COMPREHENSIVE HOUSING MARKET ANALYSIS

Chicago-Naperville-Schaumburg, Illinois

U.S. Department of Housing and Urban Development,
Office of Policy Development and Research

As of June 1, 2025

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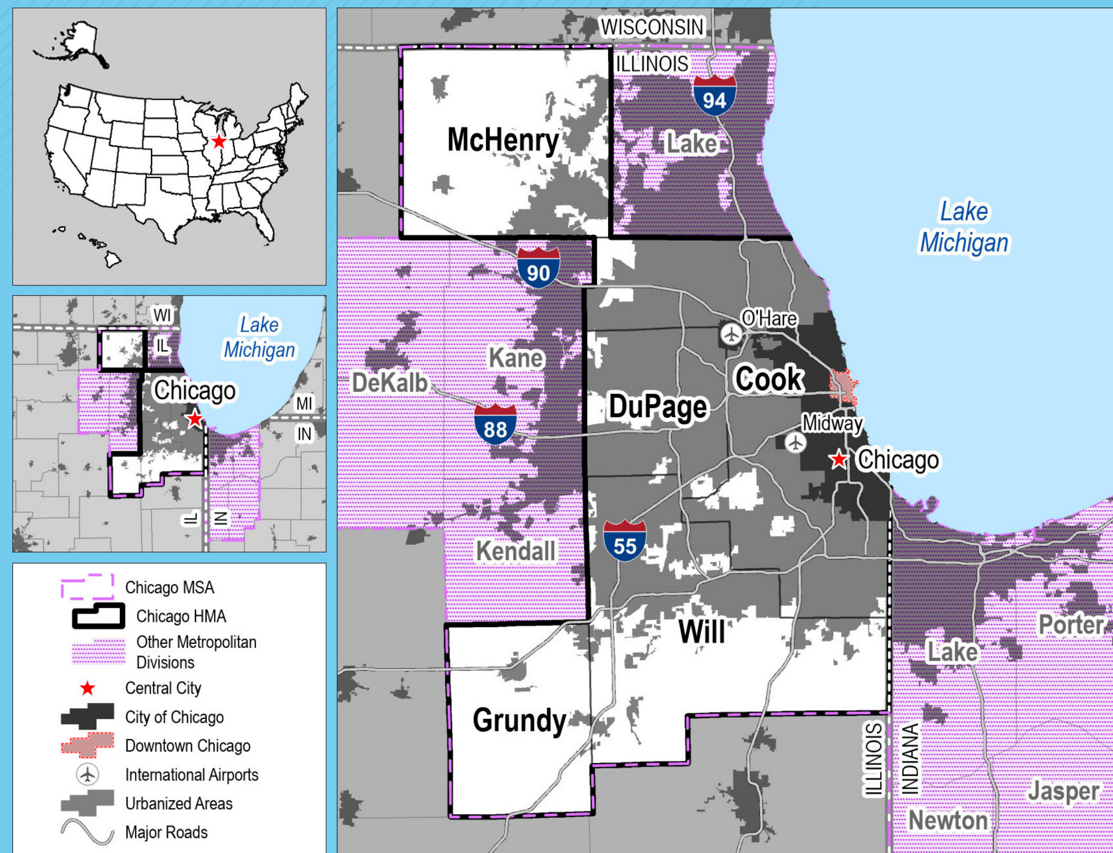
Executive Summary

Housing Market Area Description

The Chicago-Naperville-Schaumburg Housing Market Area (hereafter, Chicago HMA), on the southwestern shore of Lake Michigan, is coterminous with the 5-county Chicago-Naperville-Schaumburg, IL Metropolitan Division and is the most populous of the four metropolitan divisions that make up the 13-county Chicago-Naperville-Elgin, IL-IN Metropolitan Statistical Area (hereafter, Chicago MSA). The five counties in the Chicago HMA, from most to least populous, are Cook, DuPage, Will, McHenry, and Grundy. Initially a center for manufacturing, transportation, and finance, the HMA includes corporate headquarters for 22 Fortune 500 companies, 2 of the 15 highest ranked universities in the nation, and 2 of the 20 highest ranked hospitals in the nation (*U.S. News and World Report*, 2025). The professional and business services and the education and health services sectors are the two largest nonfarm payroll sectors in the HMA.

The current population of the HMA is estimated at 7.23 million.



Tools and Resources

Find interim updates for this metropolitan area, and select geographies nationally, at PD&R's Market-at-a-Glance tool.
Additional data for the HMA can be found in this report's supplemental tables.
For information on HUD-supported activity in this area, see the Community Assessment Reporting Tool.

Market Qualifiers

Economy

Stable: As of the 12 months ending May 2025, nonfarm payrolls in the Chicago HMA increased 0.3 percent from a year earlier, slowing from a year-over-year gain of 0.9 percent during the previous 12 months.

During the past 12 months, nonfarm payrolls increased in five sectors and decreased in six sectors. The education and health services sector led job growth in the HMA, followed by the government and the leisure and hospitality sectors, but all three sectors had slower gains compared with the previous 12 months. The professional and business services sector had the largest decline during the past 12 months. The unemployment rate averaged 5.3 percent during the past 12 months, up 0.6 percentage point from the previous 12 months. During the 3-year forecast period, job growth is expected to strengthen to an average of 0.5 percent a year.

Sales Market

Tight: During the 12 months ending May 2025, the average home sales price was $420,600, up 7 percent year over year, equal to the rate of growth during the previous 12 months (Cotality).

The sales vacancy rate in the HMA is estimated at 0.7 percent, down from 1.6 percent in 2020, when conditions were balanced. Home sales during the 12 months ending May 2025 were down 4 percent year over year to 84,900, moderating from an 8-percent decline during the previous 12 months (Cotality). The inventory of homes for sale has been below 3.0 months since 2020, contributing to upward pressure on home prices. Rising home prices have supported an increase in permitting, to 4,875 homes as of the 12 months ending May 2025, up by 500 homes from the previous 12 months. During the 3-year forecast period, demand is expected for an additional 15,575 homes. The 1,950 homes under construction will meet a portion of that demand.

Rental Market

Tight: As of the first quarter of 2025, the apartment vacancy rate was 4.6 percent, the lowest first quarter rate since 2000 (CoStar Group).

The vacancy rate in the overall rental market in the HMA is estimated at 5.5 percent, down from 7.5 percent in 2020. The vacancy rate for single-family homes for rent has declined every year since 2020 in four of the five counties in the HMA (Cotality). The apartment market, which represents approximately one-half of the occupied rental units, is tight. The average monthly rent for apartments was $1,838 as of the first quarter of 2025, up 3 percent year over year (CoStar Group). Rental unit permitting, which is primarily apartments, fell from a peak of 10,450 units in 2022 to 5,375 units during the 12 months ending May 2025. During the 3-year forecast period, demand is expected for an additional 35,975 rental units. The 9,600 units under construction will meet a portion of the forecast demand.

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3-Year Housing Demand Forecast

		Sales Units	Rental Units
Chicago HMA	Total Demand	15,575	35,975
	Under Construction	1,950	9,600

Notes: Total demand represents the estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of June 1, 2025. The forecast period is June 1, 2025, to June 1, 2028.
Source: Estimates by the analyst

Economic Conditions

Largest Sector: Professional and Business Services

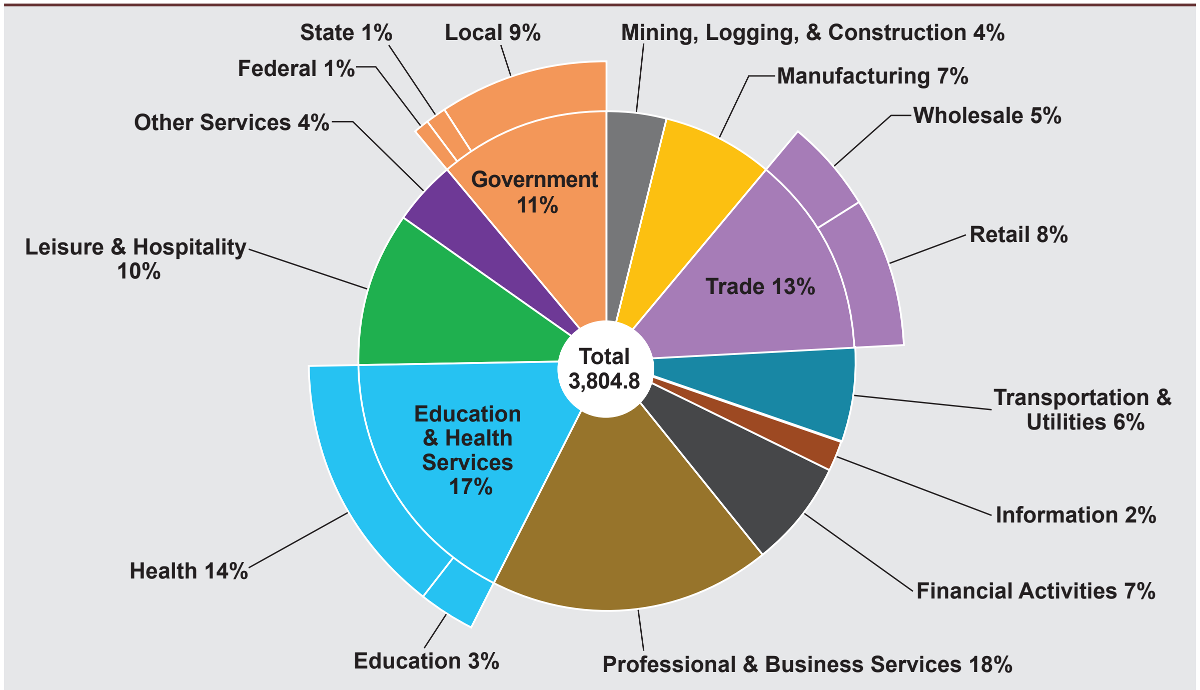
> Education and health services is the second largest payroll sector, and four of the five largest employers in the HMA are healthcare providers or private universities with an affiliated healthcare provider.

