

Housing Market Data in Cook County, Chicago and its Neighborhoods

Prepared for: Neighborhood Housing Services (NHS) Roundtable

November 2016 Update

Great Cities Institute
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Introduction

In 2016, issues of affordable and accessible housing permeate the national debate on housing. While national housing policy has made strides towards making quality housing attainable for all, the current state of the housing and mortgage market require innovative policy solutions. This report was prepared for a Neighborhood Housing Services (NHS) roundtable discussion with Chicagoland housing leaders and U.S. Senator Dick Durbin's staff regarding the development of national housing policy. This report highlights that Chicago and the Chicagoland region reflect many of the national housing issues regarding affordability and access, and through a spatial analysis, demonstrates geographic disparities.

The goal of the October 17, 2016 roundtable was to explore the housing and credit market landscapes in Chicago, the regional and nationally in order to explore future innovative practices towards effective policy. This report contains data on mortgage lending, housing tenure, value, costs, foreclosures and vacancies to provide background and context to the mortgage and housing landscape to better inform the policy discussion.

Mortgage lending data is for the Chicago Metropolitan Statistical Area (MSA) from 2004-2015 and is disaggregated by loan type, race/ethnicity, and income. Housing tenure, value, owner and renter costs are presented in maps by Public Use Microdata Areas (PUMAs) (See Census Definitions in Appendix A) and additionally in chart format to compare Chicago, Cook County, Illinois, and the U.S.. Residential Vacancy data from 2009 and 2016 is presented at the census tract level in Cook County and foreclosure filings per 100 parcels are presented at the Chicago Community Area level with a chart contrasting Chicago, sub-regions of Cook County and Cook County.

Takeaways

The data shows that the number of conventional loans are increasing from lows in 2008 across all racial/ethnic groups and income. The data also shows that there are great disparities within Chicago and Cook County when compared to Illinois and the U.S. The homeownership rate in 2014 across large parts of

Chicago were below 40 percent, while Chicago as a whole (43.4 percent homeownership) lagged behind Cook County (56.2), Illinois (65.5), and the U.S. (63.1).

Cash sales and housing units with negative equity have both declined as the housing market has stabilized. As housing values have declined in Chicago, Cook County, Illinois, and the U.S., prices have become more affordable for owners. In 2014, owners were paying a smaller share of their income on owner costs than in 2009. Affordability for owners however has not been the same across all areas. Chicago in 2014 had substantial areas where owners are paying more than 30 percent of their income on owner costs. Perhaps the most optimistic sign of housing and mortgage market recovery can be seen in the fewer number of vacancies and foreclosure filings in Chicago and Cook County.

The data shows that policy options and alternatives to make housing affordable and accessible to all are making strides in the right direction as owner costs, foreclosures, and vacancies have decreased. However, as this report highlights, access to affordable housing is not a reality for many in the U.S., illustrating that there is a need for more effective policy to improve the housing and mortgage markets in the U.S.

Data Highlights

Home Purchase and Refinance Loans in Chicago MSA

- Conventional Loans trended downward from 2005 to 2011, going from 220,099 to 30,459, a decrease of 86.2 percent.
- From the low point in 2011, conventional loans increased 94.9 percent by 2015, going from 30,459 to 59,389 (See Chart 1).

Conventional Loans by Race/Ethnicity in Chicago MSA

- From 2005 to 2011 conventional loans to Asians decreased 79.6 percent, and White non-Hispanics decreased 82.6 percent. From 2005 to 2010, Blacks decreased 96.9 percent and from 2005 to 2009, Hispanic or Latinos decreased 95.0 percent.
- Every racial/ethnic group experienced increases in loans from their respective low points up to 2015. During those periods, Asians increased 104.1 percent, Blacks increased 134.7 percent, Hispanic or Latinos increased 135.6 percent, and White, non-Hispanics increased 88.7 percent (See Chart 2).

Refinancing Loans by Race/Ethnicity in Chicago MSA

- Refinancing loans were lowest for every group in 2014 and increased by 2015. Between 2014 and 2015, Refinancing loans to Asians increased 50.3 percent, 36 percent for Blacks, 40.6 percent for Hispanic or Latinos, and 116.6 percent for White non Hispanics (See Chart 3).

Conventional Loans by Income in Chicago MSA

- In 2015, the share of loans to households with income of 100-119 percent Area Median Income (AMI) decreased 4.2 percentage points, 80-99 decreased 6.7 percentage points and 50-79 decreased 2.3 percentage points from 2015. During the same period the proportion of less than 50 percent median income increased 3 percentage points and 120 or more increased 10.3 percentage points (See Chart 5).

Negative Equity in Chicago, Cook County, and the U.S.

- In 2012 Q1, 48.4 percent of housing units had negative equity in Chicago. This figure was 3.9 percentage points higher than in Cook County and 17 percentage points higher than in the U.S.
- The percent of housing units with negative equity steadily declined from the high point in 2012 Q1 to 2016 Q2. From 2012 Q1 to 2016 Q2, the percent of housing units that had negative equity in Chicago dropped 22.9 percentage points, in Cook County dropped 22.3 percentage points, and in the U.S. dropped 19.3 percentage points (See Chart 6).

Cash Purchases

- The percentage of homes purchased without financing in Chicago peaked in 2013 Q1 when 47.3 percent of homes were purchased with cash. The lowest percentage of cash sales in Chicago occurred in 2015 Q3 when 27.5 percent of sales were in cash (See Chart 7).

Housing Tenure in Cook County

- From 2009 to 2014, Chicago had a decrease of 3.2 percentage points of owner occupied housing while Cook County had a decrease of 3.1 percentage points, Illinois had a decrease of 2.5 percentage points, and the U.S. had a decrease of 2.8 percentage points.

- Chicago had the lowest percent of owner occupancy and in 2014, 21.8 percentage points fewer owners than Illinois (See Figure 1).

Median House Values

- Chicago, Cook County, Illinois, and the U.S. had decreased median home values in 2014 from 2009. Cook County decreased the most (23.7 percent) while Chicago decreased 21.5 percent, Illinois decreased 20.6 percent and the U.S. decreased the least (8.6 percent)(See Figure 2).

Owner Costs as a Percent of Household Income

- Chicago, Cook County, Illinois, and the U.S. had lower costs relative to income in 2014 compared to 2009. Owner costs as a percent of income dropped the most in Chicago from 2009 to 2014 and was 4.6 percentage points lower (See Figure 3).

Rent and Owner Costs

- The gap between monthly owner costs in Chicago and the U.S. was \$461 in 2009 and \$345 in 2014. While monthly owner costs decreased across Chicago, Cook County, Illinois, and the U.S. from 2009 to 2014, gross rent slightly increased in all areas from 2009 to 2014 (See Figure 4).

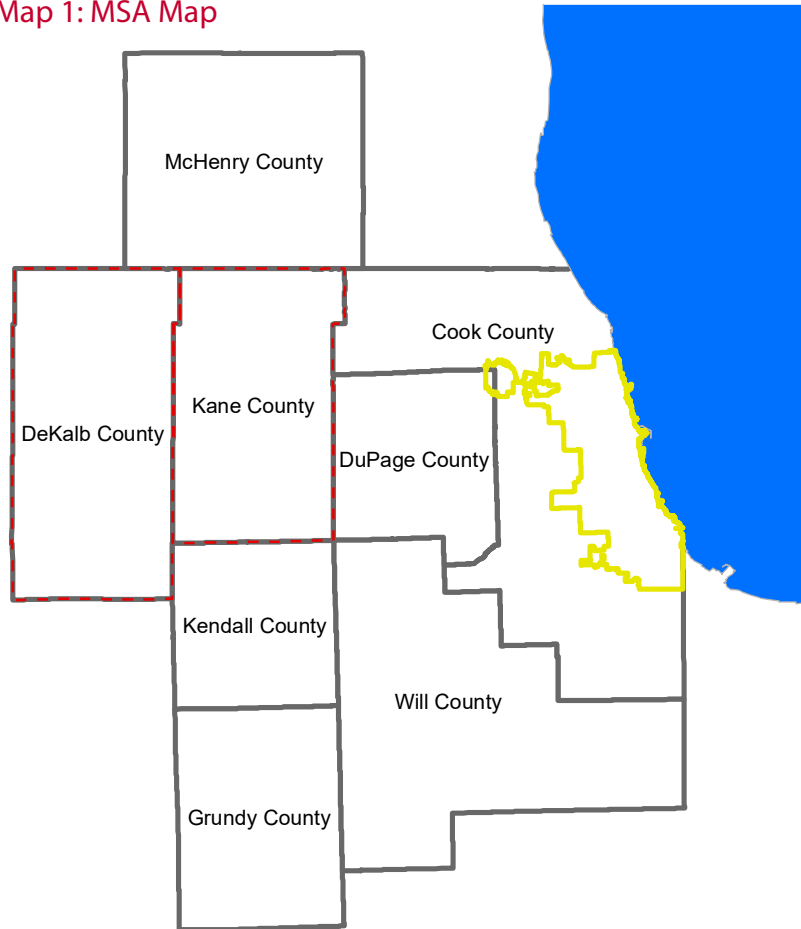
Vacancies

- In December 2009, there were 94,637 vacancies in Cook County making up 4.4 percent of the total county housing units. These figures decreased by June 2016 when there were 70,505 vacancies making up 3.1 percent of all housing units.
- The percent of vacant units in Cook County decreased 25.5 percent from 2009 to 2014 (See Table 8).

Foreclosures in Chicago

- Chicago (2.9) had a higher foreclosure rate than Cook County (2.6) by .3 per 100 parcels in 2008 but the same rate in 2015 (.9) (See Figure 5).
- While eight of 77 Chicago Community Areas had over 7.5 foreclosure filings per 100 parcels in 2008, none had over 2.5 filings per 100 parcels in 2015 (See Maps 9 and 10).

Map 1: MSA Map



Note: DeKalb and Kane Counties were omitted from the MSA data in 2014 and 2015

- DeKalb and Kane Counties
- MSA Counties 2004-2013
- Chicago

0 5 10 20 Miles



Data Source: TIGER Line Shape Files. U.S. Census Bureau.

