Midwest Real Estate Data (MRED); Development Planning Partners.

**CLASS A RENTAL MARKET SUMMARY\***

Unit Type	Avg. Mo. Asking Rent	Avg. Household Income Required for Affordability**	Total Units	Current Vacany (Units)	Current Vacancy (Percent)	Five-year Vacancy Trend (Avg. Units)	Five-year Vacancy Trend (Avg. Percent)	YOY Rent Growth	Three-year Avg. Annual Rent Growth	Five-year Avg. Annual Rent Growth
Studio	\$2,301	\$92,040	241	12	5.0%	14	5.8%	4.3%	2.1%	5.7%
1-bed	\$2,560	\$102,400	599	43	7.2%	39	6.5%	5.8%	0.7%	4.0%
2-bed	\$3,503	\$140,120	487	32	6.6%	30	6.2%	7.5%	3.0%	3.4%
3-bed	\$5,715	\$228,600	178	9	5.1%	9	5.1%	3.7%	3.6%	7.0%
<b>Total/Avg.</b>	<b>\$3,197</b>	<b>\$127,880</b>	<b>1,505</b>	<b>97</b>	<b>6.4%</b>	<b>92</b>	<b>6.1%</b>	<b>5.8%</b>	<b>2.4%</b>	<b>4.7%</b>

**Annual Totals**

**Vacancy**

Year	Studio	1-bed	2-bed	3-bed	Total	Percent
2025	12	43	32	9	97	6.4%
2024	9	29	21	7	66	4.4%
2023	11	38	24	6	78	5.2%
2022	20	48	40	11	120	8.0%
2021	17	39	33	10	98	6.5%
<b>Avg.</b>	<b>14</b>	<b>39</b>	<b>30</b>	<b>9</b>	<b>92</b>	<b>6.1%</b>

**Rent Growth**

Year	Studio	1-bed	2-bed	3-bed	Total
2025	4.3%	5.8%	7.5%	3.7%	5.8%
2024	4.9%	-2.3%	0.3%	4.2%	0.8%
2023	-2.9%	-1.4%	1.3%	3.0%	0.3%
2022	8.8%	-1.4%	0.3%	16.2%	4.5%
2021	13.3%	19.5%	7.5%	7.8%	12.1%
<b>Avg.</b>	<b>5.7%</b>	<b>4.0%</b>	<b>3.4%</b>	<b>7.0%</b>	<b>4.7%</b>

\*Includes market rate and market/affordable, non-age restricted developments.

\*\*At HUD 30% of household income standard.

Source: CoStar, Inc.; Development Planning Partners.

**RENTAL MARKET SURVEY**

Unit Type	Units Surveyed	Median						Rent Less	Rent		Utility						
		Gross Rent	P10 Rent	P25 Rent	P50 Rent	P75 Rent	P90 Rent	than\$1,000	\$1,000-\$1,249	\$1,250-\$1,499	\$1,500-\$1,999	\$2,000-\$2,499	\$2,500-\$2,999	\$3,000-\$3,499	\$3,500 or More	Vac. Rate	Add On
Studio	1249	\$1,694	\$1,084	\$1,200	\$1,744	\$2,706	\$3,411	70	401	55	254	119	121	144	85	0.042	\$50
1-bedroom	3065	\$1,854	\$1,173	\$1,421	\$1,924	\$2,888	\$3,401	85	535	360	780	295	383	484	143	0.057	\$70
2-bedroom	2358	\$2,182	\$1,261	\$1,645	\$2,276	\$3,162	\$3,533	48	282	207	522	331	315	476	177	0.051	\$95
3-bedroom	656	\$2,585	\$1,310	\$1,806	\$2,704	\$3,507	\$4,391	16	65	32	137	65	77	129	135	0.046	\$120
4+ bedroom	57	\$2,250	\$862	\$2,040	\$2,400	\$2,825	\$4,295	8	0	0	8	25	5	1	10	0.039	\$150

*Notes: Data from the CoStar database do not include all developments. Generally, older and often smaller-scale properties are only partially represented. Excludes senior independent living developments with enhanced services. Excludes detached single family rentals. May not be inclusive of all designated affordable housing. Percentile rents include an adjustment for utilities, which are generally assumed not to be included in contract rents.*