Primary Local Economic Factors

The Chicago HMA is one of the largest population centers in the nation, with 7.23 million residents and a labor force of approximately 3.58 million. Founded in 1837, the city of Chicago emerged as a center for iron and steel manufacturing, food production, transportation and shipping, and finance, but the industries that form the economic base of the HMA have shifted in recent decades. The U.S. Steel facility south of downtown Chicago, which employed 20,000 workers in the mid-20th century, is being redeveloped into a quantum computing campus, supported by more than $500 million in state and federal grants and $1 billion in private investment. The Chicago Union Stock Yards, which processed 18 million livestock annually and employed 45,000 people at its peak in the early 20th century, was redeveloped into an industrial park in the 1970s. The Chicago Board of Trade and Chicago Mercantile Exchange, which introduced agricultural commodity futures trading, are still in operation in downtown Chicago, and numerous financial services firms are located nearby; however, nearly all open outcry trading pits closed in 2021 when most trading shifted to electronic transactions. Some older downtown office buildings are being redeveloped into apartments. The early industrial development also supported the construction of an extensive transportation network, including the first water route from Lake Michigan to the Mississippi River, and 11 railroad companies provided hundreds of daily passenger and freight trains. In 2019, the freight rail network in the HMA handled 29 percent of all rail cars in the nation and $652 billion worth of goods (Surface Transportation Board Confidential Waybill Sample, 2019). In 2024, O'Hare and Midway International Airports, both in the city of Chicago, had a combined 49 million boardings, ranking as the 4th and 31st busiest airports in the nation, respectively (Federal Aviation Administration).

Manufacturing, finance, and transportation continue to be significant industries in the HMA but are no longer among the largest. The professional and business services sector is the largest nonfarm payroll sector (Figure 1). Corporate headquarters for 22 Fortune 500 companies are in the HMA, including 7 in

Figure 1. Share of Nonfarm Payroll Jobs in the Chicago HMA, by Sector



Notes: Total nonfarm payroll is in thousands. Percentages may not add to 100 percent due to rounding. Based on 12-month averages through May 2025.
Source: U.S. Bureau of Labor Statistics

the food production industry, 4 in other manufacturing industries, and 5 in the financial activities sector. The education and health services and the leisure and hospitality sectors have become substantial contributors to the HMA economy. Four of the five largest employers in the HMA are in the education and health services sector, including private universities and healthcare providers (Table 1). McCormick Place, immediately south of downtown Chicago, is the largest convention center in the nation, with 2.6 million square feet of space and an estimated $2.24 billion economic impact on the HMA in 2024, supporting jobs in the leisure and hospitality sector (Metropolitan Pier and Exposition Authority). Chicago's nine professional sports teams also support jobs in the sector (Choose Chicago).

Current Conditions—Nonfarm Payrolls

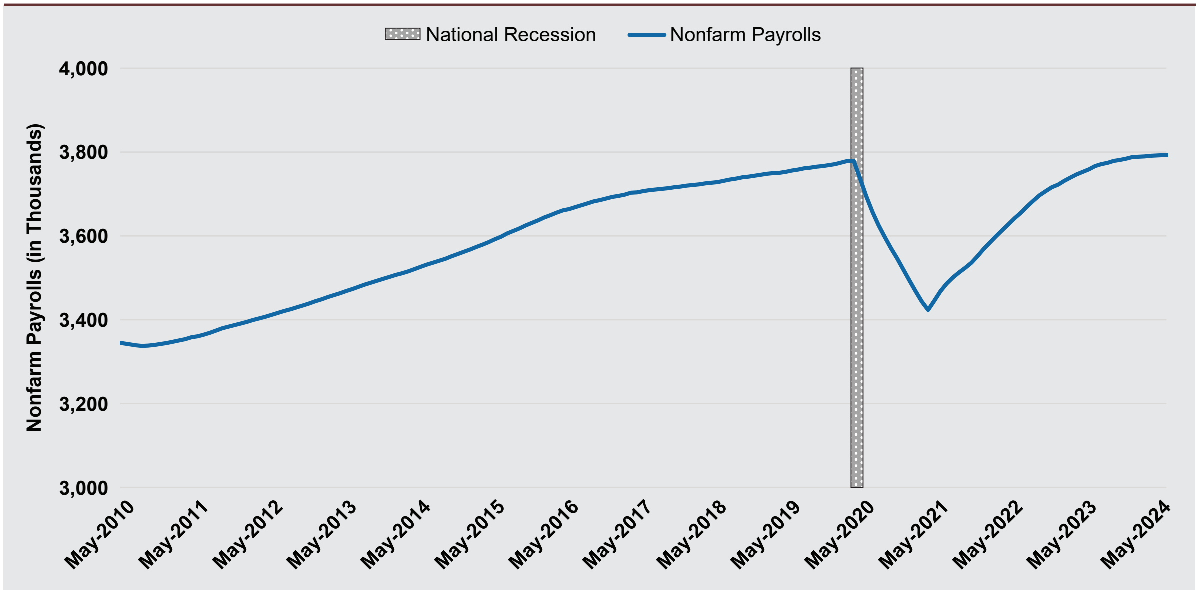
Jobs have increased in the HMA since 2021, with the number of nonfarm payroll jobs lost due to the 2020 recession recovered in 2023 (Figure 2), a year after the national recovery. Job gains in the HMA moderated during the most recent 12 months. As of the 12 months ending May 2025, nonfarm payrolls in the HMA averaged 3.80 million, up by 12,300 jobs, or 0.3 percent, from a year ago (Table 2), slowing from a gain of 33,500 jobs, or 0.9 percent, during the previous year. The education and health services sector added the most jobs, up by 16,100 jobs, or 2.5 percent, during the most recent 12 months

Table 1. Major Employers in the Chicago HMA

Name of Employer	Nonfarm Payroll Sector	Number of Employees
Advocate Health	Education & Health Services	38,697
Amazon.com, Inc.	Wholesale & Retail Trade	30,100
Northwestern Medicine	Education & Health Services	25,386
The University of Chicago	Education & Health Services	22,395
Endeavor Health	Education & Health Services	20,251
Walmart Inc.	Wholesale & Retail Trade	17,400
United Airlines Holdings, Inc.	Transportation & Utilities	16,937
Walgreens Boots Alliance, Inc.	Wholesale & Retail Trade	16,486
JPMorgan Chase & Co.	Financial Activities	15,382
Health Care Service Corp (parent to Blue Cross Blue Shield of Illinois)	Financial Activities	14,771

Note: Excludes government employers.
Source: Cook County Comprehensive Annual Financial Report, 2023

Figure 2. 12-Month Average Nonfarm Payrolls in the Chicago HMA



Note: 12-month moving average.
Sources: U.S. Bureau of Labor Statistics; National Bureau of Economic Research

but slower than the gain of 28,400 jobs, or 4.1 percent, a year earlier. The government and the leisure and hospitality sectors also had notable gains, up by 9,800 and 6,900 jobs, or 2.3 and 1.8 percent, respectively, but slowing from respective increases of 13,200 and 15,500 jobs, or 3.7 and 3.8 percent, during the previous year. Losses in the professional and business services sector partly offset those gains, with the sector decreasing by 14,800 jobs, or 2.1 percent, moderating from a loss of 20,200 jobs, or 2.8 percent, a year earlier. Losses in the sector during the past 24 months were concentrated in the employment services industry, which includes temporary workers.

Current Conditions—Unemployment

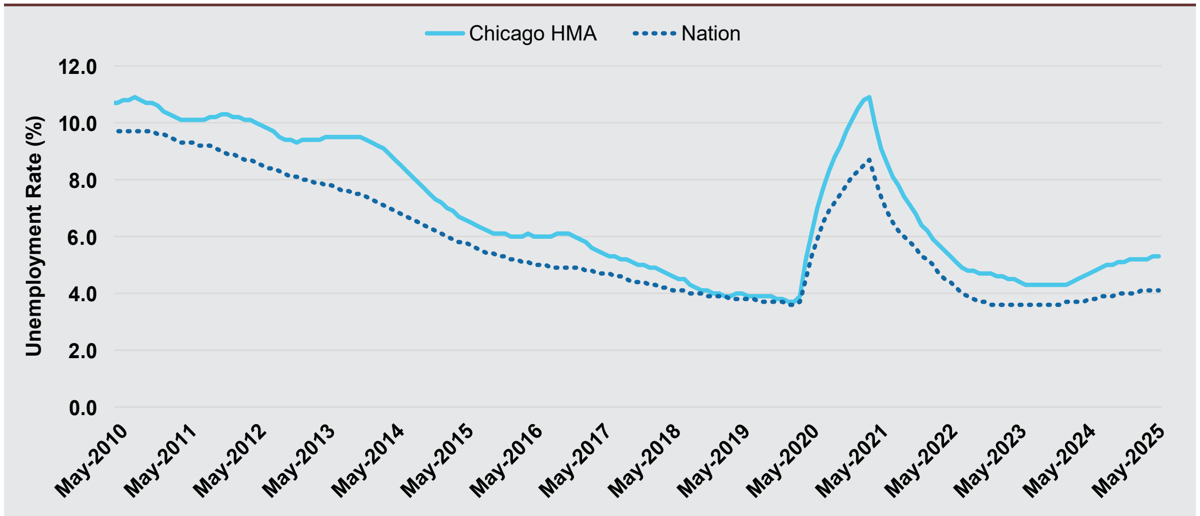
The unemployment rate in the HMA has risen during the past 24 months and has been above the national rate since early 2020. As of the 12 months ending May 2025, the rate in the HMA averaged 5.3 percent, up from 4.7 percent a year earlier and from a recent low of 4.4 percent during the 12 months ending May 2023 (Figure 3). The current rate is the highest since May 2022, when the economy was recovering from the 2020 recession. The unemployment rate for the nation has also risen, averaging 4.1 percent during the most recent 12 months, up from 3.8 percent a year earlier and from 3.6 percent as of the 12 months ending May 2023. In the HMA, the labor force increased faster than resident employment during the past 24 months, contributing to the rise in the unemployment rate.