MSA Map

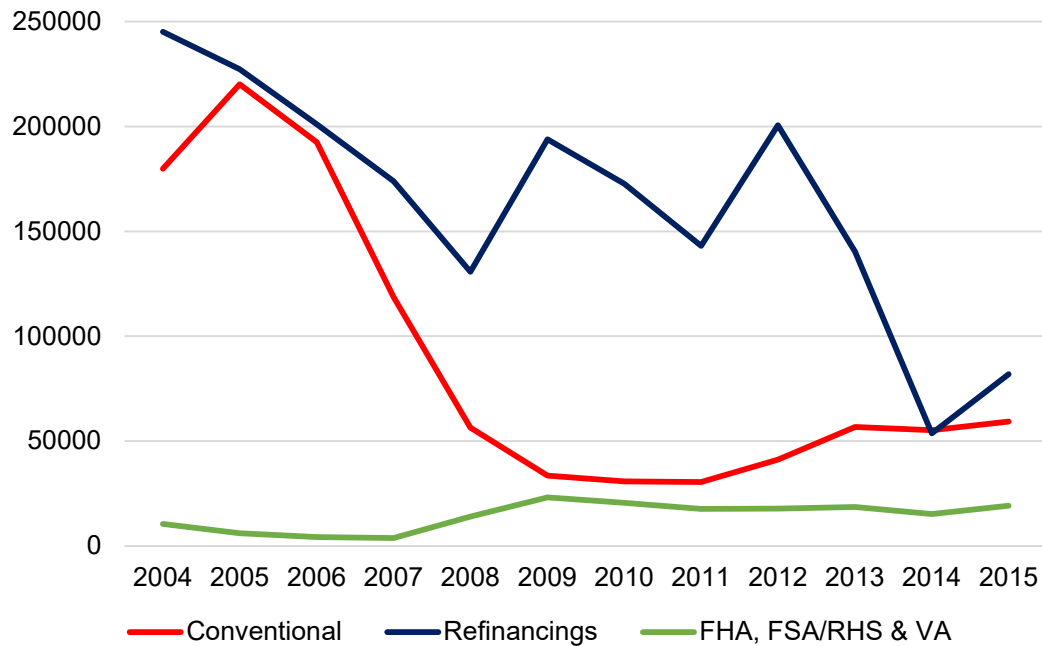
Map 1 shows the Chicago MSA. Pages 7-9 include Home Mortgage Disclosure Act (HMDA) mortgage data by the Chicago MSA geography. For the years 2004 to 2013, the MSA was comprised of Cook County, DePage County, DeKalb County, Grundy County, Kane County, Kendall County, McHenry County, and Will County. For 2014 and 2015, the Chicago MSA no longer included DeKalb County and Kane County. Data for those two Counties is omitted for 2014 and 2015 in the data on pages 7-11.

Home Purchase and Refinance Loans

Chart 1 and Table 1 show loans on single family to 4-unit multi family and manufactured homes in the Chicago MSA from 2004-2015. Conventional Loans trended downward from 2005 to 2011, decreasing 86.2 percent. From the low point in 2011, conventional loans increased 94.9 percent by 2015 but were still far lower than the peak in 2005.

Refinancing was highest in 2004 (245,005) and trended upward from 2008-2009, from 2011-2012, and 2014 to 2015 following periods of decline from 2004-2008, 2009-2011, and 2012-2014. From the 2004 to 2015 period, the number of refinancing dropped 66.5 percent.

Chart 1: Loans on Single Family to 4-Unit Multi Family and Manufactured Homes in the Chicago MSA, 2004-2015



Data Source: Home Mortgage Disclosure Act (HMDA) Data. Figure created by the Great Cities Institute.

Federal Housing Administration (FHA), Farm Service Agency or Rural Housing, (FSA/RHS) , and Veterans Affairs (VA) loans peaked in 2009 at 23,276 and declined to 17,734 in 2011. The largest increase was between 2007 and 2008 when the number of home purchase loans went from 3,880 in 2007 to 14,053 in 2008, an increase of 262.2 percent.

Table 1: Loans on Single Family to 4-Unit Multi Family and Manufactured Homes in the Chicago MSA, 2004-2015

Year	Home Purchase Loans		Refinancing
	FHA, FSA/RHS & VA	Conventional	
2004	10,621	179,806	245,005
2005	6,121	220,099	227,161
2006	4,281	192,393	200,955
2007	3,880	118,631	173,820
2008	14,053	56,483	130,775
2009	23,276	33,653	193,811
2010	20,642	30,824	172,614
2011	17,734	30,459	143,095
2012	17,870	41,175	200,501
2013	18,701	56,720	140,392
2014	15,213	55,275	53,723
2015	19,252	59,389	81,985

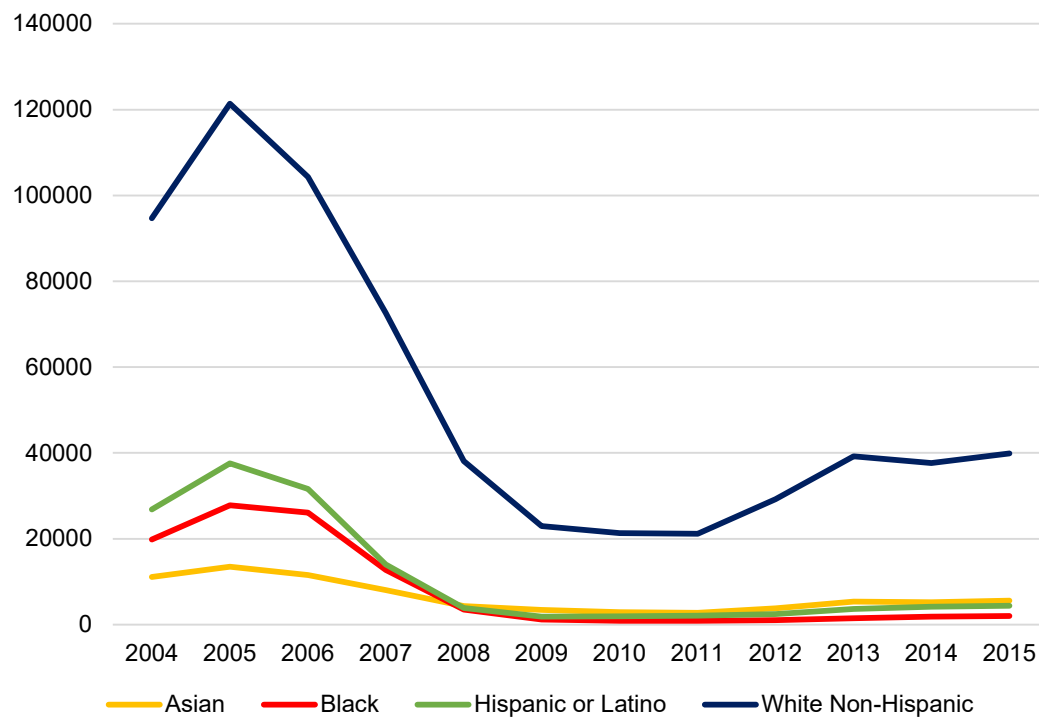
Data Source: Home Mortgage Disclosure Act (HMDA) Data.

Conventional Loans by Race/Ethnicity

Chart 2 and Table 2 show conventional loans on single family to 4-unit multi family and manufactured homes by race/ethnicity in the Chicago MSA from 2004-2015. Conventional loans peaked for every race/ethnicity in 2005 and was lowest for Asians, Whites in 2011, lowest for Blacks in 2010, and lowest for Hispanic or Latinos in 2009. From 2005 to 2011 conventional loans to Asians decreased 79.6 percent, and White, non-Hispanics decreased 82.6 percent. From 2005 to 2010, Blacks decreased 96.9 percent and from 2005 to 2009, Hispanic or Latinos decreased 95.0 percent.

Every racial/ethnic group experienced increases in loans from their respective low points up to 2015. During those periods, Asians increased 104.1 percent, Blacks increased 134.7 percent, Hispanic or Latinos increased 135.6 percent, and White, non-Hispanics increased 88.7 percent.

Chart 2: Conventional Loans on Single Family to 4-Unit Multi Family and Manufactured Homes by Race/Ethnicity in the Chicago MSA, 2004-2015



Data Source: Home Mortgage Disclosure Act (HMDA) Data. Figure created by the Great Cities Institute.

Table 2: Conventional Loans on Single Family to 4-Unit Multi Family and Manufactured Homes by Race/Ethnicity in the Chicago MSA, 2004-2015

	Race/Ethnicity			
Year	Asian	Black	Hispanic or Latino	White Non-Hispanic
2004	11,105	19,823	26,874	94,696
2005	13,496	27,816	37,555	121,376
2006	11,582	26,092	31,615	104,272
2007	8,056	12,724	14,006	72,603
2008	4,310	3,521	3,909	38,085
2009	3,462	1,179	1,875	22,953
2010	2,920	862	1,950	21,323
2011	2,757	895	2,082	21,151
2012	3,822	1,058	2,441	29,222
2013	5,382	1,523	3,643	39,198
2014	5,221	1,874	4,169	37,681
2015	5,628	2,023	4,417	39,921

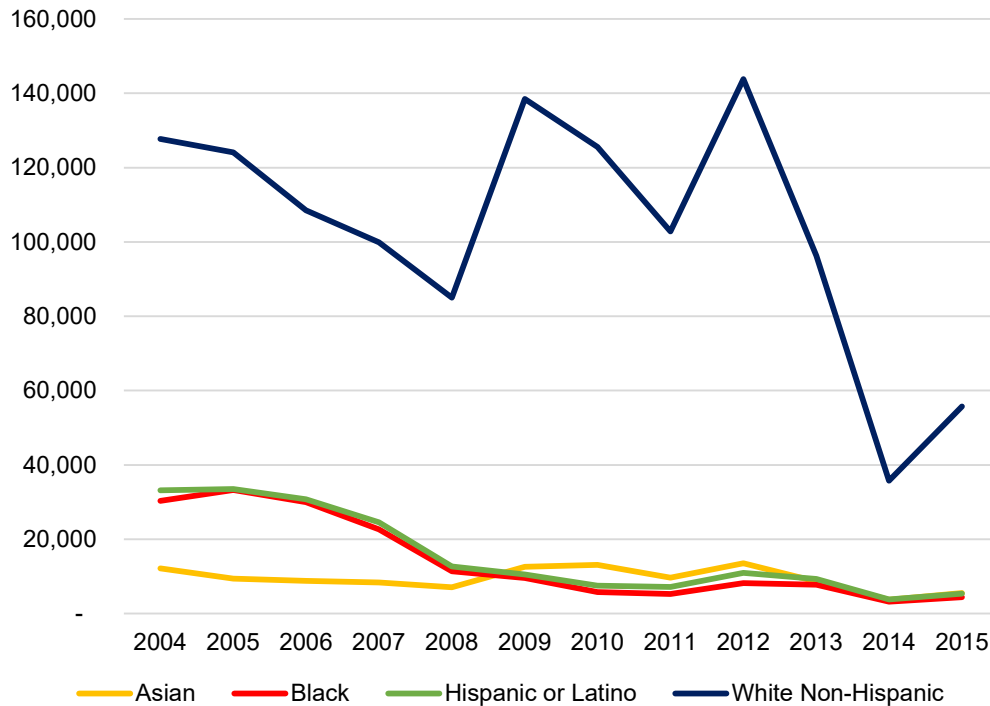
Data Source: Home Mortgage Disclosure Act (HMDA) Data.

Refinancings by Race/Ethnicity

Chart 3 and Table 3 show refinancing loans on single family to 4-unit multi family and manufactured homes by race/ethnicity in the Chicago MSA from 2004 to 2015. Refinancing loans peaked for Asians in 2010, Blacks and Hispanic or Latinos in 2005, and White, non-Hispanics in 2012. Each group saw a decrease from 2005 to 2008 during which loans to Asians decreased 24.9 percent, loans to Blacks decreased 65.7 percent, loans to Hispanic or Latinos decreased 66.2 percent, and loans to White, non-Hispanics decreased 31.5 percent. The largest decreases for each group was from 2012 to 2014 when refinancing loans dropped 72.8 percent for Asians, 60.7 percent for Blacks, 65.4 percent for Hispanic or Latinos, and 75.2 percent for White non Hispanics.

Refinancing loans were lowest for every group in 2014 and increased by 2015. Between 2014 and 2015, Refinancing loans to Asians increased 50.3 percent, 36 percent for Blacks, 40.6 percent for Hispanic or Latinos, and 116.6 percent for White non Hispanics.

Chart 3: Refinancings of Single Family to 4-Unit Multi Family and Manufactured Homes in the Chicago MSA, 2004-2015



Data Source: Home Mortgage Disclosure Act (HMDA) Data. Figure created by the Great Cities Institute.

