

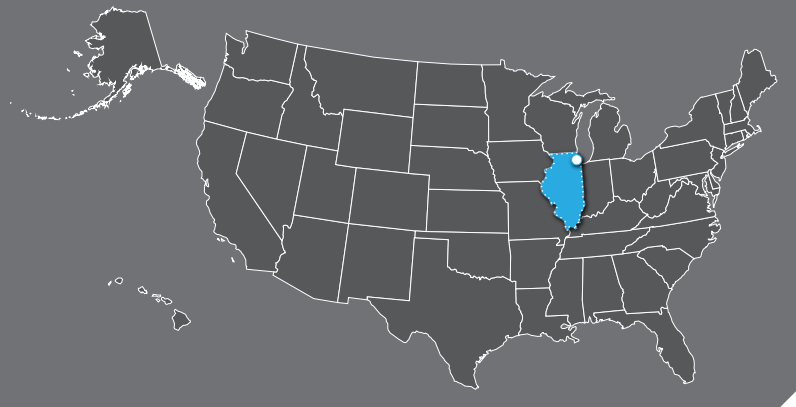
HUD PD&R Housing Market Profiles

Cook County, Illinois



Quick Facts About Cook County

- Current sales market conditions: tight
- Current rental market conditions: slightly tight
- Approximately 29 percent of all freight carried by rail in the United States travels through Cook County. Rail, air cargo, trucking, and shipping combined carry approximately \$1.5 trillion worth of goods through Cook County annually (Regional Strategic Freight Direction, Chicago Metropolitan Agency for Planning, 2018; Connecting Cook County Freight Plan, Cook County, 2018).



Chicago, Illinois

By [Abram Olivas](#) | As of January 1, 2025

Overview

Located on Lake Michigan in northeastern Illinois, Cook County is the central and most populous of the 14 counties in the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area (hereafter, Chicago metropolitan area). Cook County is the second most populous county in the nation after Los Angeles County, California, and contains the third most populous city in the nation, Chicago, in addition to 23 other cities and more than 100 villages. The county developed as a railroad and shipping hub in the 19th century, later transitioning to a center for global commerce, higher education, and health care. Tourism is also a major industry in the county because of the wide array of recreational and cultural amenities available, especially in the city of Chicago. The economic impact of tourism on the city was estimated at \$19.2 billion during 2023, with 52 million visitors, up from 49 million a year earlier (2023 Economic Impact of Tourism, Choose Chicago). Approximately 25 percent of visitors traveled to the city for business, partially because of the heavy concentration of corporate headquarters. Of the many companies with headquarters in Cook County, 21 are Fortune 500 companies, 7 of which are Global 500 companies. Economic conditions in Cook

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County have been stable for the past 2 years, with moderate job growth and an unemployment rate that has remained below 5.5 percent. The home sales market is tight, with a relatively limited inventory of homes for sale contributing to lower home sales and continued growth in home prices. The rental market in Cook County is slightly tight because the absorption of rental units has outpaced the relatively low levels of units constructed during the past 2 years.

- As of January 1, 2025, the population of Cook County is estimated at 5.20 million, reflecting an average annual increase of 25,400, or 0.5 percent, since 2022 (Census Bureau estimates as of July 1; current estimate by the analyst). After 10 years of net out-migration from the HMA—which peaked in 2020, partly because of the effects of the COVID-19 pandemic—net in-migration resumed in 2022.

- Since 2022, net in-migration has averaged 16,150 people annually, partly because of an elevated level of international net in-migration, which averaged 61,700 people annually from 2022 to 2024, up from an average of 19,050 people annually from 2020 to 2022. During the same two periods, annual domestic net out-migration slowed from an average of 88,550 to 45,850—the lowest 2-year average in more than a decade.
- Since April 2020, the number of households in Cook County has increased an average of 10,100, or 0.5 percent, annually to 2.13 million, slowing from average annual growth of 12,050 households, or 0.6 percent, from 2010 to 2020. Despite the overall population decline since 2020, the number of households has grown because of increased household formation, partly caused by smaller households, which has contributed to strong absorption of rental units since 2020.