Table 2. 12-Month Average Nonfarm Payroll Jobs (1,000s) in the Chicago HMA, by Sector

	12 Months Ending May 2024	12 Months Ending May 2025	Absolute Change	Percentage Change
Total Nonfarm Payroll Jobs	**3,792.5**	**3,804.8**	**12.3**	**0.3**
Goods-Producing Sectors	413.2	412.4	-0.8	-0.2
Mining, Logging, & Construction	136.0	134.0	-2.0	-1.5
Manufacturing	277.3	278.4	1.1	0.4
Service-Providing Sectors	3,379.3	3,392.4	13.1	0.4
Wholesale & Retail Trade	512.1	509.2	-2.9	-0.6
Transportation & Utilities	242.5	241.9	-0.6	-0.2
Information	70.1	68.9	-1.2	-1.7
Financial Activities	277.0	276.3	-0.7	-0.3
Professional & Business Services	699.3	684.5	-14.8	-2.1
Education & Health Services	633.3	649.4	16.1	2.5
Leisure & Hospitality	370.6	377.5	6.9	1.9
Other Services	155.9	156.6	0.7	0.4
Government	418.5	428.3	9.8	2.3

Notes: Based on 12-month averages through May 2024 and May 2025. Numbers may not add to totals due to rounding. Data are in thousands.
Source: U.S. Bureau of Labor Statistics

Figure 3. 12-Month Average Unemployment Rate in the Chicago HMA and the Nation



Note: Based on the 12-month moving average.
Source: U.S. Bureau of Labor Statistics

Economic Periods of Significance

From 2011 Through 2019

Following the Great Recession, nonfarm payrolls were at a low of 3.34 million in 2010 and increased each year through the end of the decade. From 2011 through 2019, payrolls increased by an average of 47,400 jobs, or 1.3 percent, annually, with 10 of the 11 sectors adding jobs during the period. Nonfarm payroll growth in the HMA was faster early in the period and moderated in the late 2010s after recovering from the Great Recession in 2015, 1 year after the nation. The professional and business services sector had the largest gain during the period, adding an average of 14,000 jobs, or 2.2 percent, annually. Corporate relocations and expansions contributed to growth. The relocations included Motorola Mobility LLC moving 3,000 jobs to the HMA in 2012; ConAgra Brands, Inc. moving 700 jobs in 2016; and Suntory Global Spirits Inc. (formerly Beam Suntory), the parent company to Jim Beam, moving 500 jobs in 2017. The education and health services and the leisure and hospitality sectors added the second and third most jobs, with gains of 10,500 and 9,300 jobs, or 1.9 and 2.7 percent, respectively. The manufacturing sector was relatively stable, adding an average of 300 jobs, or 0.1 percent, annually.

The only sector with a reduction in jobs from 2011 through 2019 was the government sector, falling by an average of 1,400 jobs, or 0.3 percent, annually. Nearly all the decline occurred during 2011 and 2012, part of which can be attributed to a decline in Census 2010 data collection workers, and to reductions in state and local government staffing levels and services because of decreased tax revenues during and immediately after the Great Recession.

The 2020 Recession

A short recession occurred in March and April 2020 with the onset of the COVID-19 pandemic. To limit the spread of the virus, in-person interactions were reduced; restaurants, entertainment venues, schools, and non-grocery retail businesses were temporarily closed, and nonessential medical procedures were delayed. Nonfarm payrolls averaged 3.49 million during 2020, down by 278,500 jobs, or 7.4 percent, from 2019, and all 11 nonfarm sectors declined in 2020. Nationally, the decline in jobs was less sharp, with a loss of 5.8 percent of nonfarm payrolls in 2020. In the HMA, the leisure and hospitality sector was most severely affected, losing 112,200 jobs, or 28.9 percent, and accounting for 40 percent of jobs lost during 2020. The transportation and utilities and the financial activities sectors had the smallest losses, down by 2,400 and 2,600 jobs, or 1.1 and 0.9 percent, respectively. An increase in e-commerce supported job gains in distribution and delivery, partially offsetting losses in the passenger airline industry. The high proportion of jobs in the financial activities sector that could be performed remotely contributed to less severe losses in the sector.

From 2021 Through 2023

Recovery from the recession began in mid-2020, with jobs increasing on a monthly basis (nonseasonally adjusted data). From 2021 through 2023, nonfarm payroll growth averaged 98,300 jobs, or 2.7 percent, annually. All 11 nonfarm payroll sectors increased from their respective 2020 lows, with 6 exceeding 2019 payroll levels by the end of 2023. The largest gain compared with 2019 was in the transportation and utilities sector, with 2023 payrolls exceeding 2019 levels by 25,200 jobs, or 11.6 percent. Contributing to the gain were increases in e-commerce and expansion projects at O'Hare International Airport, including 10 new gates that opened in 2023, increasing capacity for passenger flights. The sector added an average of 9,200 jobs, or 4.1 percent, annually from 2021 through 2023. The professional and business services and the education and health services sectors added averages of 15,700 and 15,900 jobs, or 2.3 and 2.7 percent, annually from 2021 through 2023; both exceeded 2019 payroll levels in 2023. The leisure and hospitality sector began to recover in 2021, adding an average of 30,400 jobs, or 10.0 percent, annually from 2021 through 2023; however, job levels in the sector in 2023 were 21,000 jobs, or 5.4 percent, below 2019 levels.

Jobs by County and ZIP Code

The HMA is the main center for employment within the 13-county Chicago MSA. The five-county HMA accounted for 81 percent of all jobs in the MSA but only 76 percent of the population as of 2022. Cook County had the largest share, with 72 percent of all jobs in the HMA, followed by DuPage County, with 17 percent of jobs (U.S. Census, OnTheMap). The education and health services sector was the largest nonfarm payroll sector in all counties except DuPage. The professional and business services sector was the largest sector in DuPage County, supported by the numerous corporate office parks in the eastern and southern portions of the county, and was the second largest sector in Cook County. In Will, McHenry, and Grundy Counties, the second largest sectors were transportation and utilities, manufacturing, and wholesale and retail trade, respectively.

By geographic area, the largest gain in jobs from 2010 to 2022 occurred in a cluster of ZIP Codes that make up downtown Chicago, adding 158,900 jobs, supported by growth in the information, the financial activities, and the professional and business services sectors, which were already highly concentrated in the area. The transportation and warehousing industry had a notable gain of 83,250 jobs, with increases concentrated around O'Hare and Midway International Airports and along the Interstate 55 (I-55) corridor in southwestern Cook, DuPage, and Will Counties. ZIP Codes near downtown Chicago that include the central hospitals for Northwestern Medicine, The University of Chicago Medicine, and the Illinois Medical District (University of Illinois Hospital & Health Sciences System, John H. Stroger, Jr. Hospital, and Rush University Medical Center) had notable gains in the health care and social assistance industry. ZIP Codes in some areas on the south side of the city of Chicago and south Cook County lost jobs, mainly in the manufacturing and the education and health services sectors.

Forecast

During the next 3 years, job growth is expected to be moderate, with nonfarm payrolls rising an average of 0.5 percent annually. The quantum computing campus that is under construction is expected to support job growth in the mining, logging, and construction sector in the near term and in the manufacturing and the professional and business services sectors in the later years of the forecast period. The City of Chicago, The University of Chicago, and Northwestern University announced hiring freezes in the past 12 months that are expected to lead to subdued gains in the government and the education and health services sector throughout the forecast period.

Population and Households

Current Population: 7.23 Million

Since 2022, the Chicago HMA population has increased by an average of 38,300, or 0.5 percent, annually, supported by net in-migration.

Population Trends

The HMA population is estimated at 7.23 million as of June 1, 2025. More than three-fourths of the 9.41 million Chicago MSA residents live in the HMA as of the current date. If it were an MSA, the HMA would be the sixth most populous in the nation. Population growth has been weak, with slight increases from 2010 to 2020 and an overall decline since 2020, despite an uptick in growth since 2022. Net out-migration from the HMA occurred every year from 2013 to 2022, in spite of job growth in all but 1 of those years. Falling levels of net natural increase most years since 2010 because of declining births and rising deaths also contributed to weak population growth.

2010 to 2020

The population increased modestly from 2010 to 2020, rising by an average of 11,950, or 0.2 percent, annually (Table 3), with stronger gains in the early part of the decade and population declines in the later years as net natural increase slowed and people migrated from the HMA for economic opportunities elsewhere. From 2010 to 2013, population growth averaged 42,100, or 0.6 percent, annually, and nearly all the growth was from net natural increase (Figure 4). The population continued to increase from 2013 to 2015, despite net out-migration, but from 2015 to 2020, the population in the HMA declined by an average of 11,450, or 0.2 percent, annually. During the period, net natural increase averaged 28,550 people annually, which was more than offset by net out-migration averaging 40,000 people annually.