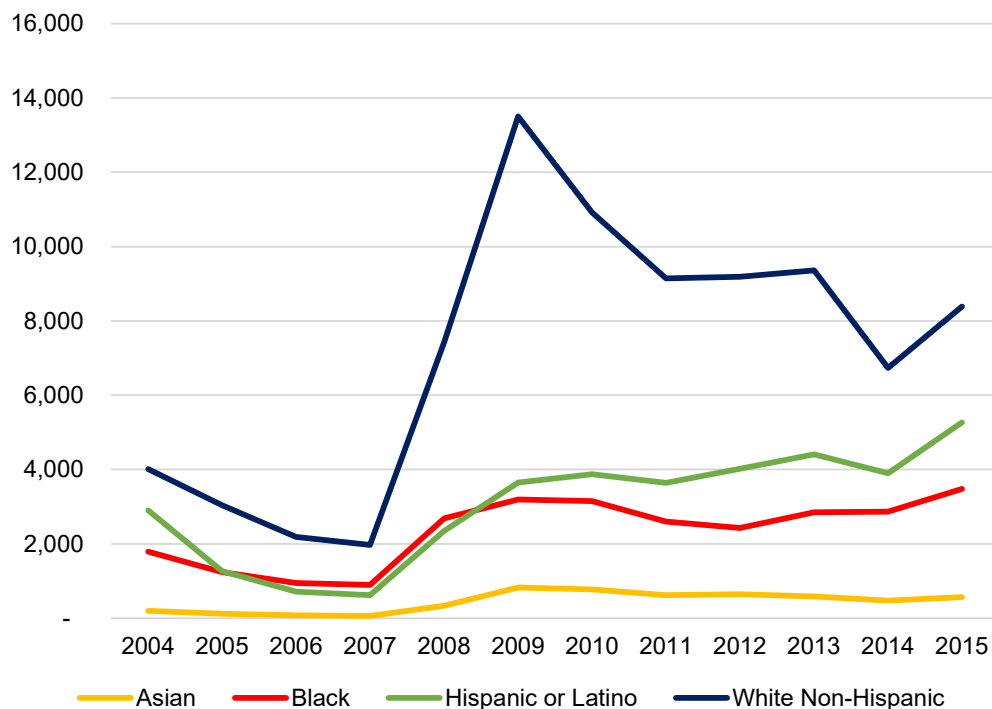
Table 3: Refinancing of Single Family to 4-Unit Multi Family and Manufactured Homes in the Chicago MSA,				
	Race/Ethnicity			
Year	Asian	Black	Hispanic or Latino	White Non-Hispanic
2004	12,185	30,317	33,176	127,708
2005	9,407	33,233	33,492	124,075
2006	8,814	29,948	30,726	108,481
2007	8,334	22,657	24,530	99,945
2008	7,059	11,409	12,667	85,001
2009	12,602	9,595	10,490	138,455
2010	13,056	5,738	7,470	125,562
2011	9,677	5,227	7,173	102,818
2012	13,505	8,197	10,948	143,785
2013	8,611	7,763	9,270	96,246
2014	3,675	3,220	3,786	35,722
2015	5,522	4,379	5,325	55,722

Data Source: Home Mortgage Disclosure Act (HMDA) Data.

FHA, FSA/RHS, and VA Home-Purchase Loans by Race/Ethnicity

Chart 4 and Table 4 show FHA, FSA/RHS and VA home-purchase loans of single family to 4-unit multi family and manufactured homes in the Chicago MSA from 2004 to 2015. FHA, FSA/RHS and VA home-purchase loans were lowest for every group in 2007 and peaked for Asians and White, non-Hispanics in 2009, and Hispanic or Latinos and Blacks in 2015. Comparing Table 4 to Table 2 and Table 3 shows that FHA, FSA/RHS and VA home-purchase loans are far fewer than conventional and refinance loans.

Chart 4: FHA, FSA/RHS, and VA Home-Purchase Loans of Single Family to 4-Unit Multi Family and Manufactured Homes in the Chicago MSA, 2004-2015



Data Source: Home Mortgage Disclosure Act (HMDA) Data. Figure created by the Great Cities Institute.

Table 4: FHA, FSA/RHS, and VA Home-Purchase Loans of Single Family to 4-Unit Multi Family and

	Race/Ethnicity			
Year	Asian	Black	Hispanic or Latino	White Non-Hispanic
2004	194	1,791	2,903	4,014
2005	119	1,240	1,266	3,040
2006	73	948	710	2,186
2007	61	895	615	1,969
2008	332	2,683	2,352	7,428
2009	828	3,195	3,654	13,506
2010	772	3,153	3,874	10,914
2011	616	2,595	3,640	9,141
2012	641	2,423	4,017	9,189
2013	582	2,846	4,409	9,363
2014	471	2,866	3,896	6,729
2015	567	3,474	5,267	8,387

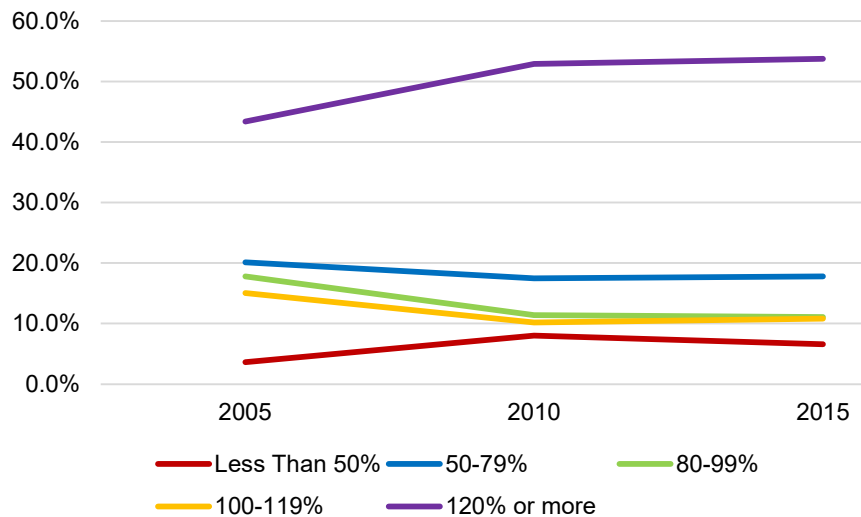
Data Source: Home Mortgage Disclosure Act (HMDA) Data.

Conventional Loans by Income

Chart 5 and Table 5 show income levels relative to the Chicago MSA of conventional loan applicants that received home-purchase loans in 2005, 2010, and 2015 in the Chicago MSA. The less than 50 percent of median income and 120 percent and over cohorts were higher in 2010 than in 2005, meaning they made up a larger share of all conventional loans. The 50-79 percent, 80-99 percent, and 100-119 percent cohorts all declined during that time.

In 2015, the share of loans to households with earnings of 120 percent or more of median income were higher than in 2010 and 2005. In 2015, the share of loans to households with income of 100-119 percent of median income decreased 4.2 percentage points, 80-99 decreased 6.7 percentage points, and 50-79 decreased 2.3 percentage points from 2005. During the same period, the proportion of less than 50 percent median income increased 3 percentage points and 120 or more increased 10.3 percentage points.

Chart 5: Income of Applicants for Conventional Home-Purchase Loans of Single Family to 4-Unit Multi Family and Manufactured Homes in the Chicago MSA, 2005, 2010, 2015



Data Source: Home Mortgage Disclosure Act (HMDA) Data. Figure created by the Great Cities Institute.

Table 5: Income of Applicants for Conventional Home-Purchase Loans of Single Family to 4-Unit Multi Family and Manufactured Homes in the Chicago MSA, 2005, 2010, 2015

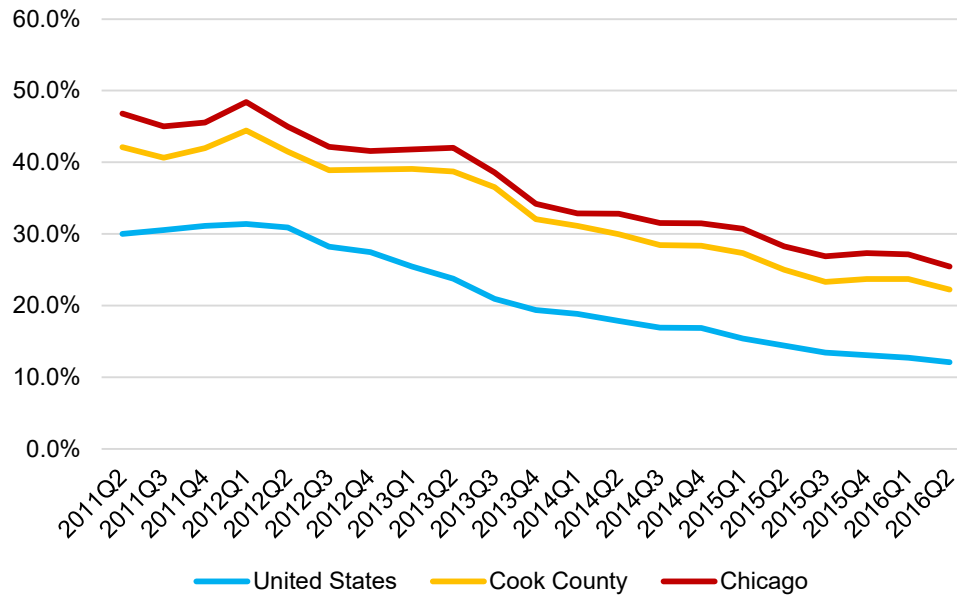
Income as Percent of MSA Median Income						
Year	Less Than 50%	50-79%	80-99%	100-119%	120% or more	Total
2005	7,629	42,051	37,252	31,455	90,723	209,110
%	3.6%	20.1%	17.8%	15.0%	43.4%	100.0%
2010	2,417	5,258	3,434	3,060	15,928	30,097
%	8.0%	17.5%	11.4%	10.2%	52.9%	100.0%
2015	3,802	10,310	6,421	6,259	31,133	57,925
%	6.6%	17.8%	11.1%	10.8%	53.7%	100.0%

Data Source: Home Mortgage Disclosure Act (HMDA) Data.

Negative Equity

Chart 6 and Table 6 show the percent of housing units that had negative equity or were ‘underwater’ (see Appendix 1 for definition) from 2011 Q2 to 2016 Q2. In 2012 Q1, 48.4 percent of housing units had negative equity in Chicago. This figure was 3.9 percentage points higher than in Cook County and 17 percentage points higher than in the U.S. The percent of housing units with negative equity steadily declined from the high point in 2012 Q1 to 2016 Q2. From 2012 Q1 to 2016 Q2, the percent of housing units that had negative equity in Chicago dropped 22.9 percentage points, in Cook County dropped 22.3 percentage points, and in the U.S. dropped 19.3 percentage points. The disparities in the percent of housing units with negative equity between the U.S. and Chicago was lowest in 2016 Q2 when 13.4 percentage points separated the two areas.

Chart 6: Percent of Housing Units that have Negative Equity in the U.S. Cook County, and Chicago 2011Q2-2016Q2



Data Source: Zillow Negative Equity Time Series Data. Figure created by the Great Cities Institute.