Source: CoStar, Inc.; Development Planning Partners

**FOR SALE MARKET SURVEY**

Home Type	Units Sold	Median Sale						Less than \$250k	\$250k- \$399k	\$400k- \$599k	\$600k- \$799k	\$800k- \$999k	\$1M or More	Prop. Tax		HOA (est.)	Annual Ins. (avg. est.)
		Price	P10 Price	P25 Price	P50 Price	P75 Price	P90 Price							Vac. Rate	Rate (est.)		
Studio	7	\$124,000	\$112,000	\$115,000	\$124,000	\$120,200	\$145,000	7	0	0	0	0	0	0.018	0.0198	\$212	\$992
1-bedroom	139	\$225,000	\$145,000	\$178,000	\$225,000	\$285,000	\$340,000	82	53	4	0	0	0	0.018	0.0198	\$265	\$992
2-bedroom	418	\$322,500	\$190,000	\$248,000	\$322,000	\$420,000	\$520,000	106	183	104	20	3	2	0.018	0.0198	\$376	\$992
3-bedroom	314	\$505,000	\$300,000	\$380,000	\$505,000	\$685,000	\$849,000	10	77	114	71	28	14	0.018	0.0198	\$416	\$992
4-bedroom	167	\$799,000	\$410,000	\$585,000	\$799,000	\$1,023,750	\$1,200,000	2	12	30	40	38	45	0.018	0.0198	\$442	\$992
5-bedroom	93	\$1,225,000	\$543,800	\$870,000	\$1,225,000	\$1,495,000	\$2,000,000	0	0	10	7	12	64	0.018	0.0198	\$530	\$992
6+ bedroom	38	\$1,467,500	\$955,000	\$1,190,000	\$1,465,000	\$18,025,000	\$2,045,000	0	0	2	1	2	33	0.018	0.0198	\$637	\$992

*Note: Includes both attached and detached homes sold 1/2024-6/2025. Vacancy rate derived from 2019-2023 ACS, 5-year estimates. Property tax rate estimated based on currently available data from Ownwell. HOA fees are estimated blended averages based on HOA fees of currently listed homes. Blended annual insurance = 40% detached @ \$1,710 + 60% attached @ 30% of detached (\$513). Weighted avg = \$991.80/year (~\$82.65/mo). Applies to all bedroom types.*

Source: Midwest Real Estate Data; Development Planning Partners.

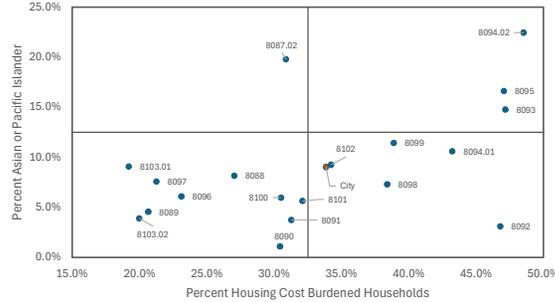
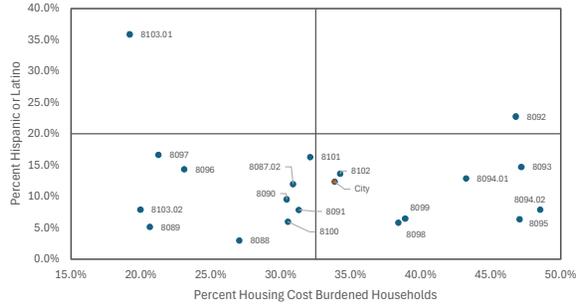
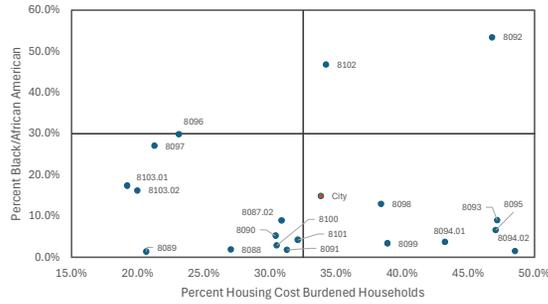
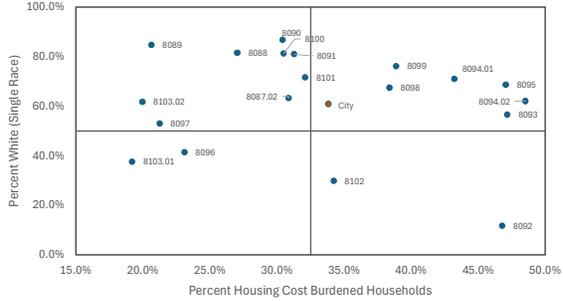
**AFFORDABLE HOUSING UNITS BY TARGET HOUSEHOLDS**