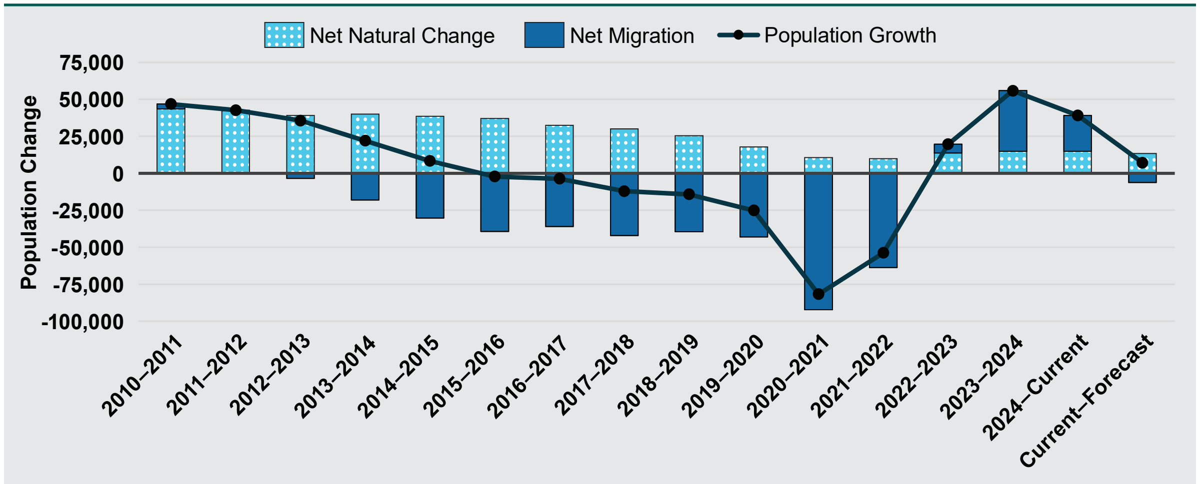
Table 3. Chicago HMA Population and Household Quick Facts

		2020	Current	Forecast
Population Quick Facts	**Population**	7,267,535	7,234,000	7,256,000
	Average Annual Change	11,950	-6,500	7,200
	Percentage Change	0.2	-0.1	0.1

		2020	Current	Forecast
Household Quick Facts	**Households**	2,809,485	2,913,200	2,947,000
	Average Annual Change	15,300	20,075	11,500
	Percentage Change	0.6	0.7	0.4

Notes: Average annual changes and percentage changes are based on averages from 2010 to 2020, 2020 to current, and current to forecast. The forecast period is the current date (June 1, 2025) to June 1, 2028.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst

Figure 4. Components of Population Change in the Chicago HMA, 2010 Through the Forecast



Notes: Data displayed are average annual totals. The forecast period is the current date (June 1, 2025) to June 1, 2028.
Sources: U.S. Census Bureau; current to forecast—estimates by the analyst

Net natural increase slowed during most years from 2011 to 2019. Births fell by an average of 1,650 annually, from a rate of 13.2 births per 1,000 residents in 2011 to 11.2 births per 1,000 residents in 2019. Deaths increased by an average of 640 annually, partly because the population aged 65 and older has increased faster than the HMA population overall. The population aged 65 and older rose from 806,600, or 11 percent of the total population, during the 2006-to-2010 period to 1.02 million, or 14 percent of the population, during the 2015-to-2019 period (2006–2010 and 2015–2019 American Community Survey [ACS] 5-year data).

2020 to Current

The onset of the COVID-19 pandemic in early 2020 greatly accelerated both the slowdown in net natural increase and the trend of net out-migration that began in the previous decade. From 2020 to 2022, the population declined by an average of 64,500, or 0.9 percent, annually. Net natural increase fell nearly 75 percent to 8,650 people annually. Births continued to decline, and the rising number of deaths due to an aging population was exacerbated by excess deaths attributed to COVID-19. Net out-migration increased to 73,150 people annually, more than double the average from the late 2010s. A quicker economic recovery elsewhere in the nation contributed to the rise in net out-migration. In addition, the expanded availability of full-time telework reduced the need for workers to live near their jobs, which led to more people leaving the HMA and fewer new residents moving to the HMA for a job if it could be performed elsewhere through telework.

Since 2022, population growth has averaged 38,300, or 0.5 percent, annually, supported by higher levels of net natural increase compared with the 2020-to-2022 period. Net natural increase averaged 14,500 people annually, up nearly 70 percent from the 2020-to-2022 period but less than one-half the average from the 2013-to-2020 period. Net in-migration averaged 23,800 people annually, supported by lower levels of domestic net out-migration and increased international net in-migration compared with the 2020-to-2022 period. Many employers in the HMA shifted from full-time telework to hybrid work schedules requiring workers to be physically present in an office one or more days per week, resulting in workers choosing to live closer to their jobs. In addition, the increase in home prices and mortgage interest rates reduced the affordability of homebuying, reducing the flow of urban renters moving to outlying areas in search of homeownership opportunities.

Population Change by County

The most populous county in the HMA is Cook County, which includes the city of Chicago, with 5.18 million residents as of 2024 (Table 4). The population in the county grew by an average of 24,700, annually, from 2010 to 2015, but then declined by 10,250, annually, from 2015 to 2020 because of net out-migration. The population declines accelerated after the onset of the COVID-19 pandemic, primarily because of an increase in net out-migration. Since 2022, however, the population of Cook County has increased, supported by net in-migration. From 2020 to 2022, the Cook County population declined by an average of 67,000, or 1.3 percent, annually and, from 2022 to 2024, increased by an average of 24,750, or 0.5 percent, annually. DuPage County, the second largest county in the HMA, with a population of 937,100

Table 4. Population and Population Change by County in the Chicago HMA

County	Average Annual Change		2024 Population
	2020–2022	2022–2024	
Cook County	-67,000	24,750	5,182,600
DuPage County	-3,175	6,000	937,100
Grundy County	310	340	53,850
McHenry County	970	2,025	316,000
Will County	1,100	4,725	708,600

Source: U.S. Census Bureau population estimates as of July 1, 2020–2024 in 2024, followed a similar trend, with annual population declines from 2016 to 2022 averaging 2,850, and annual population gains from 2022 to 2024 averaging 6,000. The three counties farther from the city of Chicago—Will, McHenry, and Grundy—had overall population growth from 2020 to 2024, with stronger gains in more recent years, supported by increases in net natural change and net in-migration.

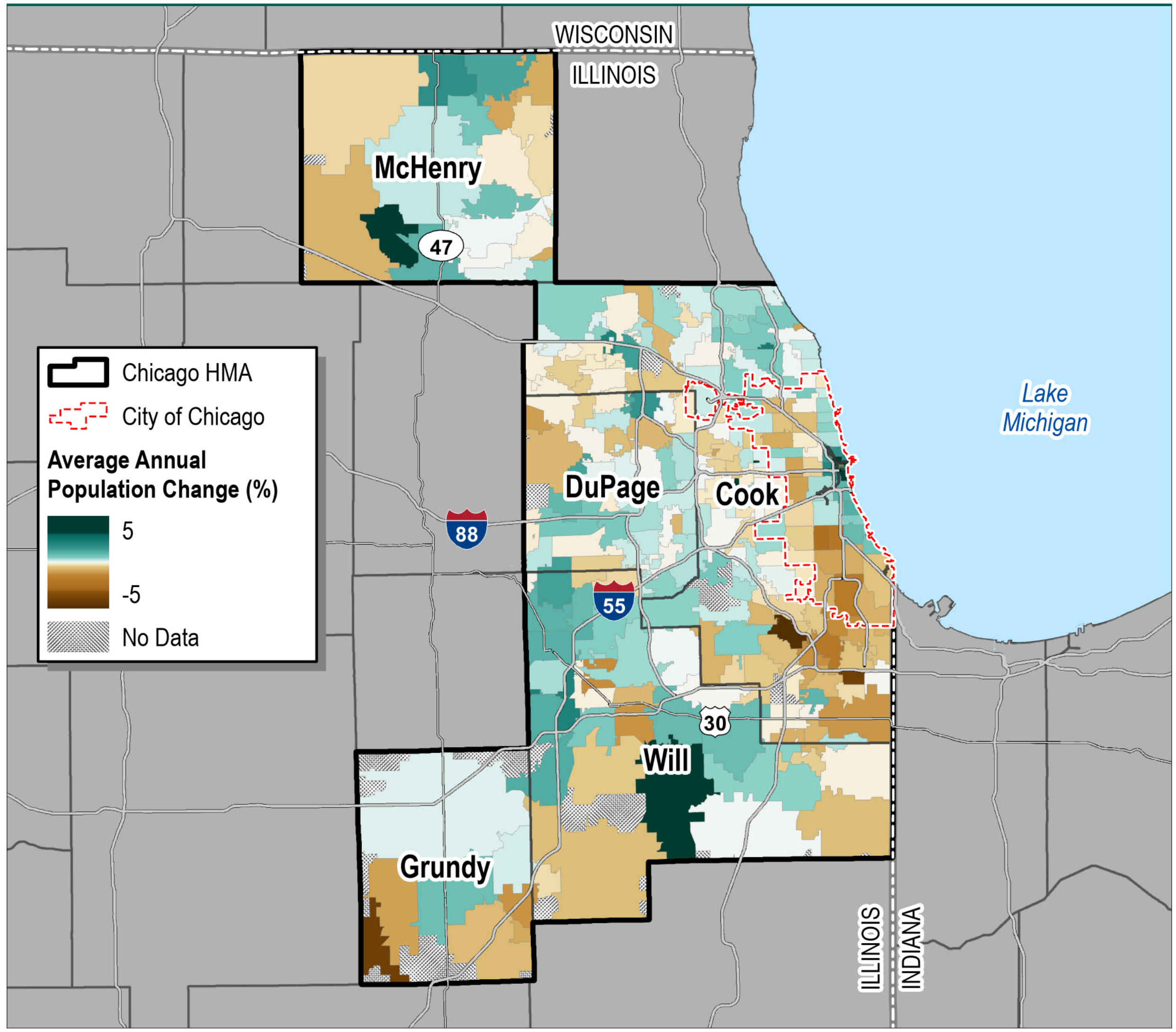
Population Change by ZIP Code

The fastest population gains were in ZIP Codes in or near downtown Chicago (Map 1). Other areas of population growth were along the I-55 corridor in southwest Cook, southern DuPage, and northern Will Counties and the I-88 corridor in central DuPage County. Portions of central McHenry County along IL-47 and central Will County near US-30 had population gains. The largest population losses were in south Cook County, including ZIP Codes on the south side of the city of Chicago and southern suburbs.