Table 6: Percent of Housing Units that had Negative Equity in the U.S. Cook County, and Chicago 2011Q2-2016Q2

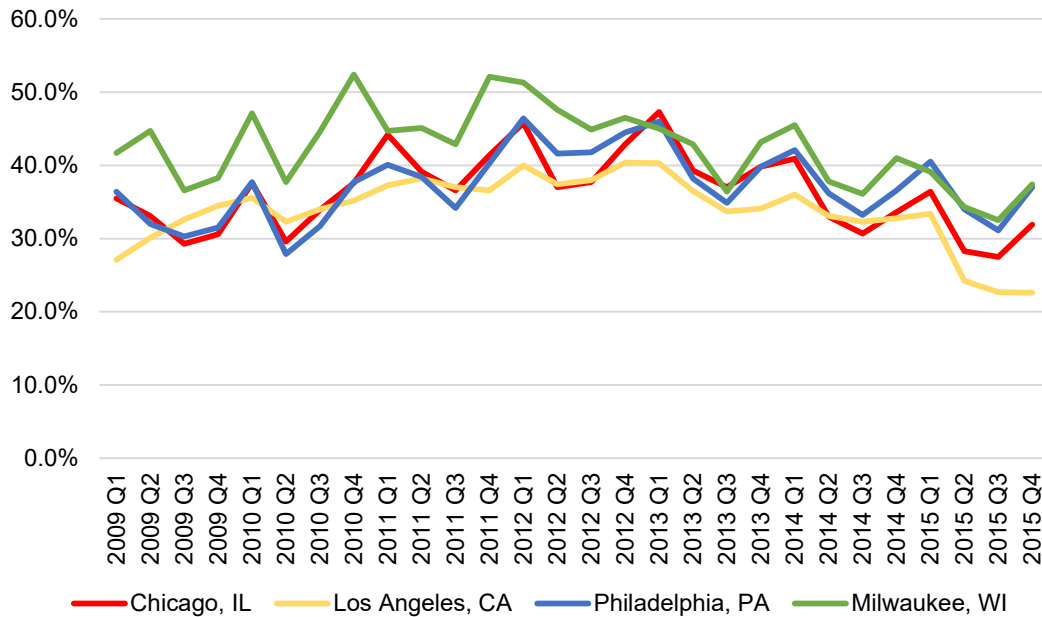
	United States	Cook County	Chicago
2011Q2	30.0%	42.1%	46.8%
2011Q3	30.6%	40.6%	45.0%
2011Q4	31.1%	42.0%	45.6%
2012Q1	31.4%	44.5%	48.4%
2012Q2	30.9%	41.5%	45.0%
2012Q3	28.2%	38.9%	42.1%
2012Q4	27.5%	39.0%	41.6%
2013Q1	25.4%	39.1%	41.8%
2013Q2	23.8%	38.7%	42.0%
2013Q3	21.0%	36.5%	38.6%
2013Q4	19.4%	32.1%	34.2%
2014Q1	18.8%	31.2%	32.9%
2014Q2	17.9%	30.0%	32.8%
2014Q3	16.9%	28.5%	31.6%
2014Q4	16.9%	28.4%	31.5%
2015Q1	15.4%	27.3%	30.7%
2015Q2	14.4%	25.0%	28.3%
2015Q3	13.4%	23.3%	26.9%
2015Q4	13.1%	23.7%	27.3%
2016Q1	12.7%	23.7%	27.2%
2016Q2	12.1%	22.2%	25.5%

Data Source: Zillow Negative Equity Time Series Data

Cash Purchases

Chart 7 and Table 7 show the percentage of homes purchased without financing/in cash in Chicago, Los Angeles, Philadelphia, and Milwaukee from 2009 Q1 to 2015 Q4. The percentage of homes purchased without financing in Chicago peaked in 2013 Q1 when 47.3 percent of homes were purchased with cash. At that time, Chicago had a higher percentage of cash sales than the comparison cities. The lowest percentage of cash sales in Chicago occurred in 2015 Q3 when 27.5 percent of sales were in cash. From 2013 Q1 to 2015 Q1, the percent of cash sales decreased 10.9 percentage points. By 2015 Q4, Chicago, Los Angeles, Philadelphia, and Milwaukee have all experienced decreases in the percentage of cash sales from their peaks.

Chart 7: The Percentage of Homes Purchased without Financing/in Cash in Chicago, Los Angeles, Philadelphia, and Milwaukee, 2009Q1-2015Q4



Data Source: Zillow Cash Buyers Time Series Data. Figure created by the Great Cities Institute.

Table 7: The Percentage of Homes Purchased without Financing/in Cash in Chicago, Los Angeles, Philadelphia, and Milwaukee

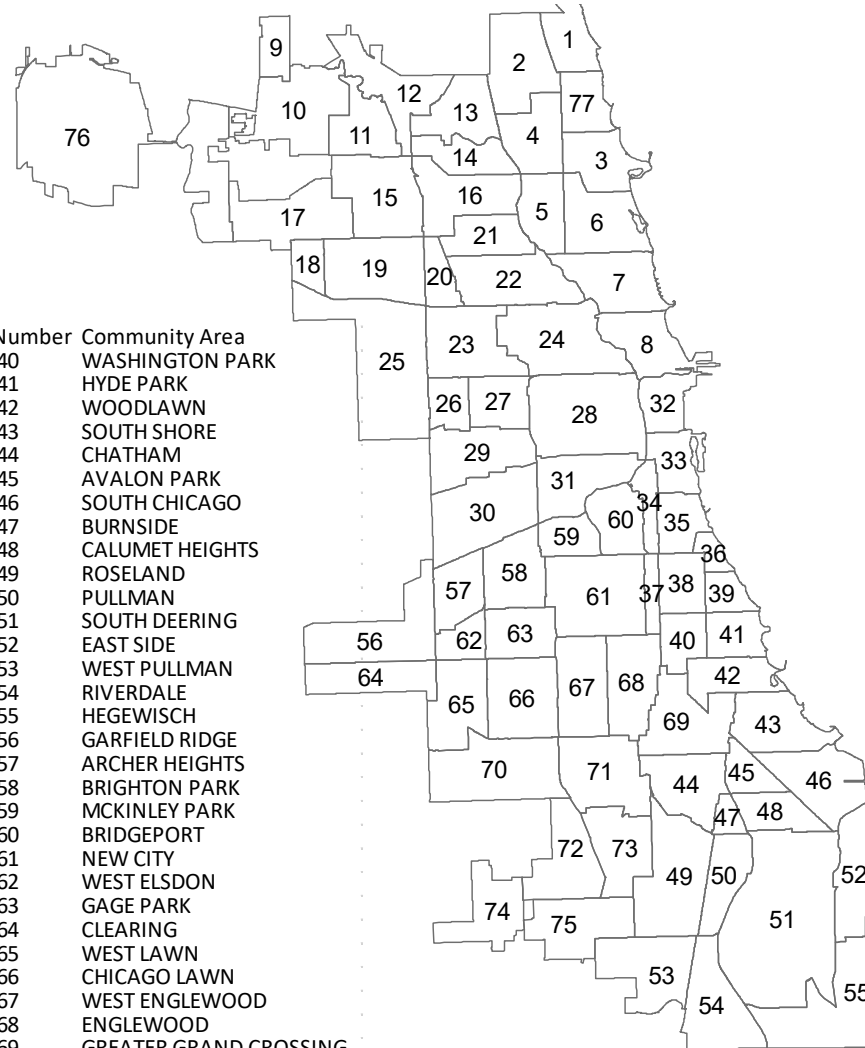
	Chicago, IL	Los Angeles, CA	Philadelphia, PA	Milwaukee, WI
2009 Q1	35.5	27.1	36.4	41.7
2009 Q2	33.1	30.1	32	44.7
2009 Q3	29.3	32.6	30.3	36.6
2009 Q4	30.6	34.5	31.5	38.3
2010 Q1	37.6	35.6	37.7	47.1
2010 Q2	29.6	32.3	27.9	37.7
2010 Q3	33.9	34	31.7	44.6
2010 Q4	37.6	35.2	37.7	52.4
2011 Q1	44.2	37.3	40.1	44.7
2011 Q2	39.1	38.2	38.4	45.1
2011 Q3	36.6	37	34.2	42.9
2011 Q4	41.4	36.6	40.3	52.1
2012 Q1	45.8	40	46.4	51.3
2012 Q2	37	37.4	41.6	47.6
2012 Q3	37.7	38	41.8	44.9
2012 Q4	42.9	40.4	44.5	46.5
2013 Q1	47.3	40.3	46	45
2013 Q2	39.3	36.5	38.2	42.9
2013 Q3	37	33.7	34.9	36.4
2013 Q4	39.8	34.1	39.8	43.2
2014 Q1	40.9	36	42.1	45.5
2014 Q2	33	33.1	36.2	37.8
2014 Q3	30.7	32.3	33.2	36.1
2014 Q4	33.6	32.8	36.6	41
2015 Q1	36.4	33.4	40.5	39.1
2015 Q2	28.3	24.2	34	34.3
2015 Q3	27.5	22.7	31.1	32.5
2015 Q4	31.9	22.6	37	37.4

Data Source: Zillow Cash Buyers Time Series Data

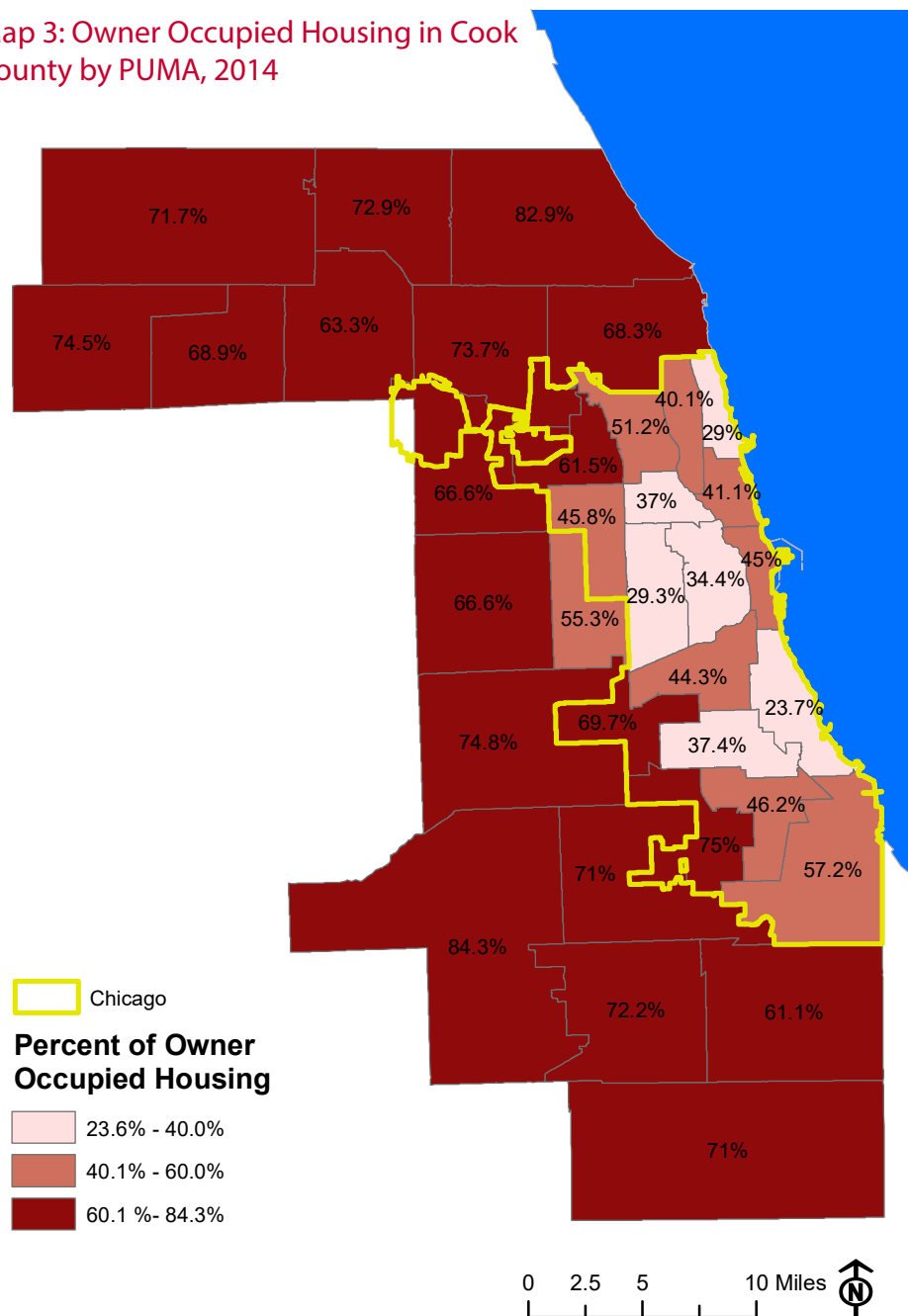
Map 2: Chicago Community Areas

Map 2 shows the 77 Chicago Community Areas. This map can be used to reference communities in the maps that follow.