<b>Family</b>	<b>Units</b>	<b>Senior</b>	<b>Units</b>	<b>Supportive/Special Needs</b>	<b>Units</b>
<u>IHDA Properties (may also have HUD)</u>	<u>234</u>	<u>IHDA Properties</u>	<u>336</u>	<u>All Funding Types</u>	<u>144</u>
McGaw YMCA (SRO)	145	Ebenezer Primm Towers	101	1820 Dodge	1
Emerson Square	28	Jacob Blake Manor	76	818 Crain	9
743 Brummel	13	Victor Walchirck Apts.	99	Hill Arboretum	33
The Claridge (SRO)	48	Ann Rainey Apts.	60	Impact Scattered Site PSH	24
				Evanston PSH	16
<u>HUD Properties (non-IHDA)</u>	<u>30</u>	<u>HUD Properties (non-IHDA)</u>	<u>100</u>	YWCA	16
Oak Tree Village	30	Jane R. Perlman Apts.	100	H.O.M.E. 328 Custer	3
				Home First	6
<u>Other</u>	<u>108</u>			824 Dobson	21
HODC Evanston Duplexes	5			Anixter	15
House of Peace co-op (Reba)	12				
1820 Dodge	1				
HACC Scattered Site	29				
Evanston IHO (60% AMI or less)	61				
<b>Total Family</b>	<b>372</b>	<b>Total Senior</b>	<b>436</b>	<b>Total Supportive/Sp. Needs</b>	<b>144</b>
Percent of All Affordable	39%	Percent of All Affordable	46%	Percent of All Affordable	15%
<b>All Affordable - Family, Senior, Supportive/Special Needs</b>			<b>952</b>		

Source: Development Planning Partners, IHDA, HUD, City of Evanston.