Household Trends

Household growth has exceeded population growth since 2010, partially because of a decline in the average household size, reflected in a large increase in one-person households and a decrease in large households. From 2010 to 2020, the number of households increased by an average of 15,300, or 0.6 percent, annually—much faster than the population increase, which averaged 0.2 percent annually. Despite a decline

Map 1. Average Annual Population Change by ZIP Code in the Chicago HMA



Source: 2009–2013 and 2019–2023 American Community Survey 5-year data in the population from 2020 to the current date, household growth accelerated to an average of 20,075, or 0.7 percent, annually to an estimated 2.91 million households as of the current date. The number of one-person households was estimated at 773,000 during the 2009-to-2013 period, increasing to 883,400 during the 2019-to-2023 period (2009–2013 and 2019–2023 5-year ACS data). During the same period, the number of households with five or more persons fell from 303,900 to 277,600.

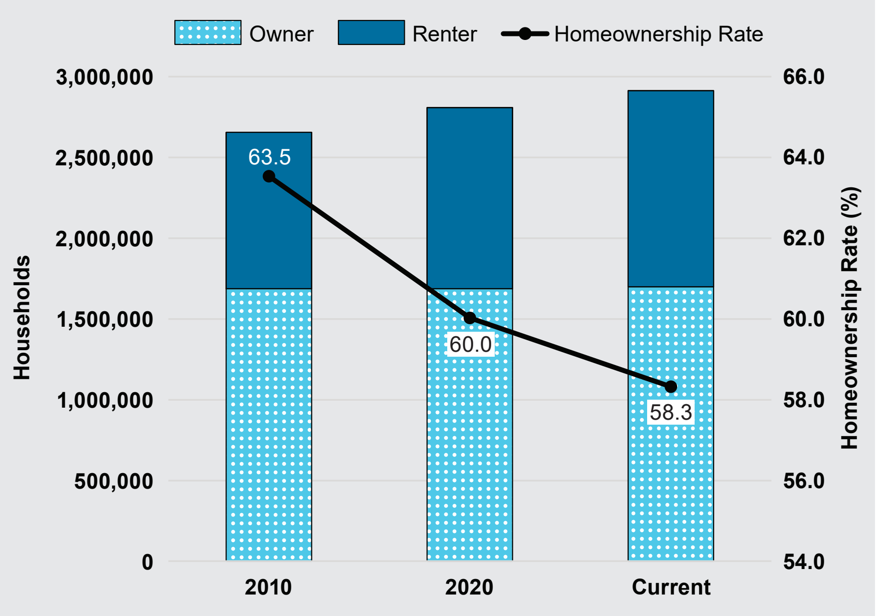
Households by Tenure

The homeownership rate has fallen since 2010 because renter household growth has greatly exceeded owner household growth. During the 2010s, all the increase in households was in renter households, with an average increase of 15,450 renter households annually and an average decline of 150 owner households annually. The number of owner households has increased since 2020, but renter household growth has greatly exceeded owner household growth, with estimated average increases of 2,475 owner households and 17,600 renter households annually. The homeownership rate is currently estimated at 58.3 percent, down from 60.0 percent in 2020 and 63.5 percent in 2010 (Figure 5).

Population and Household Forecast

During the 3-year forecast period, the population is expected to increase by an average of 7,200, or 0.1 percent, annually, slower than the growth since 2022. Net migration is expected to decline, primarily because international net in-migration is expected to slow during the forecast period. Net natural

Figure 5. Households by Tenure and Homeownership Rate in the Chicago HMA



Note: The current date is June 1, 2025.
Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst

increase is also expected to be below the 2022-to-current rate, continuing the trends of declining births and increasing deaths from the 2010s. With declining population growth, household growth is also expected to slow during the forecast period to an average increase of 11,500 households, or 0.4 percent, annually.

Home Sales Market

Market Conditions: Tight

The inventory of homes for sale in the HMA increased to 2.1 months of supply as of May 2025, up from 2.0 months a year earlier, but has been below 3.0 months since 2020 (Cotality).

Current Conditions

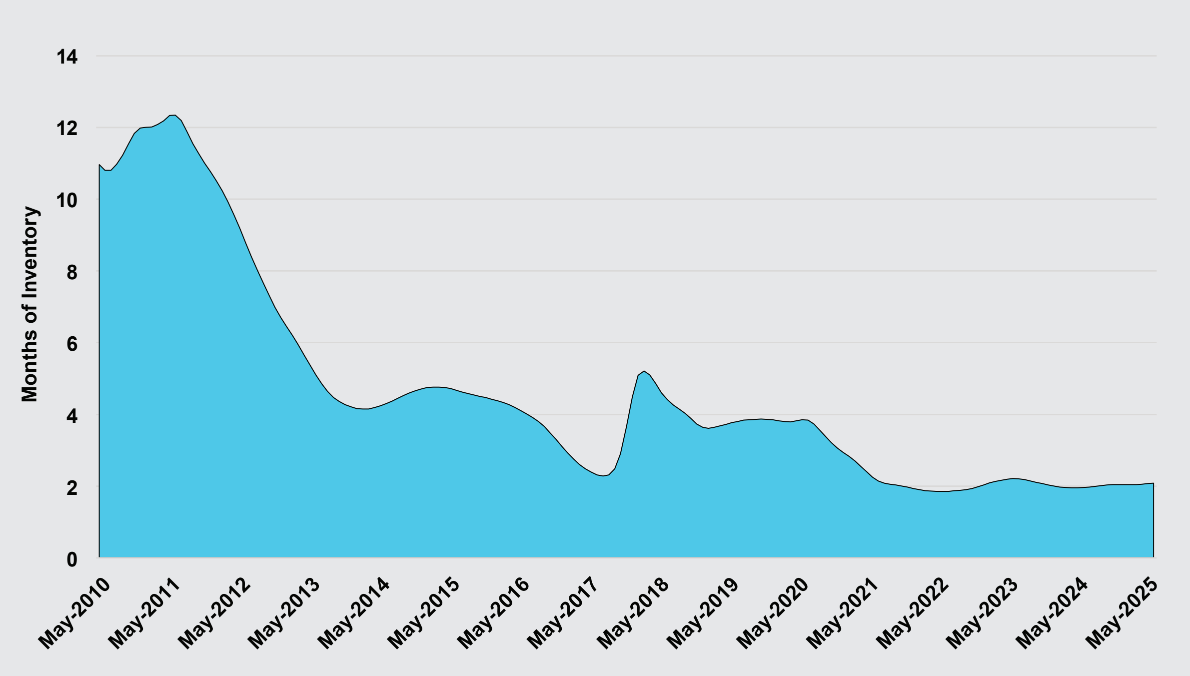
The home sales market is tight, with rapid price growth during the past 24 months and a low inventory of homes for sale. The current sales vacancy rate is estimated at 0.7 percent compared with 1.6 percent in 2020, when sales market conditions were balanced. Home sales have fallen during the past 3 years, but the number of homes for sale has also declined, placing upward pressure on home prices. As of the 12 months ending May 2025, the average home price was $420,600, up 7 percent annually and similar to the rate of growth a year earlier (Table 5). Home sales declined 4 percent to 84,900 during the 12 months ending May 2025, moderating from an 8-percent decline a year earlier. The inventory of homes for sale averaged 12,300 homes during the 12 months ending May 2025, representing 2.1 months of supply at the current sales pace, up slightly from the 2.0 months of supply during the previous year, but the inventory has been below 3.0 months of supply since 2020 (Figure 6).

Table 5. Home Sales Quick Facts in the Chicago HMA

		Chicago HMA	Nation
Home Sales Quick Facts	**Vacancy Rate**	0.7%	NA
	Months of Inventory	2.1	3.5
	Total Home Sales	84,900	4,856,000
	1-Year Change	-4%	-6%
	Total Home Sales Price	$420,600	$431,600
	1-Year Change	7%	6%
	Mortgage Delinquency Rate	1.4%	1.0%

NA = data not available.
Notes: The vacancy rate is as of the current date; home sales and prices are for the 12 months ending May 2025; and months of inventory and mortgage delinquency data are as of May 2025. The current date is June 1, 2025.
Sources: Vacancy rate—estimates by the analyst; months of inventory, mortgage delinquency rate, and home sales and prices—Cotality