Area Number	Community Area	Area Number	Community Area
1	ROGERS PARK	40	WASHINGTON PARK
2	WEST RIDGE	41	HYDE PARK
3	UPTOWN	42	WOODLAWN
4	LINCOLN SQUARE	43	SOUTH SHORE
5	NORTH CENTER	44	CHATHAM
6	LAKE VIEW	45	AVALON PARK
7	LINCOLN PARK	46	SOUTH CHICAGO
8	NEAR NORTH SIDE	47	BURNSIDE
9	EDISON PARK	48	CALUMET HEIGHTS
10	NORWOOD PARK	49	ROSELAND
11	JEFFERSON PARK	50	PULLMAN
12	FOREST GLEN	51	SOUTH DEERING
13	NORTH PARK	52	EAST SIDE
14	ALBANY PARK	53	WEST PULLMAN
15	PORTAGE PARK	54	RIVERDALE
16	IRVING PARK	55	HEGEWISCH
17	DUNNING	56	GARFIELD RIDGE
18	MONTCLARE	57	ARCHER HEIGHTS
19	BELMONT CRAGIN	58	BRIGHTON PARK
20	HERMOSA	59	MCKINLEY PARK
21	AVONDALE	60	BRIDGEPORT
22	LOGAN SQUARE	61	NEW CITY
23	HUMBOLDT PARK	62	WEST ELSDON
24	WEST TOWN	63	GAGE PARK
25	AUSTIN	64	CLEARING
26	WEST GARFIELD PARK	65	WEST LAWN
27	EAST GARFIELD PARK	66	CHICAGO LAWN
28	NEAR WEST SIDE	67	WEST ENGLEWOOD
29	NORTH LAWNSDALE	68	ENGLEWOOD
30	SOUTH LAWNSDALE	69	GREATER GRAND CROSSING
31	LOWER WEST SIDE	70	ASHBURN
32	LOOP	71	AUBURN GRESHAM
33	NEAR SOUTH SIDE	72	BEVERLY
34	ARMOUR SQUARE	73	WASHINGTON HEIGHTS
35	DOUGLAS	74	MOUNT GREENWOOD
36	OAKLAND	75	MORGAN PARK
37	FULLER PARK	76	OHARE
38	GRAND BOULEVARD	77	EDGEWATER
39	KENWOOD		



Map 3: Owner Occupied Housing in Cook County by PUMA, 2014



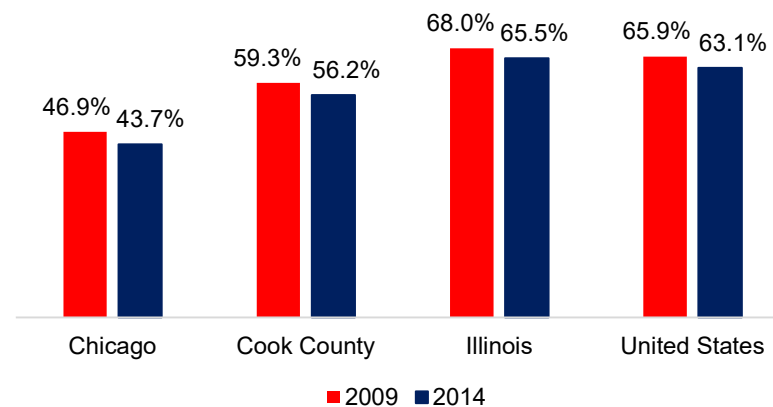
Data Source: 2014 American Community Survey 1-year Estimate. U.S. Census Bureau. Map created by the Great Cities Institute.

Map 3 shows the percent of owner occupied housing in Cook County by PUMA. 14 of the 15 areas with lowest percent owner occupancy in Cook County are in Chicago. The South, West, and far North-east sides of Chicago have the lowest percent owner occupied housing the Cook County.

Figure 1 shows the percent of owner-occupied housing in Chicago, Cook County and Illinois in 2009 and 2014. Each area had a lower percentage of owners in 2014 from 2009. Chicago had a decrease of 3.2 percentage points of owner occupied housing while Cook County had a decrease of 3.1 percentage points, Illinois had a decrease of 2.5 percentage points, and the U.S. had a decrease of 2.8 percentage points.

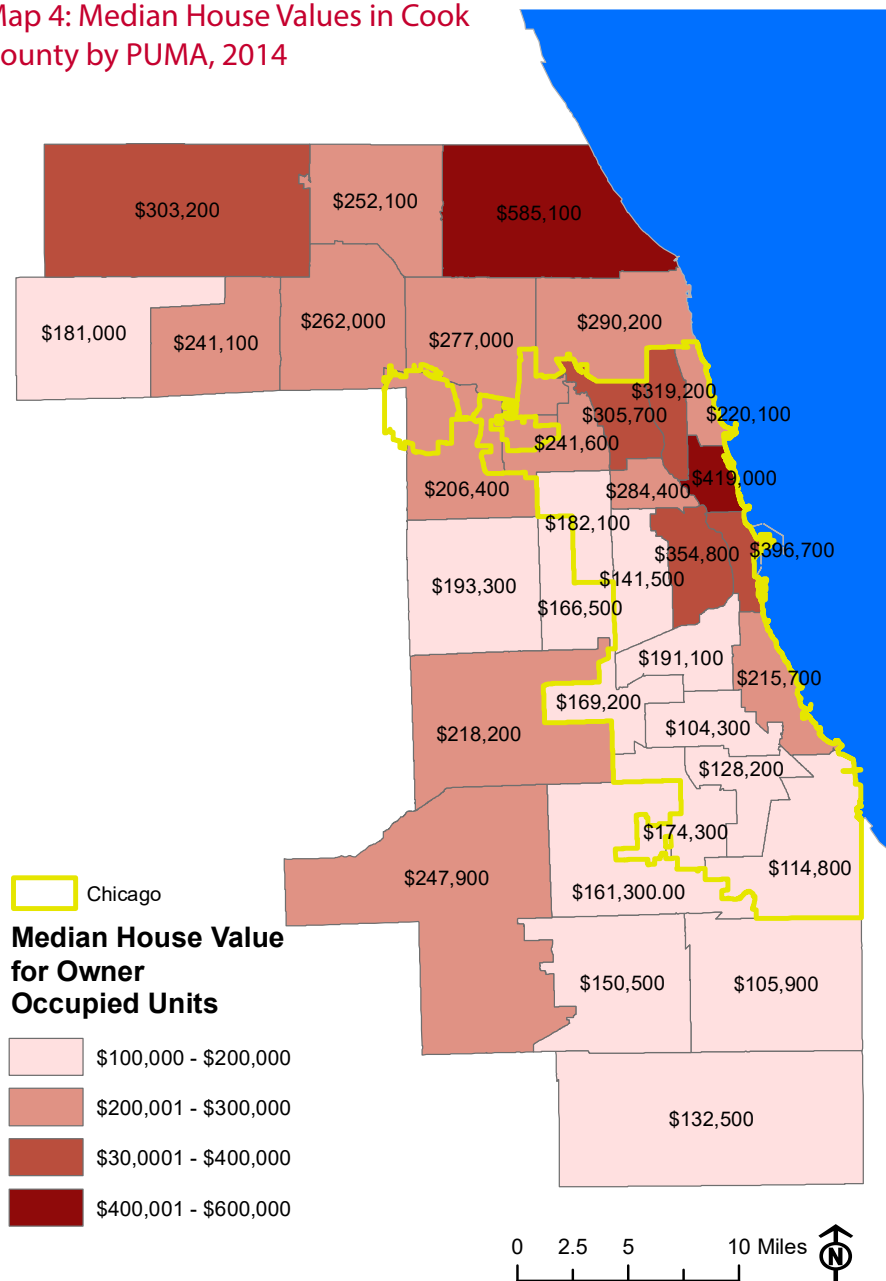
Chicago had the lowest percent of owner occupancy and in 2014, 21.8 percentage points fewer owners than Illinois.

Figure 1: Percent of Owner-Occupied Housing Units in Chicago, Cook County and Illinois, 2009 and 2014



Data Source: 2009 and 2014 American Community Survey 1-year Estimate. U.S. Census Bureau. Figure created by the Great Cities Institute.

Map 4: Median House Values in Cook County by PUMA, 2014

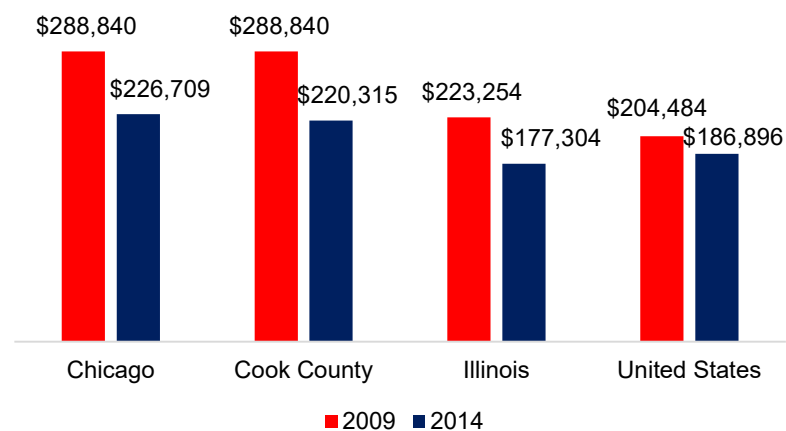


Data Source: 2014 American Community Survey 1-year Estimate. U.S. Census Bureau. Map created by the Great Cities Institute.

Map 4 shows median house values in Cook County for owner-occupied units by PUMA in 2014. The South and West Side of Chicago and South and West Suburbs adjacent of those areas had the lowest house values in Cook County and were all below \$200,000. Around the Chicago Loop, the North Side of Chicago and Northern Cook County had the highest median values in Cook County, with values above \$400,000.