POPULATION BY RACE AND ETHNICITY\*

Marker Label	FIPS Code	Tract	City Area	Total Persons	Percent of Household Spending 30% or More of Household Income on Housing Costs	Persons: White (single race)		Persons: Black or African American (single race)		Persons: Hispanic or Latino		Persons: American Indian and Alaska Native (single race)		Persons: Asian and Pacific Islander (single race)		Native Hawaiian and Other Pacific Islander		Persons: Some Other Race (single race)		Persons: Two or More Races	
						Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count
1	17031808702	8087.02	N. of Downtown	5,338	30.9%	3,377	63.3%	477	8.9%	640	12.0%	16	0.3%	1,056	19.8%	6	0.1%	144	2.7%	262	4.9%
2	17031808800	8088	North	3,844	27.0%	3,137	81.6%	73	1.9%	114	3.0%	0	0.0%	314	8.2%	0	0.0%	72	1.9%	248	6.5%
3	17031808900	8089	North	4,216	20.6%	3,574	84.8%	57	1.4%	216	5.1%	0	0.0%	192	4.6%	0	0.0%	35	0.8%	358	8.5%
4	17031809000	8090	North	4,051	30.4%	3,516	86.8%	211	5.2%	387	9.6%	0	0.0%	45	1.1%	7	0.2%	12	0.3%	260	6.4%
5	17031809100	8091	North	3,487	31.3%	2,827	81.1%	63	1.8%	274	7.9%	0	0.0%	131	3.8%	0	0.0%	201	5.8%	265	7.6%
6	17031809200	8092	West	4,930	46.8%	576	11.7%	2,633	53.4%	1,122	22.8%	69	1.4%	153	3.1%	0	0.0%	325	6.6%	1,174	23.8%
7	17031809300	8093	N. of Downtown	4,748	47.2%	2,687	56.6%	426	9.0%	698	14.7%	27	0.6%	701	14.8%	0	0.0%	191	4.0%	716	15.1%
8	17031809401	8094.01	Downtown	3,116	43.2%	2,213	71.0%	115	3.7%	401	12.9%	0	0.0%	330	10.6%	0	0.0%	31	1.0%	427	13.7%
9	17031809402	8094.02	Downtown	2,844	48.5%	1,765	62.1%	42	1.5%	224	7.9%	0	0.0%	638	22.4%	0	0.0%	64	2.3%	335	11.8%
10	17031809500	8095	Downtown	4,173	47.1%	2,867	68.7%	275	6.6%	265	6.4%	0	0.0%	693	16.6%	0	0.0%	104	2.5%	234	5.6%
11	17031809600	8096	West	2,987	23.1%	1,236	41.4%	892	29.9%	428	14.3%	20	0.7%	182	6.1%	0	0.0%	172	5.8%	485	16.2%
12	17031809700	8097	West	3,768	21.3%	1,998	53.0%	1,019	27.0%	628	16.7%	25	0.7%	286	7.6%	0	0.0%	214	5.7%	226	6.0%
13	17031809800	8098	East Central	2,616	38.4%	1,766	67.5%	339	13.0%	152	5.8%	0	0.0%	191	7.3%	0	0.0%	32	1.2%	288	11.0%
14	17031809900	8099	East Central	2,734	38.9%	2,082	76.2%	92	3.4%	177	6.5%	0	0.0%	312	11.4%	0	0.0%	9	0.3%	239	8.7%
15	17031810000	8100	Southeast	5,196	30.5%	4,226	81.3%	148	2.8%	311	6.0%	19	0.4%	310	6.0%	0	0.0%	75	1.4%	418	8.0%
16	17031810100	8101	South Central	4,469	32.1%	3,201	71.6%	188	4.2%	728	16.3%	0	0.0%	252	5.6%	0	0.0%	366	8.2%	462	10.3%
17	17031810200	8102	South Central	6,516	34.2%	1,944	29.8%	3,047	46.8%	888	13.6%	111	1.7%	603	9.3%	0	0.0%	315	4.8%	496	7.6%
18	17031810301	8103.01	Southwest	4,286	19.2%	1,610	37.6%	744	17.4%	1,538	35.9%	27	0.6%	389	9.1%	0	0.0%	442	10.3%	1,074	25.1%
19	17031810302	8103.02	Southwest	3,233	20.0%	1,996	61.7%	524	16.2%	255	7.9%	42	1.3%	126	3.9%	0	0.0%	142	4.4%	403	12.5%
City	---	City	--	76,552	33.8%	46,598	60.9%	11,365	14.8%	9,446	12.3%	356	0.5%	6,904	9.0%	13	0.0%	2,946	3.8%	8,370	10.9%



\* The Census tracks race and ethnicity separately, with "Hispanic or Latino" included as ethnicity. Persons of Hispanic or Latino ethnicity can be a member of any one or more races.

Source: U.S. Census Bureau, 2019-2023 American Community Survey (ACS), 5-year estimates, tables B02001, B03002, and B25140; Development Planning Partners.