Figure 6. Inventory of Homes for Sale in the Chicago HMA



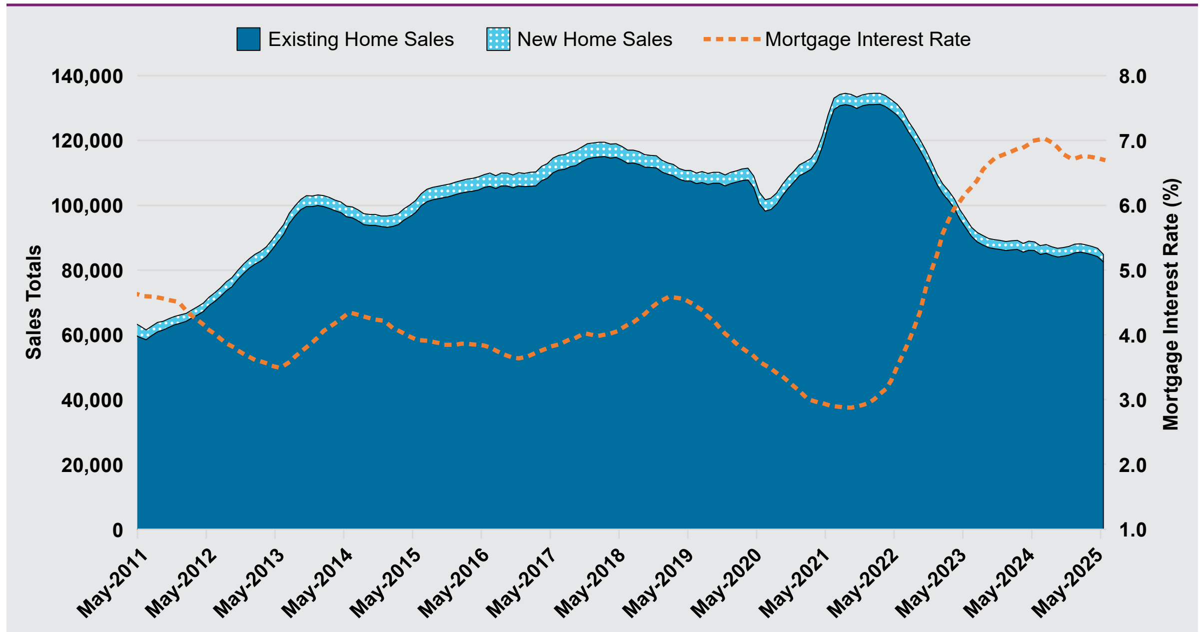
Source: Cotality

The decreases, followed by increases in mortgage interest rates since 2020, contributed to the tight housing market conditions as low interest rates led to increased demand in the early 2020s. Elevated interest rates since 2022, however, have discouraged many existing homeowners with mortgages at low rates from selling if a subsequent purchase would require financing at a higher rate, causing the available supply of homes to be low despite the slowdown in sales. Mortgage interest rates declined during 2020 and 2021, reaching an annual low of 2.9 percent for a 30-year, fixed-rate mortgage in 2021 (Freddie Mac; Figure 7). Rates increased rapidly in 2022 and continued rising the following year to average 6.8 percent in 2023. Rates have been relatively steady since 2023 and are high compared with the 2010s, when the monthly rates were consistently less than 5.0 percent. As of the 12 months ending May 2025, the rate averaged 6.7 percent. Before the increase in 2022, rates had most recently been above 6.0 percent in 2008.

Home Sales

Total home sales, including new and existing homes, were at a post-Great Recession low of 66,200 in 2011. Coinciding with economic recovery, home sales increased by an average of 10,250, or 13 percent, annually from 2012 through 2015 and then were relatively stable, averaging 112,200 annually from 2015 through 2020. In the early 2020s, an increase in telework reduced the need to live near a workplace, and low mortgage interest rates incentivized homebuying, contributing to a 19-percent year-over-year increase in sales in 2021 to 134,500 homes sold, the highest number of sales since 2006. The increase in interest rates beginning in 2022 contributed to a 19-percent average annual decline in sales during 2022 and 2023. When mortgage rates stabilized, the decline in sales slowed to an average of 6 percent annually during the past 24 months. The 84,900 homes sold during the most recent 12 months were the fewest homes sold in the HMA since 2012.

Figure 7. 12-Month Home Sales Totals by Type in the Chicago HMA and National Mortgage Interest Rates



Sources: Home sales—Cotality; mortgage interest rates—Freddie Mac

New home sales in the HMA have averaged 3 percent of total sales since 2018, less than the 10-percent share in the nation. Available land for new single-family home development is limited in the HMA; however, demolishing and replacing existing homes with new homes is common. Such custom-built homes are typically not counted in new home sales, although a building permit is required. In higher density areas in the HMA, much of the housing consists of attached units, including condominiums and townhomes. Sales of attached units accounted for 41 percent of home sales during the most recent 12 months, compared with 16 percent of sales nationally.

Home Sale Prices

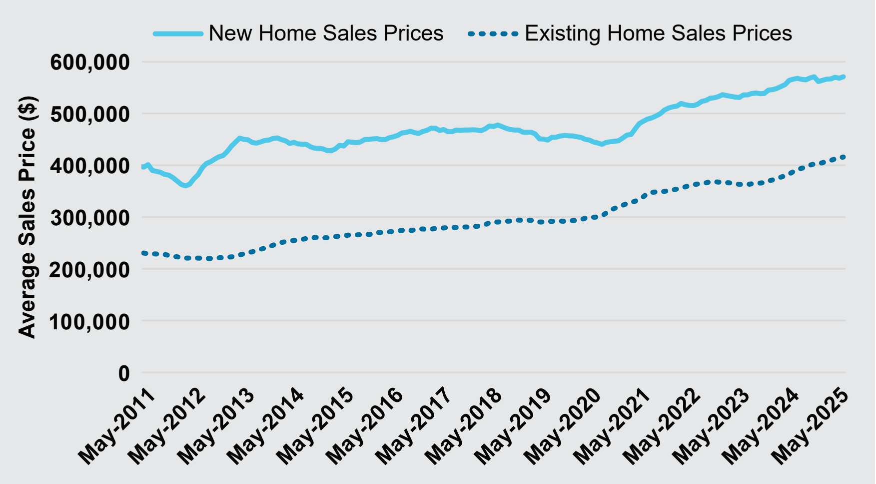
The average home sales price has increased nearly every year since 2013. The average home price was at a post-Great Recession low of $229,700 in 2012; increased by an average of $11,700, or 5 percent, annually to $299,700 in 2018; and then declined less than 1 percent in 2019. In the early 2020s, the increase in home sales and a decline in inventory due to increased demand placed upward pressure on prices, contributing to an average increase of $29,000, or 9 percent, annually during 2020 and 2021. Price growth slowed to 4 percent in 2022 and 1 percent in 2023, partially because of higher mortgage interest rates and reduced affordability of homebuying. The low for-sale inventory and continued job growth, however, have placed further upward pressure on home prices since 2024, with increases averaging 7 percent annually during the past 24 months.

The difference between new and existing home sales prices has narrowed in recent years. As of the most recent 12 months, the average new home price was $571,100, or approximately 37 percent above the average existing home price of $416,200 (Figure 8). The gap between new and existing home prices was 89 percent in 2012, when real estate owned (REO) sales accounted for 25 percent of existing sales, but the difference narrowed to 56 percent in 2019, partially because of a substantial decline in REO sales.

Sales Construction

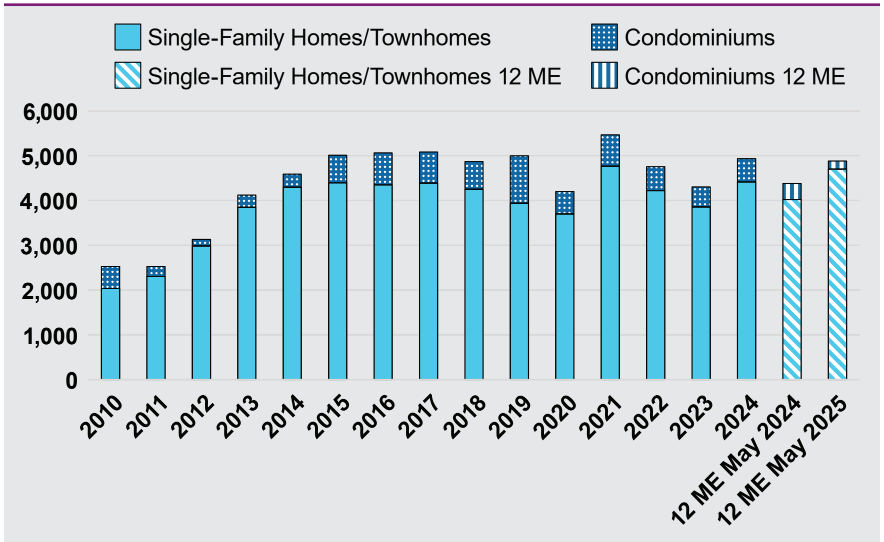
New home construction, as measured by the number of homes permitted (see building permits), was relatively stable from 2015 through 2019 but has been lower overall since 2020. Construction was subdued following the Great Recession, averaging 2,525 homes permitted annually in 2010 and 2011, and then increased by an average of 620 homes annually from 2012 through 2015 to 5,000 in 2015 (Figure 9). Permitting stabilized, averaging 5,000 homes annually from 2016 through 2019. The supply-chain disruptions and labor shortages due to the COVID-19 pandemic in 2020 contributed to a decline in permitting, which fell by 800 homes to 4,200 homes; however, strong home sales demand led to an increase in permitting to 5,450 homes in 2021.

Figure 8. 12-Month Average Home Sales Price by Type of Sale in the Chicago HMA



Source: Cotality

Figure 9. Annual Sales Permitting Activity in the Chicago HMA



12 ME = 12 months ending.
Sources: U.S. Census Bureau, Building Permits Survey; 2010–24—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst

When mortgage interest rates rose rapidly in 2022 and home sales declined sharply, builders responded by constructing fewer homes. In 2022 and 2023, permitting fell by an average of 580 homes annually to a recent low of 4,300. The ongoing low inventory of existing homes for sale, combined with accelerating home price growth, contributed to an increase in permitting during the 12 months ending May 2025, with permitting rising to 4,875 homes, up from 4,375 homes during the previous 12 months.