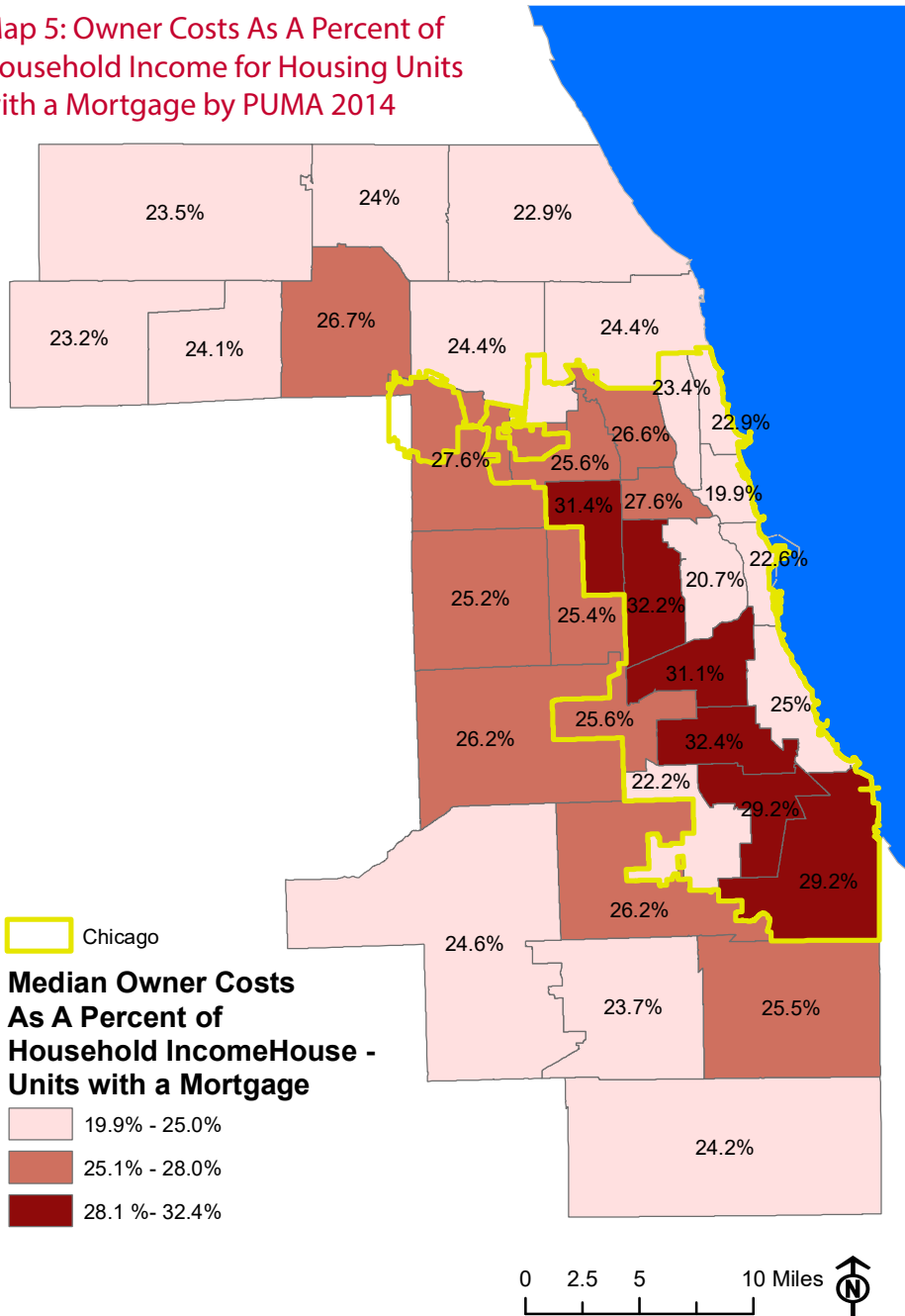
Figure 2 shows median house values for owner occupied units in Chicago, Cook County and Illinois in 2009 and 2014. All four areas had decreased median home values in 2014 from 2009. Cook County decreased the most (23.7 percent) while Chicago decreased 21.5 percent, Illinois decreased 20.6 percent and the U.S. decreased the least (8.6 percent). Chicago and Cook County had the same median house value in 2009 and Chicago had a \$6,200 higher median value in 2014.

Figure 2 : Median House Value for Owner Occupied Units in Chicago, Cook County and Illinois, 2009 and 2014



Data Source: 2009 and 2014 American Community Survey 1-year Estimate. U.S. Census Bureau. Figure created by the Great Cities Institute.

Map 5: Owner Costs As A Percent of Household Income for Housing Units with a Mortgage by PUMA 2014

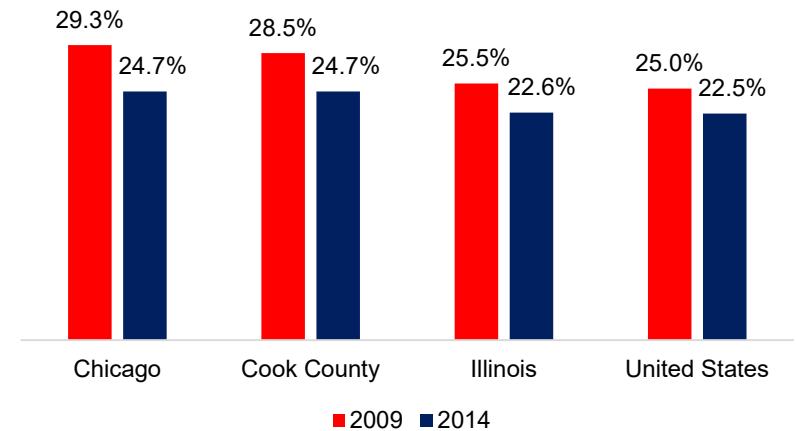


Data Source: 2014 American Community Survey 1-year Estimate. U.S. Census Bureau. Map created by the Great Cities Institute.

Map 5 shows owner costs as a percent of household income for housing units with a mortgage by PUMA in 2014. In Cook County, the four lowest owner costs as a percent of household income PUMAs were in Chicago around the Loop and on the North Side. The South and West Sides of Chicago had the highest owner costs as a percent of household income with six PUMA areas over 30 percent.

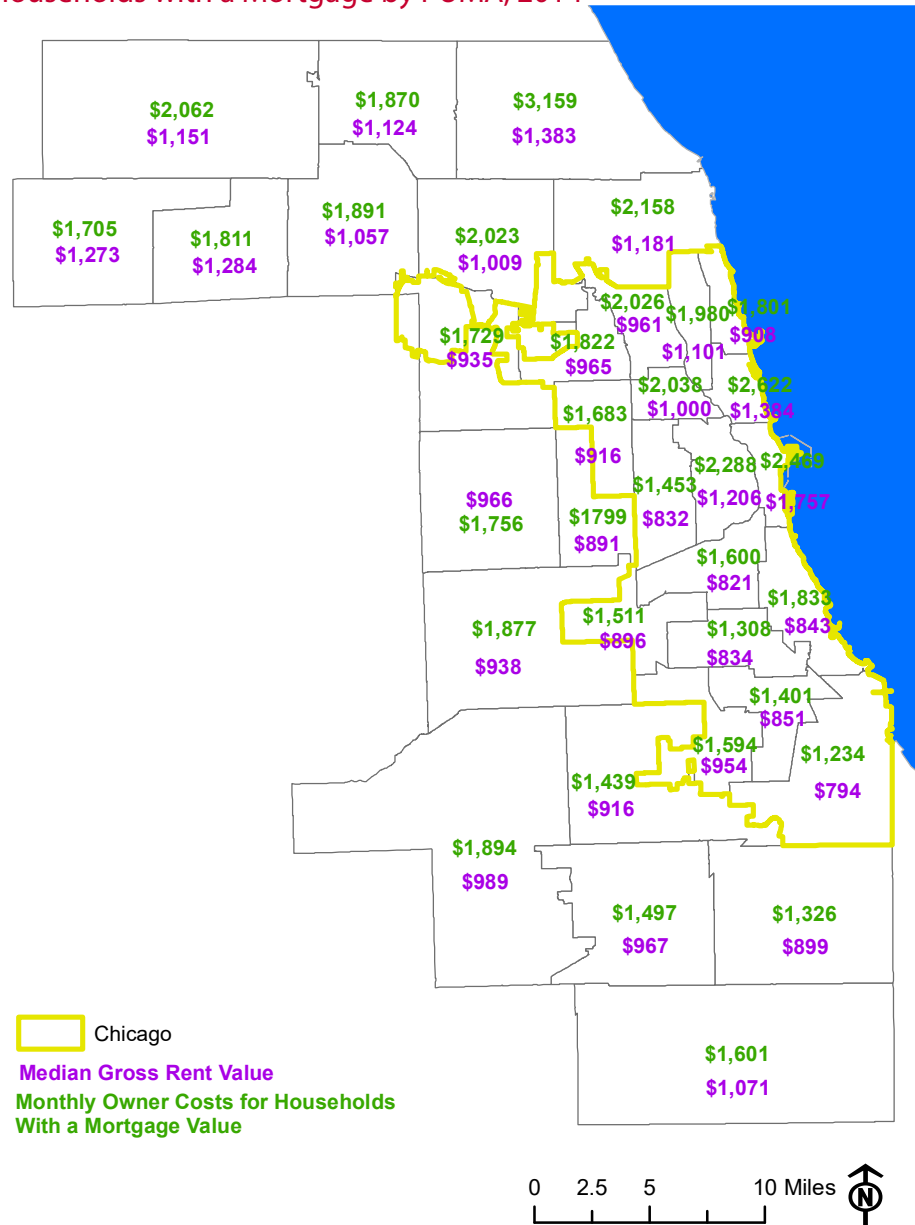
Figure 3 shows the median of selected monthly owner costs as a percent of household income for housing units with a mortgage in Chicago, Cook County, Illinois, and the U.S. in 2009 and 2014. All four areas had lower costs relative to income in 2014 compared to 2009. Owner costs as a percent of income dropped the most in Chicago from 2009 to 2014 and were 4.6 percentage points lower.

Figure 3 : Median Selected Monthly Owner Costs as a Percent of Household Income for Housing Units with a Mortgage in Chicago, Cook County and Illinois, 2009 and 2014



Data Source: 2009 and 2014 American Community Survey 1-year Estimate. U.S. Census Bureau. Figure created by the Great Cities Institute.

Map 6: Median Gross Rent and Monthly Owner Costs for Households with a Mortgage by PUMA, 2014

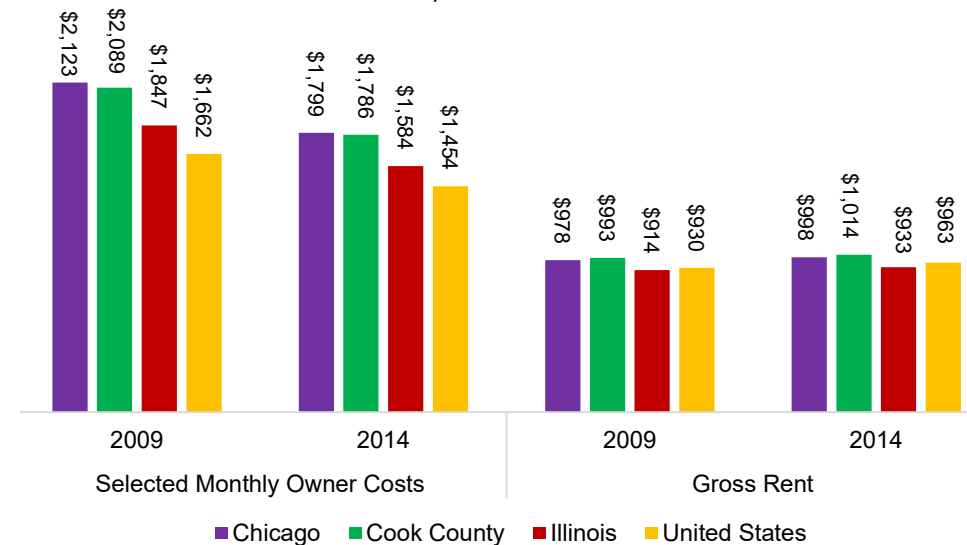


Data Source: 2014 American Community Survey 1-year Estimate. U.S. Census Bureau. Map created by the Great Cities Institute.