Economic Conditions

Economic conditions in Cook County are stable, with relatively limited nonfarm payroll growth during the past 2 years. Payroll growth was much stronger from 2021 through 2022, when the economy began to recover from the 2020 pandemic-related economic downturn. Nonfarm payrolls declined by approximately 249,900 jobs, or 8.9 percent, between the fourth quarters of 2019 and 2020. By comparison, payrolls declined 7.3 and 5.9 percent for the state and the nation, respectively (Illinois Department of Employment Security; U.S. Bureau of Labor Statistics). Rapid year-over-year fourth quarter job growth, however, averaged 4.3 percent from 2021 through 2022 despite an elevated rate

of population decline in the county, and by the fourth quarter of 2022, jobs were only 0.8 percent below the prepandemic level. Since 2022, nonfarm payroll growth has been limited, with strong job gains in seven payroll sectors nearly offset by declines in three others.

As of the fourth quarter of 2024—

- Nonfarm payrolls averaged 2.8 million, reflecting an increase of 0.1 percent, or 4,000 jobs, from a year earlier, moderating from a year-over-year increase of 0.3 percent, or 7,600 jobs, as of the fourth quarter of 2023. By comparison,

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Nonfarm payroll growth occurred in 7 of the 10 payroll sectors in Cook County as of the fourth quarter of 2024.

	3 Months Ending		Year-Over-Year Change	
	December 2023 (Thousands)	December 2024 (Thousands)	Absolute (Thousands)	Percent
Total Nonfarm Payrolls	2,792.3	2,796.3	4.0	0.1
Goods-Producing Sectors	260.0	261.4	1.4	0.5
Mining, Logging, & Construction	80.2	80.4	0.2	0.2
Manufacturing	179.9	181.0	1.1	0.6
Service-Providing Sectors	2,532.3	2,534.9	2.6	0.1
Trade, Transportation, & Utilities	503.3	493.1	-10.2	-2.0
Information	60.3	60.5	0.2	0.3
Financial Activities	233.9	233.6	-0.3	-0.1
Professional & Business Services	536.6	527.8	-8.8	-1.6
Education & Health Services	490.5	497.6	7.1	1.4
Leisure & Hospitality	277.5	279.5	2.0	0.7
Other Services	118.9	123.7	4.8	4.0
Government	311.3	319.2	7.9	2.5
Unemployment Rate	4.3%	5.2%		

Note: Numbers may not add to totals due to rounding.

Sources: Illinois Department of Employment Security; U.S. Bureau of Labor Statistics