Sales Construction by County

Sales construction in the HMA is primarily for single-family homes, and since 2020, a larger portion of sales construction has occurred outside Cook County. From 2015 through 2019, permitting of sales units in Cook County accounted for 46 percent of the HMA total but fell to 34 percent from 2020 through 2024 (Table 6). The reduction was primarily in the city of Chicago and suburban municipalities north and northwest of Chicago. The largest increases since 2020 have been in Will and McHenry Counties, which are farther from downtown Chicago and have more undeveloped land. In Will and McHenry Counties, the combined share of permitting increased by 15 percentage points. Similar to Cook County, DuPage County has less undeveloped land compared with Will, McHenry, and Grundy Counties, and the share of permitting declined from 20 to 18 percent, partly because of job losses in the professional and business services sector, which reduced demand for homebuying in the county. Only about 2 percent of permitting occurred in Grundy County during each period.

Table 6. Sales Units Permitted by County in the Chicago HMA

County	Average Annual			
	2015–2019		2020–2024	
	Sales Units Permitted	Share of Total (%)	Sales Units Permitted	Share of Total (%)
Cook County	2,275	46	1,475	34
DuPage County	1,075	20	830	17
Grundy County	80	2	80	2
McHenry County	430	8	840	17
Will County	1,325	25	1,500	31

Note: Percentages may not add to 100 due to rounding.
Source: U.S. Census Bureau, Building Permits Survey and estimates by the analyst

Housing Affordability: Sales

Homeownership in the Chicago MSA, which includes the HMA and the three other metropolitan divisions, is more affordable compared with the national average. Homebuying in the MSA has become less affordable during the past 2 years, however, whereas affordability has improved nationally. Nationally, a household earning the median family income would need to spend 36 percent of its income for a mortgage payment on a median-priced home as of the first quarter of 2025, down from 40 percent 2 years earlier (National Association of Home Builders/Wells Fargo Cost of Housing Index [NAHB/Wells Fargo CHI]). In the MSA, by comparison, a family earning the median family income would need to spend 31 percent of its income on a mortgage payment for a median-priced home, up from 28 percent 2 years ago. Among the 175 metropolitan areas in the NAHB/Wells Fargo CHI survey as of the first quarter of 2025, 73 areas had higher indices than the Chicago MSA, indicating that a higher share of income is needed for a mortgage payment.

The homeownership rate in the HMA has declined, with the most pronounced decrease among younger adult households. The 62.8-percent homeownership rate in the HMA during the 5 years ending in 2023 was down nearly 1 percentage point compared with the period from 2009 to 2013 (Table 7). By comparison, the rate in the nation increased slightly, from 64.9 to 65.0 percent. The rate among householders aged 25 to 34 years in the HMA fell 2.0 percentage points during the same period but increased 0.7 percentage point in the nation.

Forecast

Strong demand for sales housing is expected to persist during the forecast period. Demand is expected for 15,575 new homes during the 3-year forecast period (Table 8). The 1,950 homes under construction are expected to meet a portion of demand.

Table 7. Homeownership Rates by Age of Householder in the Chicago HMA and the Nation

	Chicago HMA		Nation	
	2009–2013	2019–2023	2009–2013	2019–2023
Householder Aged 25 to 34 Years	37.8	35.8	40.1	40.8
Householder Aged 35 to 44 Years	61.6	60.7	60.9	60.6
Total Households	63.6	62.8	64.9	65.0

Sources: 2009–2013 and 2019–2023 American Community Survey 5-year data

Table 8. Demand for New Sales Units in the Chicago HMA During the Forecast Period

Sales Units	
Demand	15,575 Units
Under Construction	1,950 Units

Note: The forecast period is June 1, 2025, to June 1, 2028.
Source: Estimates by the analyst

Rental Market

Market Conditions: Tight

Permitting of rental units declined during the past 12 months, despite tight market conditions.

Current Conditions and Recent Trends

Rental market conditions in the Chicago HMA are tight. The rental vacancy rate is estimated at 5.5 percent, down from 7.5 percent in 2020, when conditions were more balanced (Table 9). The apartment vacancy rate is at the lowest level in more than 2 decades, and apartment rents are increasing at a faster rate than the average from the 2010s, when conditions were mostly balanced. The vacancy rate for single-family homes is down from 2020, although rent growth has slowed. Rental permitting in the HMA recently peaked in 2022 but fell sharply in 2023 and is still subdued; however, renter household growth continued in the HMA, contributing to tightening conditions.

Rental Market Conditions—Single-Family and Small Multifamily Homes

Compared with the nation, the HMA has a higher share of rental units in small buildings and a smaller share of renter-occupied single-family homes. In 2023, single-family homes and buildings with two to four units in the HMA were 15 and 26 percent, respectively, of all renter-occupied units compared with 31 and 17 percent in the nation (2023 ACS 1-year data).

Table 9. Rental and Apartment Market Quick Facts in the Chicago HMA

		2020 (%)	Current (%)
Rental Market Quick Facts	Rental Vacancy Rate	7.5	5.5
		2021 (%)	2023 (%)
	Occupied Rental Units by Structure		
	Single-Family Attached & Detached	16	15
	Multifamily (2–4 Units)	27	26
	Multifamily (5+ Units)	57	59
	Other (Including Mobile Homes)	1	1
		1Q25	YoY Change
Apartment Market Quick Facts	Apartment Vacancy Rate	4.6%	-0.6
	Average Rent	$1,838	3%
	Studio	$1,470	3%
	One-Bedroom	$1,696	4%
	Two-Bedroom	$2,086	3%
	Three-Bedroom	$2,496	3%

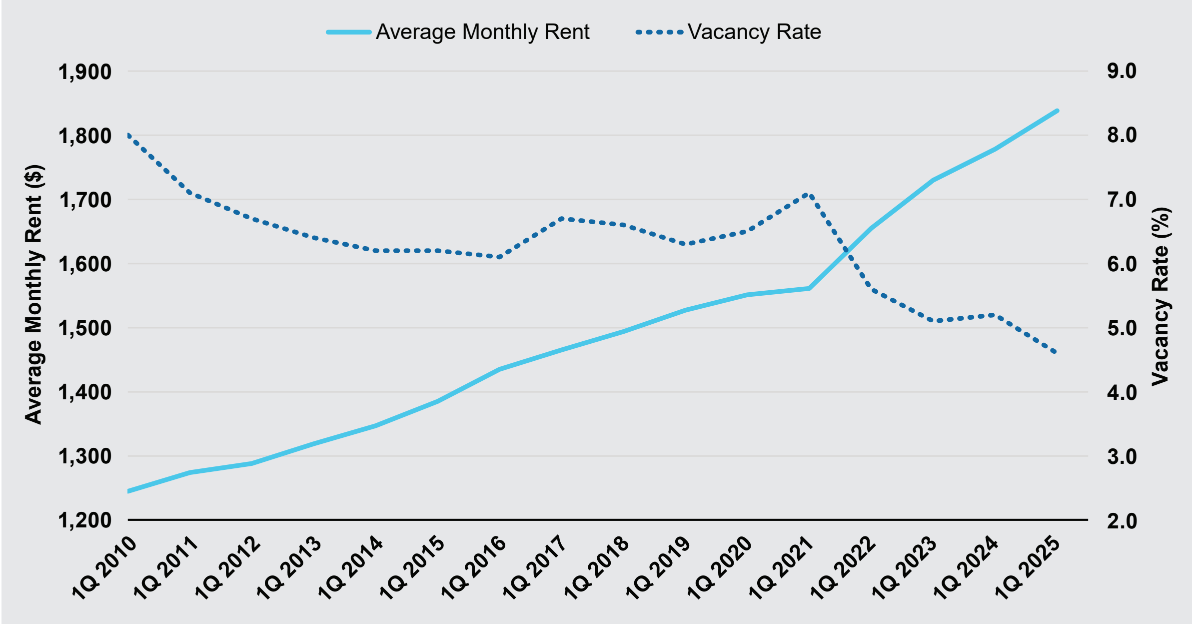
1Q = first quarter. YoY= year-over-year.
Notes: The current date is June 1, 2025. Percentages may not add to 100 due to rounding.
Sources: 2020 vacancy rate—2020 Census; current vacancy rate—estimate by the analyst; occupied rental units by structure—2021 and 2023 American Community Survey 1-year data; apartment data—CoStar Group

The vacancy rate for homes listed for rent through the Multiple Listing Service is relatively low, but rent growth has slowed from earlier in the decade. The vacancy rate was below 3.0 percent in all five counties in the HMA as of May 2025 (Cotality). The vacancy rate has been declining since 2020 in all counties except for DuPage, where the rate was relatively steady through 2023 and increased in 2024 and 2025. Despite declining vacancy rates in most counties, rent growth slowed from a year ago in four of the five counties, with rent growth ranging from 9 to 13 percent a year ago and slowing to gains of 3 percent or less as of May 2025. The average rent declined less than 1 percent in Cook County as of May 2025, a reversal from the 9-percent increase a year earlier. In the four counties with rising rents, the most recent year-over-year increase was below the average annual increase from 2021 to 2024. Rent increases in the suburban counties ranged from less than 1 percent in McHenry County to 3 percent in DuPage and Grundy Counties.