Map 6 shows median gross rent and monthly owner costs for households with a mortgage by PUMA in 2014. Gross rent values were considerably lower than owner costs in every PUMA and in many cases were more than twice as low. The highest gross rent costs in Cook County were around the Chicago Loop while outside of Chicago the highest gross rent costs were in the Cook County north suburbs. The highest owner costs in Cook County were in the Northern Suburbs followed by the North Side of Chicago.

Figure 4 shows selected monthly owner costs for households with a mortgage and gross rent in Chicago, Cook County, Illinois, and the U.S. in 2009 and 2014. Chicago had the highest owner costs and gross rent in 2009 and 2014 followed by Cook County, Illinois, and the U.S. The gap between monthly owner costs in Chicago and the U.S. was \$461 in 2009 and \$345 in 2014. Unlike monthly owner costs, gross rent increased in all areas from 2009 to 2014.

Figure 4 : Selected Monthly Owner Costs for Households with a Mortgage and Gross Rent in Chicago, Cook County and Illinois, 2009 and 2014



Data Source: 2009 and 2014 American Community Survey 1-year Estimate. U.S. Census Bureau. Figure created by the Great Cities Institute.

Foreclosure Rate and Residential Vacancy Rate

Table 8 shows the percent and number of residential vacancies in Cook County in December 2009 and June 2016. In December 2009, there were 94,637 vacancies in Cook County making up 4.4 percent of the total county housing units. These figures decreased by June 2016 when there were 70,505 vacancies making up 3.1 percent of all housing units. The percent of vacant units in Cook County decreased 25.5 percent from 2009 to 2014.

Figure 5 shows foreclosure filings per 100 parcels in Chicago, Sub-areas of Cook County and Cook County in 2008 and 2015. Foreclosure filings decreased in each area from 2008 to 2015. South Cook had the highest foreclosure rate in 2008 (4.7 per 100) and decreased 55.3 percent by 2015. Chicago had a higher foreclosure rate than Cook County by .3 per 100 in 2008 but the same rate in 2015 (.9).

Map 7 shows residential vacancy rates by census tract in Cook County in December 2009. The South and North sides of Chicago had clusters of areas that were over 10 percent vacant and one tract was as high as 52.18 percent. The southern portion of Cook County had two clusters of tracts above 10 percent vacant.

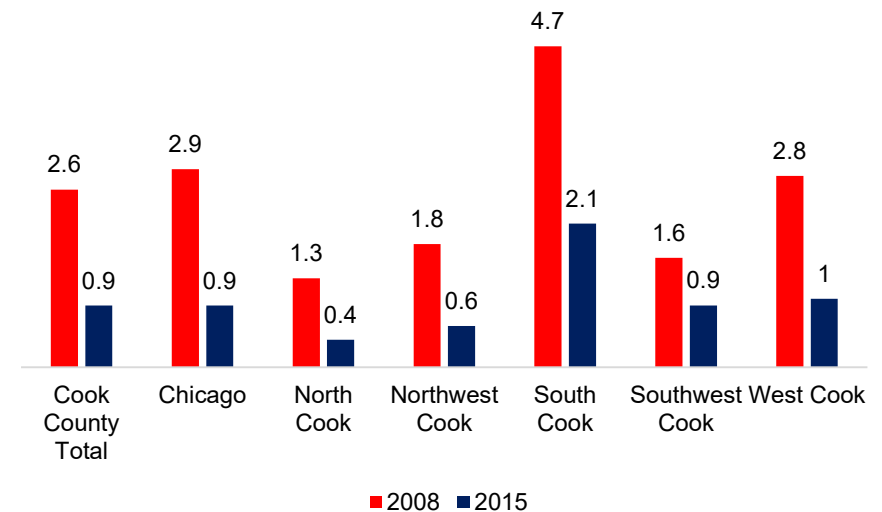
Table 8: Residential Vacancies in Cook County, December 2009 and June 2016		
	Dec-09	Jun-16
Vacancies	94,637	70,505
Percent Vacant	4.4%	3.1%
Total	2,130,990	2,283,251

Data Source: USPS Vacancy Data, December 31, 2009 and June 30, 2016

Map 8 shows residential vacancy rates by census tract in Cook County in June 2016. Few tracts in the North, Northwest, and Southwest portions of Cook County had vacancy rates above 2.5 percent while clusters of high vacancy rates were present in the South and West sides of Chicago and Southern portion of Cook County. Comparing Map 7 and 8 indicates less vacancies throughout Cook County.

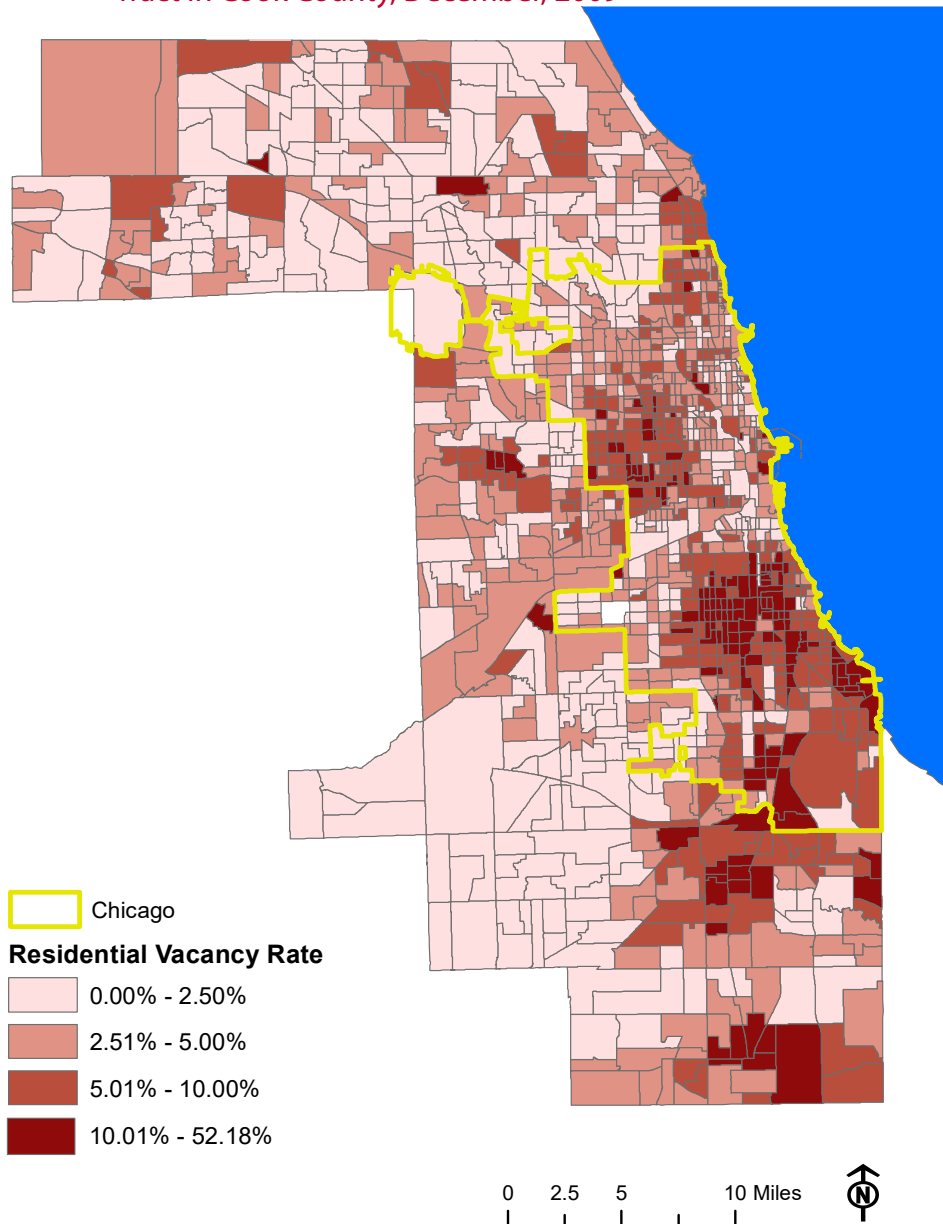
Map 9 shows foreclosure filings per 100 parcels by Community Area in Chicago in 2008. Community Areas around the Loop and on the North side had the lowest foreclosure filings while community areas on the South and West side had the highest. Englewood had the highest number of foreclosures filings of 10.5 per 100 parcels. Using the same scale, Map 10 shows that in 2015, no community area had more than 2.5 foreclosure filings per 100 parcels.

Figure 5 : Foreclosure Filings per 100 Parcels in Chicago, Sub-areas of Cook County, and Cook County, 2008 and 2015