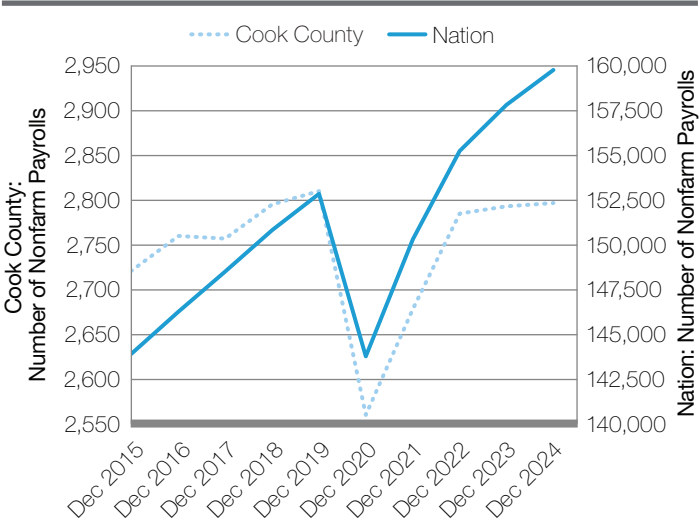


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- fourth quarter nonfarm payroll growth averaged 0.8 percent annually from 2016 through 2019.
- The government and the education and health services sectors added the most jobs since the fourth quarter of 2023, increasing by 7,900 and 7,100 jobs, or 2.5 and 1.4 percent, respectively. Expansion in the government sector in the Chicago metropolitan area occurred primarily in the local government subsector and was partially due to the reopening of three mental health clinics operated by the city of Chicago. Expansion of the education and health services sector was partially due to Endeavor Health opening the 170,000-square-foot Cardiovascular Institute at Glenbrook Hospital in the village of Glenview.
 - Losses in three sectors partially offset nonfarm payroll growth, led by the trade, transportation, and utilities and the professional and business services sectors, which declined by 10,200 and 8,800 jobs, or 2.0 and 1.6 percent, respectively. Declines in the trade, transportation, and utilities sector were partially due to job losses in the freight transportation arrangement industry, and losses in the professional and business services sector were partially due to a decline in workers in the temporary help services industry (Quarterly Census of Employment and Wages data as of the third quarter of 2024).
 - The unemployment rate in Cook County increased to 5.2 percent, up from 4.3 percent a year earlier, because growth in the labor force outpaced resident employment growth. By comparison, the unemployment rate averaged 4.9 percent annually from 2016 through 2019.

The professional and business services sector was the largest sector in the county as of the fourth quarter of 2024, with an average of 527,800 jobs, and accounted for 19 percent of nonfarm payrolls. The sector recovered relatively rapidly from the 2020 pandemic-related job losses and, along with the financial services sector, was one of two payroll sectors to return to its prepandemic level during 2021. However, the professional and business services sector was affected more severely than other payroll sectors by expansions in remote work, which allowed employees to relocate out of the county, companies to vacate unused office space, and offices to reduce support service jobs. During the past 2 years, jobs in the professional and business services sector fell from a peak of 556,900 jobs as of the fourth quarter of 2022. The office

The nonfarm payroll rate in Cook County grew more slowly during the past 2 years compared with the national average.



Note: Data are 3-month averages, in thousands.
Sources: Illinois Department of Employment Security; U.S. Bureau of Labor Statistics

Largest Employers in Cook County as of 2024

Name of Employer	Nonfarm Payroll Sector	Number of Employees
United States Government	Government	52,300
City of Chicago	Government	30,900
Amazon.com, Inc.	Trade, Transportation, & Utilities	30,100

Note: Excludes local school districts.
Source: Crain's Chicago Business

vacancy rate in Cook County was 18.4 percent as of the fourth quarter of 2024, up slightly from 17.9 percent a year earlier (CoStar Group). By comparison, the office vacancy rate in Cook County averaged 11.6 percent from 2016 through 2019. Recent major office leases and developments in Cook County are expected to increase employment in the sector, including those by payment processing firm Adyen, engineering firm Sargent & Lundy, and the Chicago Department of Aviation. In partnership with the state of Illinois, PsiQuantum is developing the Illinois Quantum and Microelectronics Park in southern Chicago. The business park, which will serve as a research and development hub for universities and private companies, has raised more than \$750 million in public and private investment.



Sales Market Conditions

The home sales market in Cook County is currently tight, with a relatively limited inventory of homes for sale contributing to high levels of home price growth, despite a low level of sales activity. The vacancy rate is currently estimated at 1.1 percent, down from 1.7 percent as of April 2020. Total home sales—including new and existing single-family homes, townhomes, and condominiums—decreased 4 percent during 2024 compared with the previous year to 59,150 sales, the lowest annual total since 2012 (Cotality). This decline in sales was a moderation from year-over-year declines that averaged 18 percent annually during 2022 and 2023, which were partially due to increased mortgage interest rates. Average annual rates for a 30-year, fixed-rate mortgage rose from a low of 3.0 percent in 2021 to 6.8 percent during 2023 (Freddie Mac). The home sales market tightened significantly during 2021, when total sales rose 21 percent from a year earlier to a 15-year annual peak of 91,000 sales. The sharp rise in sales was partially due to the low interest rates, which increased the affordability of and demand for homes, contributing to a reduced inventory of homes available for sale. The active inventory of available homes fell an average of 19 percent annually from 17,250 homes as of December 2019 to 11,400 homes as of December 2021, partly because of the surge of home sales combined with seller uncertainty during the 2020 pandemic-related economic downturn. Home prices increased an average of 9 percent