HOUSEHOLD INCOME BY RACE & ETHNICITY & HOUSING AFFORDABILITY\*

Household Income	All		White		White, Not Hispanic or Latino		Black or African American (single race)		Hispanic or Latino		Asian Alone		American Indian & Alaska Native		Native Hawaiian & Other Pacific Islander		Some Other Race		Two or More Races	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent	Households	Percent	Households	Percent	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Less than \$10,000	2,084	6.6%	1,178	5.6%	1,178	5.7%	335	7.6%	68	3.1%	260	9.5%	0	0.0%	0	0.0%	68	8.6%	96	5.8%
\$10,000 to \$14,999	916	2.9%	458	2.2%	443	2.1%	300	6.8%	47	2.1%	64	2.3%	0	0.0%	0	0.0%	9	1.1%	34	2.0%
\$15,000 to \$19,999	643	2.0%	318	1.5%	296	1.4%	175	4.0%	58	2.6%	93	3.4%	0	0.0%	0	0.0%	9	1.1%	20	1.2%
\$20,000 to \$24,999	541	1.7%	322	1.5%	322	1.6%	110	2.5%	32	1.4%	125	4.5%	0	0.0%	0	0.0%	22	2.8%	36	2.2%
\$25,000 to \$29,999	932	3.0%	410	1.9%	410	2.0%	132	3.0%	57	2.6%	16	0.6%	0	0.0%	0	0.0%	24	3.0%	264	15.8%
\$30,000 to \$34,999	785	2.5%	553	2.6%	534	2.6%	170	3.9%	49	2.2%	122	4.4%	20	30.3%	0	0.0%	0	0.0%	0	0.0%
\$35,000 to \$39,999	928	3.0%	571	2.7%	522	2.5%	153	3.5%	131	5.9%	62	2.3%	13	19.7%	0	0.0%	32	4.1%	53	3.2%
\$40,000 to \$44,999	845	2.7%	562	2.7%	547	2.6%	215	4.9%	44	2.0%	72	2.6%	0	0.0%	0	0.0%	37	4.7%	12	0.7%
\$45,000 to \$49,999	1,003	3.2%	549	2.6%	549	2.6%	388	8.8%	93	4.2%	175	6.4%	4	6.1%	0	0.0%	21	2.7%	13	0.8%
\$50,000 to \$59,999	1,729	5.5%	943	4.4%	917	4.4%	275	6.3%	142	6.4%	175	6.4%	0	0.0%	0	0.0%	119	15.1%	77	4.6%
\$60,000 to \$74,999	2,212	7.0%	1,457	6.9%	1,444	7.0%	365	8.3%	309	14.0%	268	9.8%	0	0.0%	0	0.0%	90	11.4%	183	11.0%
\$75,000 to \$99,999	3,464	11.0%	1,900	9.0%	1,763	8.5%	572	13.0%	584	26.4%	176	6.4%	0	0.0%	0	0.0%	108	13.7%	442	26.5%
\$100,000 to \$124,999	2,793	8.9%	1,873	8.8%	1,823	8.8%	486	11.0%	102	4.6%	169	6.1%	1	1.5%	0	0.0%	57	7.2%	36	2.2%
\$125,000 to \$149,999	2,021	6.4%	1,517	7.2%	1,496	7.2%	106	2.4%	140	6.3%	296	10.8%	0	0.0%	0	0.0%	98	12.4%	29	1.7%
\$150,000 to \$199,999	2,966	9.4%	2,398	11.3%	2,344	11.3%	292	6.6%	157	7.1%	187	6.8%	0	0.0%	0	0.0%	26	3.3%	196	11.7%
\$200,000 or more	7,525	24.0%	6,183	29.2%	6,141	29.6%	326	7.4%	201	9.1%	488	17.8%	28	42.4%	0	0.0%	68	8.6%	178	10.7%
<b>Total</b>	<b>31,387</b>	<b>100.0%</b>	<b>21,192</b>	<b>100.0%</b>	<b>20,729</b>	<b>100.0%</b>	<b>4,400</b>	<b>100.0%</b>	<b>2,214</b>	<b>100.0%</b>	<b>2,748</b>	<b>100.0%</b>	<b>66</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	<b>788</b>	<b>100.0%</b>	<b>1,669</b>	<b>100.0%</b>
<b>Median</b>	<b>\$95,766</b>	--	<b>\$119,602</b>	--	<b>\$120,745</b>	--	<b>\$56,004</b>	--	<b>\$91,023</b>	--	<b>\$76,985</b>	--	<b>N/A</b>	--	<b>N/A</b>	--	<b>\$74,391</b>	--	<b>\$90,477</b>	--
<b>Median Affordable Housing Cost/Mo.**</b>	<b>\$2,394</b>	--	<b>\$2,990</b>	--	<b>\$3,019</b>	--	<b>\$1,400</b>	--	<b>\$2,276</b>	--	<b>\$1,925</b>	--	<b>N/A</b>	--	<b>N/A</b>	--	<b>\$1,860</b>	--	<b>\$2,262</b>	--
<b>Variance from Citywide (%)</b>	<b>0.0%</b>	--	<b>24.9%</b>	--	<b>26.1%</b>	--	<b>-41.5%</b>	--	<b>-5.0%</b>	--	<b>-19.6%</b>	--	<b>N/A</b>	--	<b>N/A</b>	--	<b>-22.3%</b>	--	<b>-5.5%</b>	--

\* The Census tracks race and ethnicity separately, with "Hispanic or Latino" included as ethnicity. Persons of Hispanic or Latino ethnicity can be a member of any one or more races.

\*\*At 30% of household income affordability standard.

Source: U.S. Census Bureau, 2019-2023 American Community Survey (ACS), 5-year estimates, tables B19001, B19001(A-H), B19013, B19013(A-H); CoStar; Midwest Real Estate Data (MRED); Development Planning Partners.