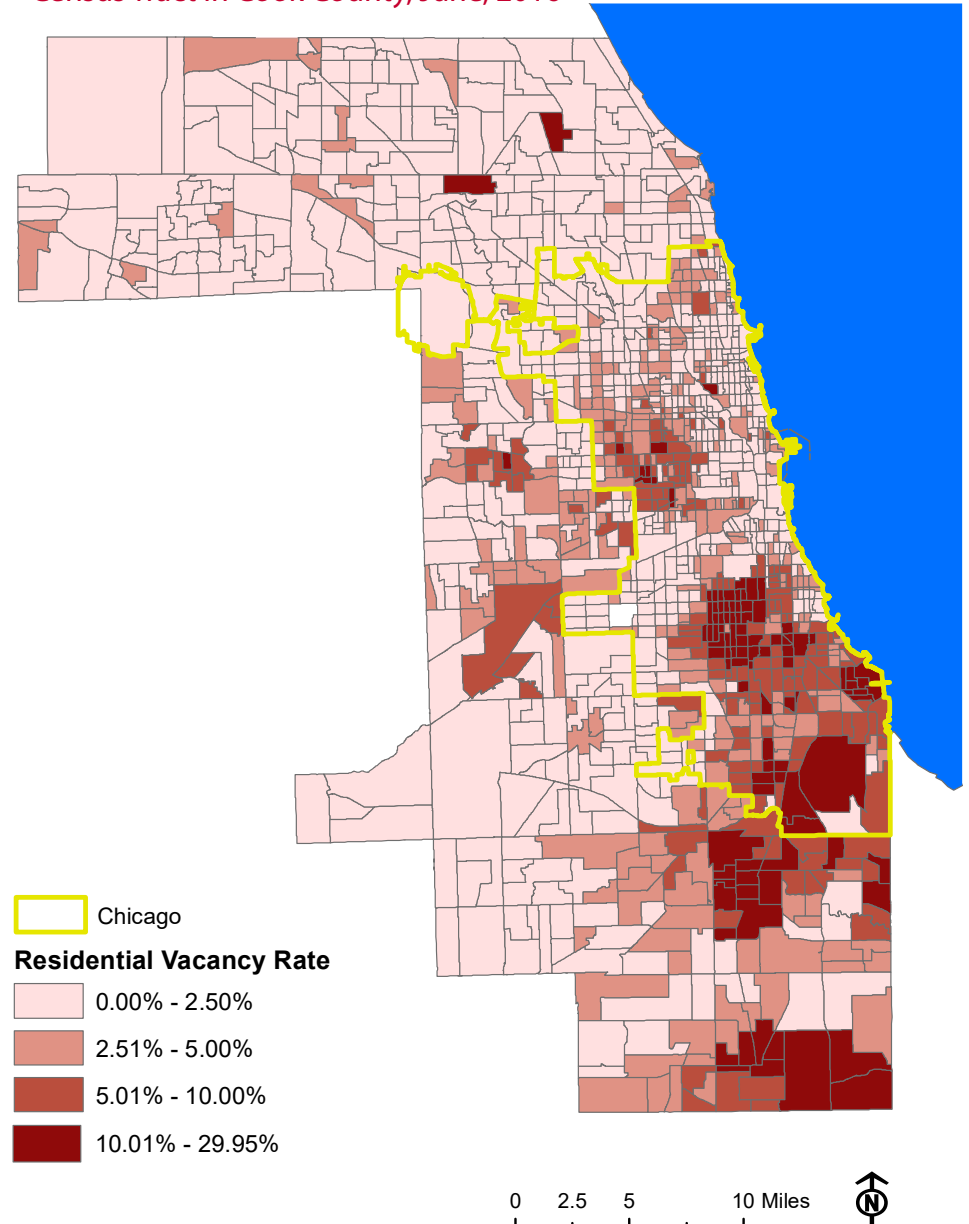
Data Source: IHS Calculations of Data from County Recorder of Deeds via Property Insight, County Assessor's Offices. Figure created by the Great Cities Institute.

Map 7: Residential Vacancy Rate By Census Tract in Cook County, December, 2009



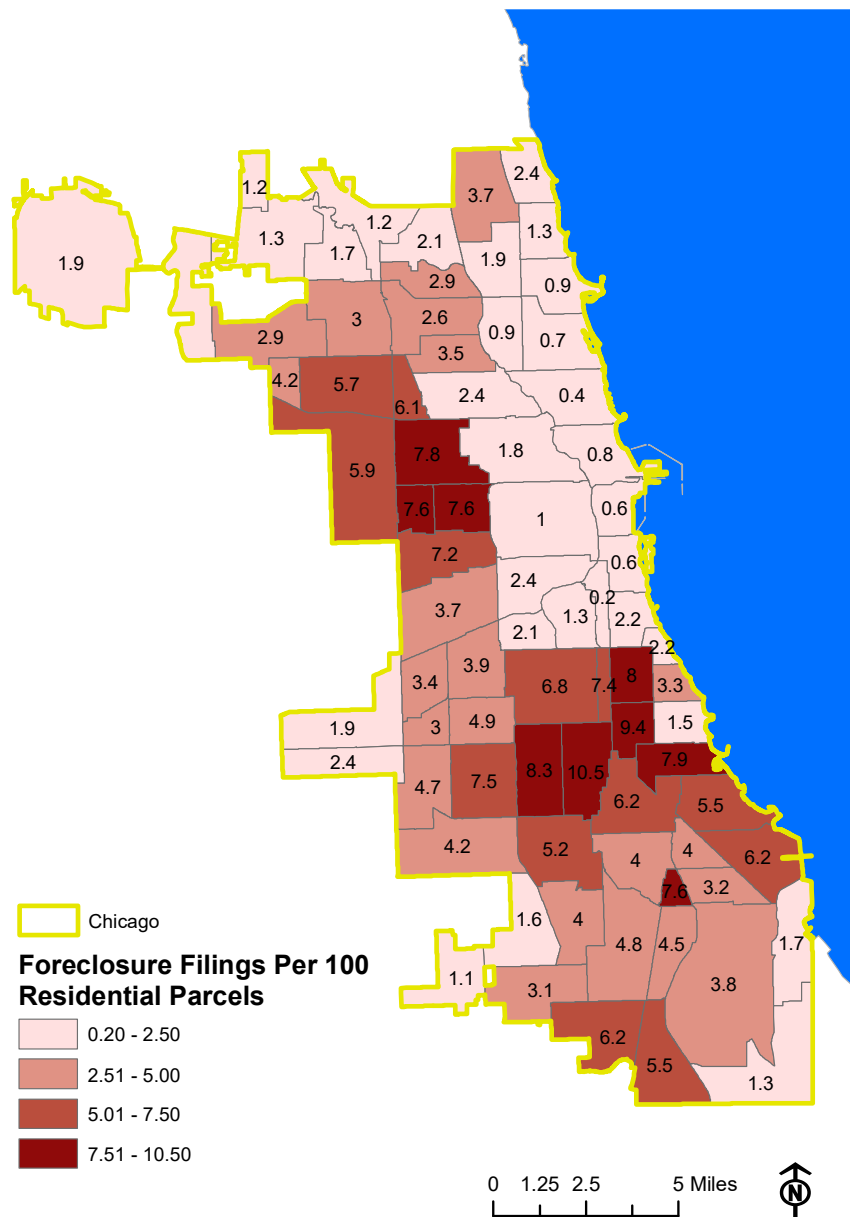
Data Source: USPS Vacancy Data, December 31, 2009. Map created by the Great Cities Institute.

Map 8: Residential Vacancy Rate By Census Tract in Cook County, June, 2016



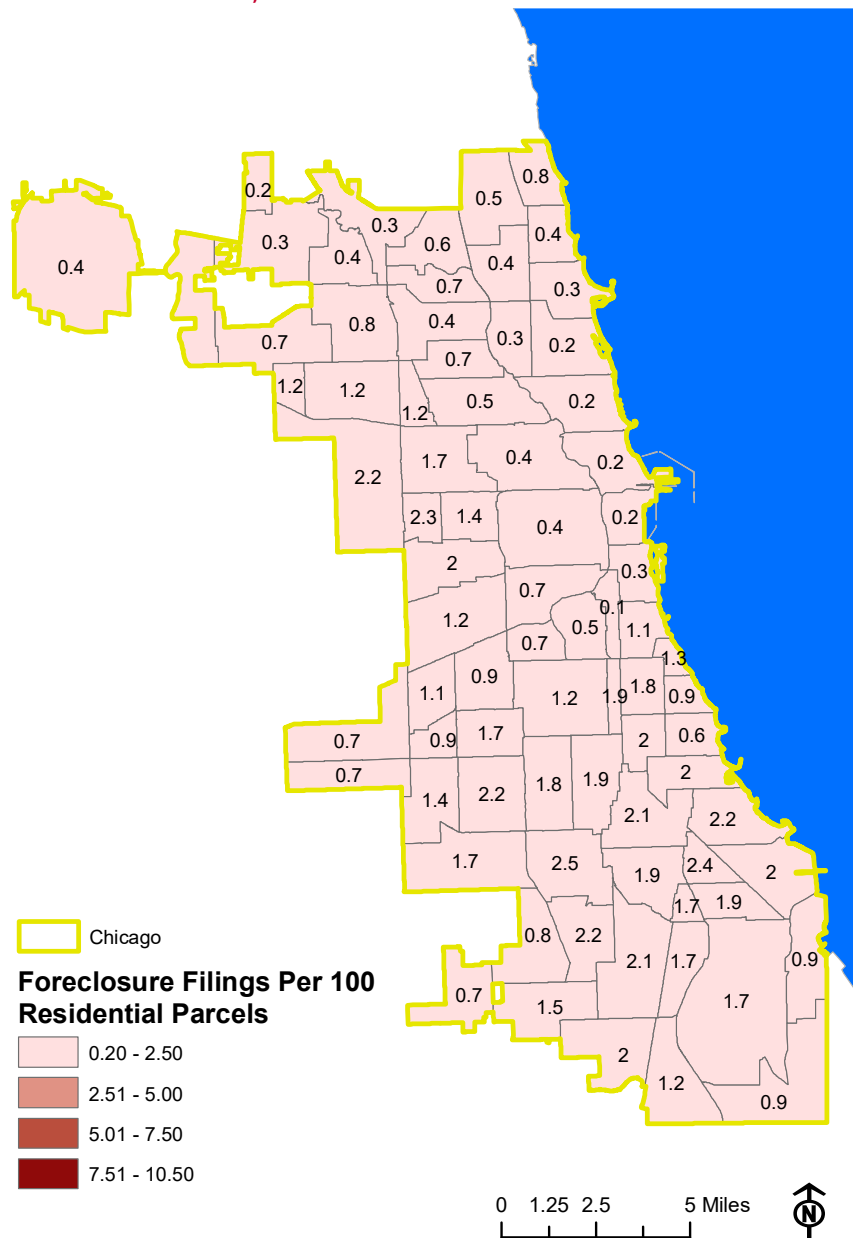
Data Source: USPS Vacancy Data, June 30, 2016. Map created by the Great Cities Institute.

Map 9: Foreclosure Filings per 100 Residential Parcels, 2008



Data Source: IHS Calculations of Data from County Recorder of Deeds via Property Insight, County Assessor's Offices. Map created by the Great Cities Institute.

Map 10: Foreclosure Filings per 100 Residential Parcels, 2015



Data Source: IHS Calculations of Data from County Recorder of Deeds via Property Insight, County Assessor's Offices. Map created by the Great Cities Institute.

Conclusion

This document provides housing and mortgage market indicators over time in Chicago, Cook County, the Chicago MSA, Illinois and U.S. to illustrate the current conditions of the housing and lending markets.

The data shows that in the Chicago MSA from 2009 to 2014 the number of conventional loans increased across all racial/ethnic groups and incomes from respective low points. Simultaneously, the homeownership rate in Chicago (43.4 percent) lagged behind Cook County (56.2), Illinois (65.5), and the U.S. (63.1) and is trending towards less homeownership in each area. As homeownership has fallen, housing values have declined in Chicago, Cook County, Illinois, and the U.S. making prices more affordable for potential owners. More affordable owner costs might indicate a possible reversal of homeownership rates towards higher rates of homeownership. In 2014, owners were paying a smaller share of their income on owner costs than in 2009. Considerable evidence of the housing market stabilizing after the crash in 2008 is evident as vacancy rates, cash sales, and housing units with negative equity have all declined.

As housing indicators reflect positive change regarding owner costs, foreclosures, vacancies, housing values and sales, affordable housing is still not a reality for many in the U.S.. Spatial inequalities in key housing market indicators illustrate a need for more robust housing policy so that access to capital and quality housing can be a reality for more in Chicagoland and the U.S..

Appendix 1: Definitions

Selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees.

Selected Monthly Owner Costs as a Percentage of Household Income measures housing affordability and excessive shelter costs. Many government agencies define excessive as costs that exceed 30 percent of household income.

Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

A Public Use Microdata Area, or PUMA, are geographic units used by the US Census for providing statistical and demographic information. Each PUMA contains at least 100,000 people. PUMAs are the smallest census geography for 1-year data.

Negative home equity occurs when the amount on a home loan exceeds the market value.