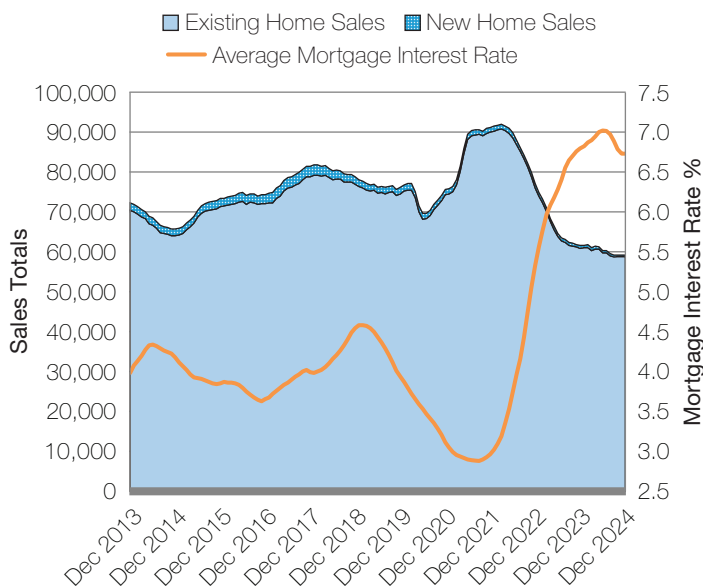
annually during 2020 and 2021, outpacing wage growth and restricting affordability for buyers. By comparison, home price growth averaged 2 percent annually from 2017 through 2019, when the inventory of available homes was higher.

During 2024—

- Existing home sales totaled 58,750, reflecting a decrease of 3 percent, or 2,100 sales, from a year earlier—a slower decline than during 2023, when existing home sales fell 20 percent, or 15,150, year over year. By comparison, existing home sales averaged 76,750 annually from 2017 through 2019.
- The average price for an existing home was \$411,200, up by \$34,950, or 9 percent, from a year earlier, contrasting with a year-over-year decrease of 1 percent, or \$2,400, during 2023, when sales activity declined significantly. By comparison, the existing home price rose an average of \$5,050, or 2 percent, annually from 2017 through 2019.
- New home prices averaged \$687,000, reflecting a year-over-year increase of \$37,000, or 6 percent, more than offsetting a decline of \$21,200, or 3 percent, during 2023. New home sales during 2024 decreased 40 percent from a year earlier to 390 sales. By comparison, new home sales fell 36 percent during 2023.

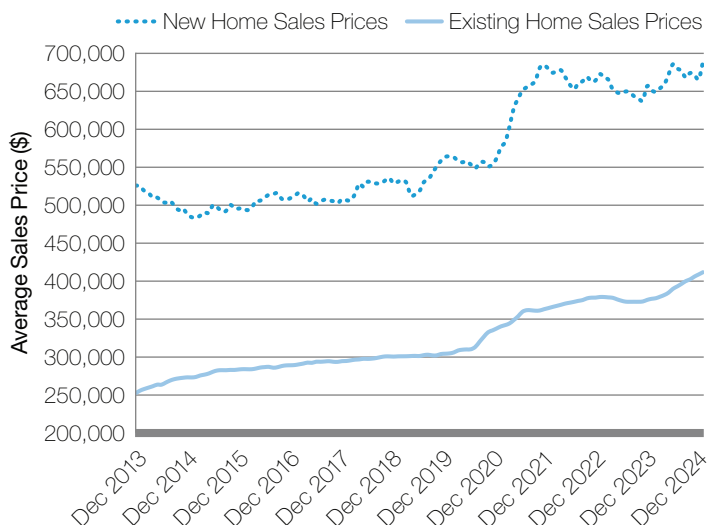
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The decline in home sales in Cook County moderated during 2024 after 2 years of rapid declines.



Note: Sales are for single-family homes, townhomes, and condominiums.
Sources: Home sales and prices—Cotality; mortgage interest rates—Freddie Mac

Average sales prices for new and existing homes in Cook County declined during 2023, partially because of a continued steep decline in sales activity, but increased during 2024.