## HOUSING STRUCTURAL CHARACTERISTICS & "MISSING MIDDLE" HOUSING ANALYSIS

Tenure/Structure Type Structure Type	Estimate		Percent		Total	Percent
	Owner	Percent	Renter	Percent		
All occupied housing units	17,524	100.0%	13,863	100.0%	31,387	100.0%
Detached single family	9,532	54.4%	844	6.1%	10,376	33.1%
Attached single family	1,198	6.8%	448	3.2%	1,646	5.2%
Multifamily: 2-4 units	1,585	9.0%	2,610	18.8%	4,195	13.4%
Multifamily: 5-19 units	1,929	11.0%	3,988	28.8%	5,917	18.9%
Multifamil: 20 or more units	3,280	18.7%	5,917	42.7%	9,197	29.3%
Mobile home	0	0.0%	47	0.3%	47	0.1%
Boat, RV, van, etc.	0	0.0%	9	0.1%	9	0.0%
<b>Total Missing Middle</b>	<b>2,783</b>	<b>15.9%</b>	<b>3,058</b>	<b>22.1%</b>	<b>5,841</b>	<b>18.6%</b>

### Geographic Comparison

Attribute	Evanston City	Chicago City	Cook County
Total occupied housing units	31,387	1,268,199	2,270,349
Attached single family	1,646	45,153	123,778
Multifamily: 2-4 units	4,195	356,309	447,716
<b>Total Missing Middle</b>	<b>5,841</b>	<b>401,462</b>	<b>571,494</b>
<b>Percent of Total</b>	<b>18.6%</b>	<b>31.7%</b>	<b>25.2%</b>

Note: Missing Middle housing is here defined as including attached single family homes (such as attached townhomes, duplexes, and other "separate address" attached forms) as well as units in multifamily buildings with fewer than five units (typically, in urban settings, two-flats, three-flats, etc.).

Source: U.S. Census Bureau, 2019-2023 American Community Survey (ACS), 5-year estimates, tables DP04 and B25032; Development Planning Partners.

HOUSEHOLDS AGE 65 AND OLDER

Marker Label	FIPS Code	Tract	City Area	Change				Median Household Income, Households 65+ (2030 Projection)	Median Affordable Housing Cost/Mo.*
				2025	2030	(Number)	Change (%)		
1	17031808702	8087.02	N. of Downtown	167	177	10	6.0%	\$59,397	\$1,485
2	17031808800	8088	North	485	527	42	8.7%	\$120,092	\$3,002
3	17031808900	8089	North	612	641	29	4.7%	\$137,564	\$3,439
4	17031809000	8090	North	452	499	47	10.4%	\$177,931	\$4,448
5	17031809100	8091	North	482	505	23	4.8%	\$77,949	\$1,949
6	17031809200	8092	West	410	439	29	7.1%	\$36,266	\$907
7	17031809300	8093	N. of Downtown	416	447	31	7.5%	\$53,456	\$1,336
8	17031809401	8094.01	Downtown	619	683	64	10.3%	\$107,800	\$2,695
9	17031809402	8094.02	Downtown	453	490	37	8.2%	\$61,324	\$1,533
10	17031809500	8095	Downtown	608	683	75	12.3%	\$55,677	\$1,392
11	17031809600	8096	West	350	357	7	2.0%	\$53,357	\$1,334
12	17031809700	8097	West	360	375	15	4.2%	\$99,622	\$2,491
13	17031809800	8098	East Central	245	273	28	11.4%	\$59,978	\$1,499
14	17031809900	8099	East Central	407	425	18	4.4%	\$95,810	\$2,395
15	17031810000	8100	Southeast	723	790	67	9.3%	\$104,540	\$2,614
16	17031810100	8101	South Central	503	527	24	4.8%	\$84,832	\$2,121
17	17031810200	8102	South Central	649	715	66	10.2%	\$63,179	\$1,579
18	17031810301	8103.01	Southwest	482	517	35	7.3%	\$80,609	\$2,015
19	17031810302	8103.02	Southwest	401	425	24	6.0%	\$87,485	\$2,187
<b>City</b>	<b>---</b>	<b>City</b>	<b>--</b>	<b>8,824</b>	<b>9,495</b>	<b>671</b>	<b>7.6%</b>	<b>\$82,809</b>	<b>\$2,070</b>



\*At 30% of household income affordability standard.

Source: Esri, In. (2025 estimates and 2030 forecast); Development Planning Partners.