Note: Prices are for single-family homes, townhomes, and condominiums.
Source: Cotality

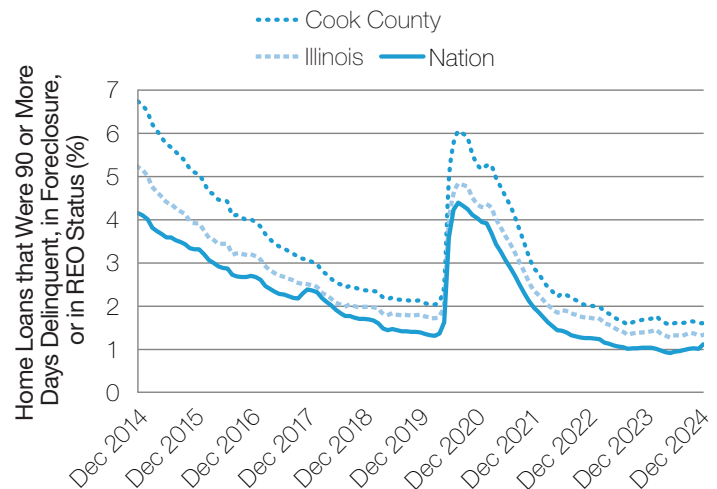
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- The rate of home loans in Cook County that were seriously delinquent or had transitioned into real estate owned status as of December 2024 was 1.6 percent, down slightly from 1.7 percent a year earlier and below the rate of 5.3 percent during December 2020, when economic conditions were relatively weak (Cotality). By comparison, the state and national rates as of December 2024 were 1.3 and 1.1 percent, respectively.

Construction of sales housing in Cook County—as measured by the number of single-family homes, townhomes, and condominiums permitted (with analyst estimates)—increased during 2024 following 2 years of declines from a recent peak during 2021.

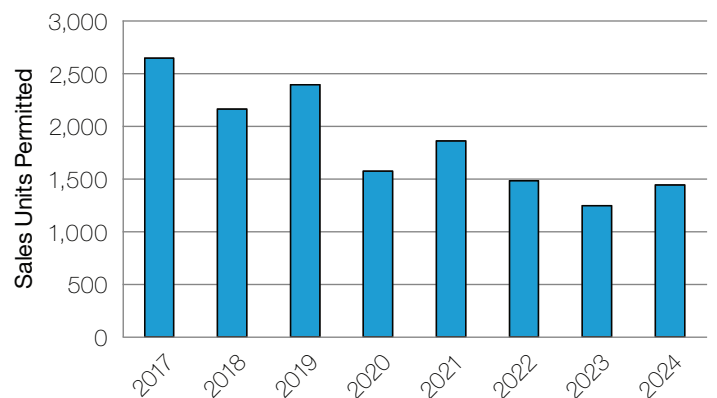
- During 2024, sales housing construction totaled 1,450 units, an increase of 16 percent, or 200 units, from a year earlier, reversing the year-over-year decline of 16 percent, or 240 units, during 2023, when sales construction in Cook County reached a 15-year low (preliminary data, with adjustments by the analyst).
- From 2017 through 2019, sales construction averaged 2,400 units annually, keeping pace with the demand for new homes and contributing to relatively steady price growth for new homes. Sales construction then fell 34 percent, or 820 units, in 2020, partially contributing to new home price growth during 2021.
- Condominiums and townhomes are a relatively significant part of the sales housing supply in Cook County. Approximately 36 percent of owners lived in attached townhomes or structures of two or more units as of 2023, greater than the state and national averages of 20 and 12 percent, respectively (American Community Survey [ACS] 1-year data). The Henry at Harms Woods is a multifamily development under construction in the village of Skokie that will include 49 market-rate townhomes for sale upon completion in late 2025; starting prices have not been announced.

In Cook County, the rate of home loans that were 90 or more days delinquent, in foreclosure, or recently transitioned to real estate owned status reached the lowest level in more than 10 years during December 2024.



REO = real estate owned.
Source: Cotality

The rate of sales housing construction in Cook County since 2020 has been far lower than the average from 2017 through 2019.



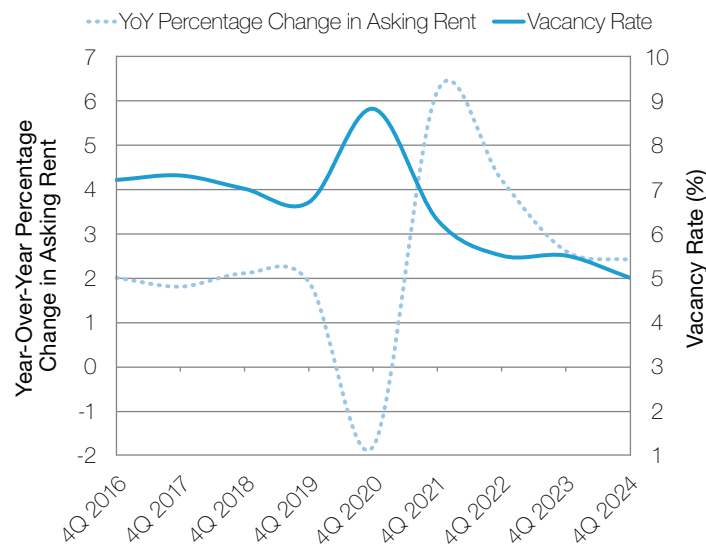
Sources: U.S. Census Bureau, Building Permits Survey; 2016–23—final data and estimates by the analyst; past 12 months of data—preliminary data and estimates by the analyst

Rental Market Conditions

The overall rental market—including single-family homes, mobile homes for rent, and apartments—in Cook County is slightly tight, with an estimated vacancy rate of 6.1 percent, down from 7.6 percent as of April 2020, when conditions were balanced (U.S. Census Bureau; current estimate by the analyst). Absorption of rental units has outpaced the number of new units entering the market, contributing to year-over-year declines in the rental vacancy rate, because rental construction during 2023 and 2024 reached the lowest levels in more than 10 years. In Cook County, approximately 60 percent of renter households reside in structures with five or more units, well above the respective averages of 51 and 48 percent for Illinois and the nation (2023 ACS 1-year data). However, the single-family-home rental market is a significant segment of the rental market, and the average rent for a single-family home has generally increased at a faster rate than rents for apartments since 2022 (Cotality). The apartment market is also slightly tight, with the vacancy rate as of the fourth quarter of 2024 reaching the lowest point in more than 10 years (CoStar Group). However, year-over-year growth in the average apartment rent has slowed compared with the period from 2021 through 2023.

- As of the fourth quarter of 2024, the apartment vacancy rate was 5.0 percent, down from an average of 5.8 percent during the fourth quarters of 2021 through 2023 (CoStar Group). By comparison, fourth quarter apartment vacancy rates averaged 7.1 percent from 2016 through 2019 before rising sharply to 8.8 percent during the fourth quarter of 2020, when net out-migration from Cook County increased significantly.
- The average monthly apartment rent as of the fourth quarter of 2024 was \$1,884, reflecting an increase of \$45, or 2 percent, from a year earlier (CoStar Group). During the fourth quarter of 2021, rents increased significantly from the previous year by \$101, or 6 percent, before slowing during the following 2 years to 4 percent and 3 percent, respectively. By comparison, fourth quarter rents increased an average of \$31, or 2 percent, annually from 2016 through 2019 before declining by \$29, or 2 percent, in 2020.
- CoStar Group-defined Class A apartments, which are typically newer and have more amenities than Class B or C apartments, make up approximately 14 percent of the apartment inventory in Cook County. As of the fourth quarter of 2024, the vacancy rate for Class A apartments was 7.3 percent, down from 8.2 percent a year earlier. Rents averaged \$2,958, higher than the average rent in the overall apartment market by \$1,074, or approximately 57 percent.
- Professionally managed, single-family homes represent a relatively small portion of the single-family rental market.

As of the fourth quarter of 2024, year-over-year rent growth in Cook County has slowed, but it is still slightly above the average from 2016 through 2019.



4Q = fourth quarter. YoY = year-over-year.

Source: CoStar Group

The average rent for a three-bedroom unit as of December 2024 was \$2,745, reflecting an increase of 4 percent, or \$112, from a year earlier and slowing from an increase of 5 percent, or \$135, as of December 2023 (Cotality). From 2016 through 2019, year-over-year rent growth averaged 3 percent annually.

Rental construction activity—as measured by the number of rental units permitted (with adjustments by the analyst)—in Cook County increased from the previous year but was still well below the average number of rental units permitted from 2019 through 2022.

- Rental construction during 2024 totaled 5,600 units, an increase of 14 percent, or 690 units, from 2023, when rental construction fell to the lowest annual total in more than 10 years. By comparison, rental construction averaged 11,050 units annually from 2016 through 2018.
- Rental construction activity averaged 8,225 units annually from 2019 through 2022 despite the economic downturn and low levels of absorption during 2020. Increased costs of construction materials and less favorable financing options for multifamily development, however, contributed to a decrease of 4,200 units permitted, or 46 percent, during 2023.
- While rental construction activity has been relatively limited during the past 2 years, approximately 76 percent of all rental units permitted in Cook County since 2023 have been

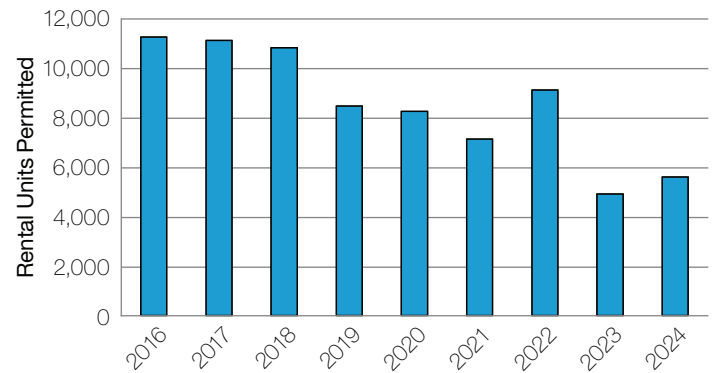
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concentrated in the city of Chicago. Under construction in the Streeterville neighborhood of downtown Chicago, the north tower of 400 Lake Shore will include 508 market-rate and 127 income-restricted apartment units upon completion in early 2027; it is set to be the first of two highrise buildings in the development.

- Recently completed developments in the city of Chicago include Flora, an apartment highrise in the Fulton Market neighborhood. Completed in November 2024, the development includes 368 market-rate units, with monthly rents for studios and one-, two-, and three-bedroom units starting at \$2,317, \$2,931, \$4,949, and \$7,738, respectively.

Rental construction activity in Cook County averaged 5,250 units annually during 2023 and 2024, lower than any year since 2016.



Sources: U.S. Census Bureau, Building Permits Survey; 2016–23—final data and estimates by the analyst; past 12 months of data—preliminary data and estimates by the analyst

Terminology Definitions and Notes

A. Definitions

Absorption	The net change, positive or negative, in the number of occupied units in a given geographic range.
Apartment Vacancy Rate/Average Monthly Rent	Data are for market-rate and mixed market-rate and affordable general occupancy apartment properties with five or more units, including those that are stabilized and in lease up.
Building Permits	Building permits do not necessarily reflect all residential building activity. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the residential building permits. As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.
Existing Sales	Includes resales, short sales, and real estate owned (REO) sales. Resales are home closings that have no ties to either new home closings (builders) or foreclosures. They are homes that were previously constructed and sold to an unaffiliated third party.
Home Sales/Home Sales Prices	Includes single-family home, townhome, and condominium sales.
New Home Sales	The total number of sales of newly constructed residential housing units during the month.
Nonfarm Payroll Jobs	Jobs data reported for the Cook County HMA do not correspond to a U.S. Bureau of Labor Statistics (BLS) reporting geography. Instead, the Illinois Department of Employment Security (IDES) produces monthly estimates, which are unofficial and not approved by BLS, as a result of differences in monthly estimation and annual benchmark revision procedures used by IDES and BLS. Jobs data reported for all other geographies—including the nation, the state of Illinois, and the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area are produced by BLS.
Rental Market/Rental Vacancy Rate	Includes apartments and other rental units, such as single-family, multifamily, and mobile homes.
Seriously Delinquent Mortgages	Mortgages 90 or more days delinquent or in foreclosure.

B. Notes on Geography

1.	The metropolitan statistical area definition noted in this report is based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated April 10, 2018.
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