Apartment Market Conditions

The apartment market represents approximately one-half of all rental units in the HMA (estimate by the analyst based on data from CoStar Group and the ACS). Conditions in the apartment market are tight. The vacancy rate as of the first quarter of 2025 was 4.6 percent, down from 5.2 percent a year ago, and is the lowest first quarter rate since 2000 (CoStar Group). The rate peaked most recently at 7.1 percent in the first quarter of 2021 (Figure 10), when absorption was the lowest for a 12-month period since 2013. Absorption rose to the highest level in at least 20 years during the 12 months ending March 2022, contributing to a steep decline in the vacancy rate as of the first quarter of 2022, and the rate has generally been declining since then, although absorption has moderated from the high in early 2022. The previous peak in the first quarter vacancy rate—in 2010, following the Great Recession—was higher at 8.0 percent, but the rate fell to 6.7 percent by the first quarter of 2012 and was relatively steady from 2012 through 2020, ranging from 6.1 to 6.7 percent. The average rent in the HMA as of the first quarter of 2025 was $1,838, up 3 percent annually and similar to the increase a year earlier but slowing from increases as measured in the first quarter of 6 percent in 2022 and 5 percent in 2023. By comparison, rent growth averaged 2 percent annually from the first quarter of 2011 through the first quarter of 2020, and rent growth slowed to less than 1 percent in 2021, coinciding with the higher vacancy rate and slow absorption.

Figure 10. Apartment Rents and Vacancy Rates in the Chicago HMA

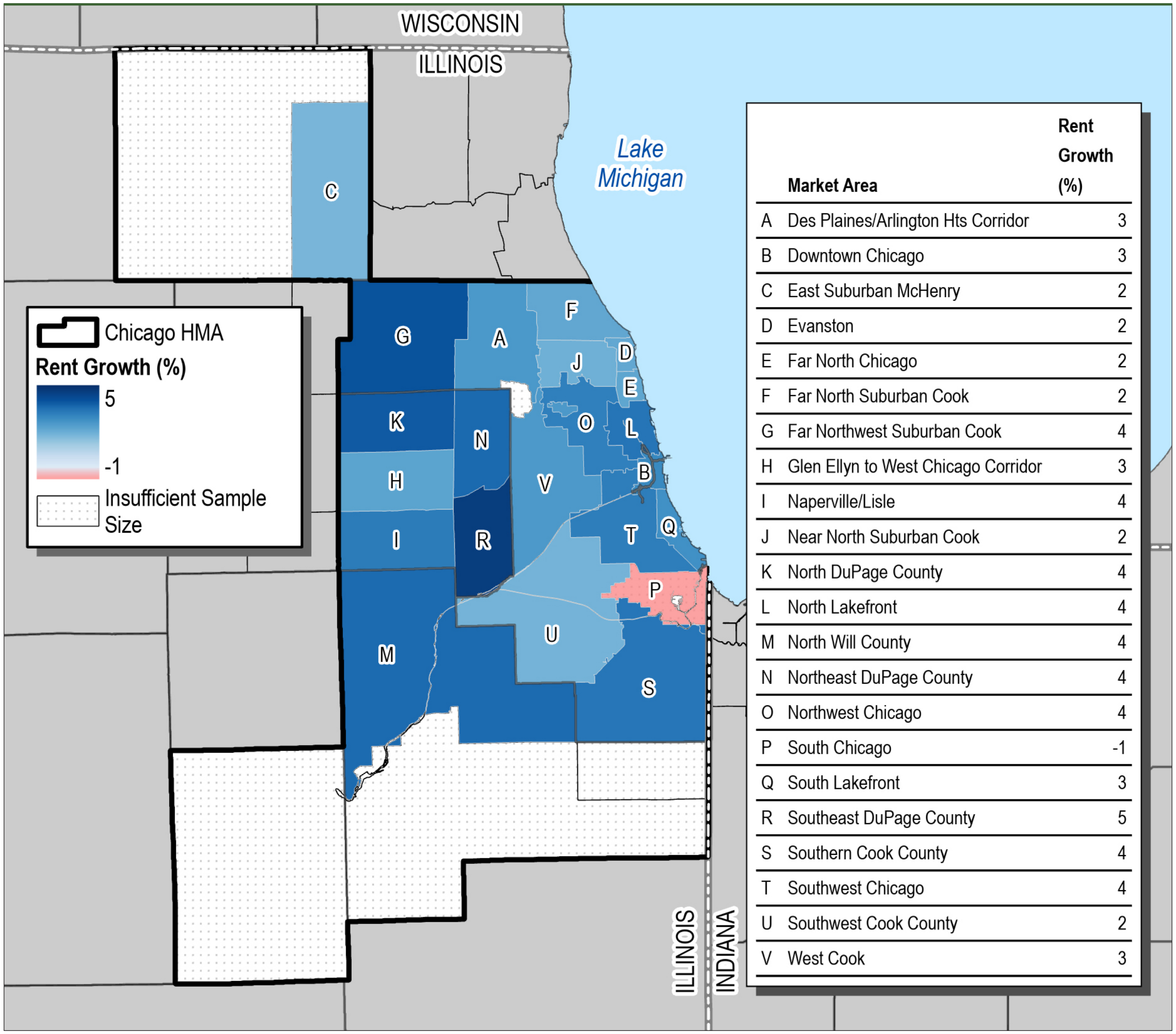


1Q = first quarter.
Source: CoStar Group

Apartment Market Conditions by Geography

As of the first quarter of 2025, annual rent growth has been strongest in the outlying suburban areas of the HMA and slower in the inner suburban areas in Cook County (Map 2). Among the 23 CoStar Group-defined market areas with 3,000 or more units in the HMA, the fastest rent growth was in the Southeast DuPage County market area, with average rents increasing 5 percent from a year ago. The downtown Chicago market area has the highest rent and, together with the North Lakefront market area, has the largest concentration of rental units in the HMA. Rents in the two market areas increased 3 and 4 percent, respectively. All but one of the market areas, South Chicago, had an increase in rent. The vacancy rate declined from a year earlier in 20 of the 23 market areas (Map 3). The largest decline was in the North DuPage County market area, falling 2.7 percentage points to 3.7 percent as of the first quarter of 2025. The largest increase was in the Naperville/Lisle market area, where job losses in the professional and business services and the transportation and utilities sectors during the past 12 months contributed to an increase in the vacancy rate, rising 1.4 percentage points to 6.4 percent.

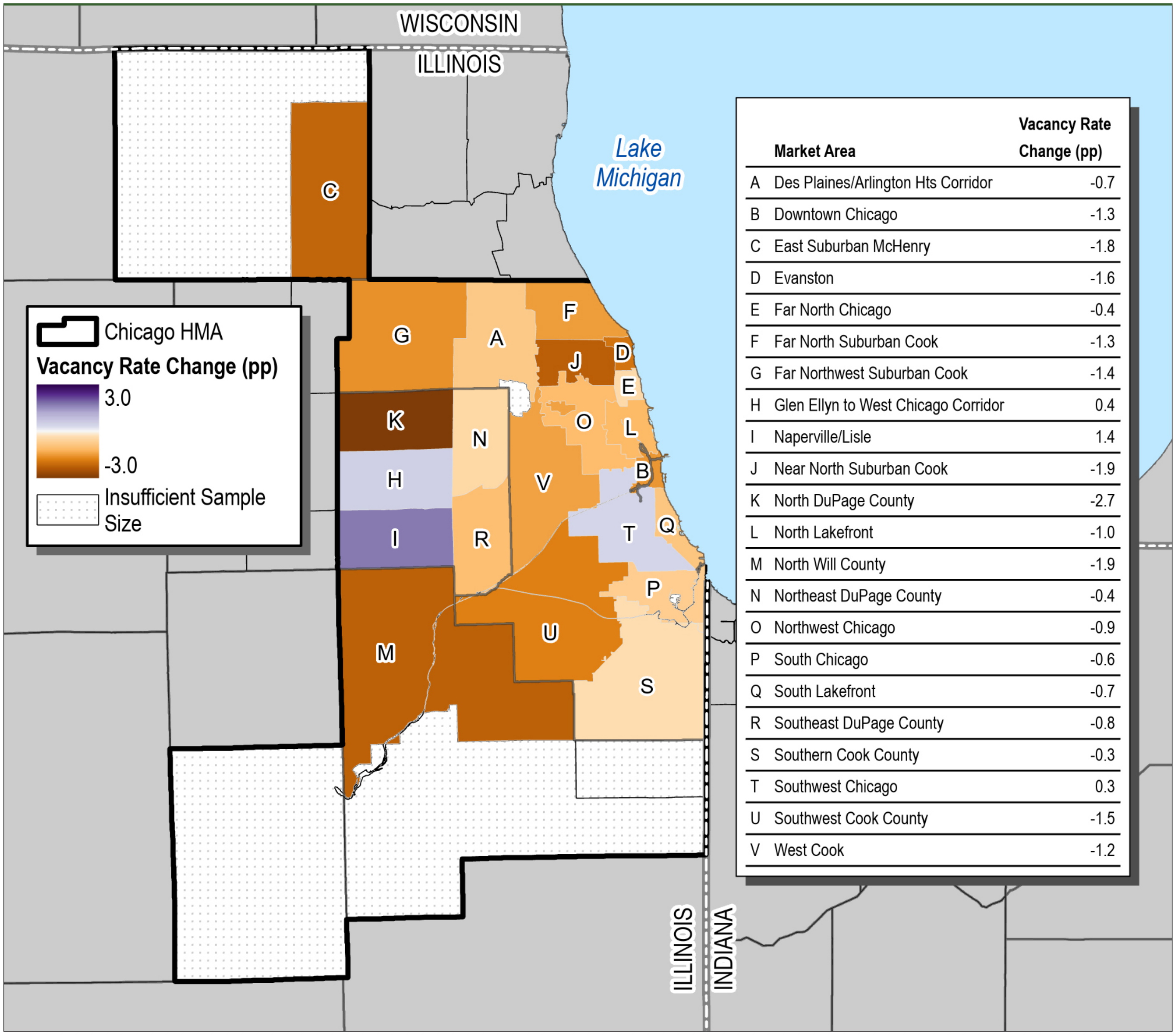
Map 2. Year-Over-Year Apartment Rent Growth in the Chicago HMA by Market Area as of the First Quarter of 2025



	Market Area	Rent Growth (%)
A	Des Plaines/Arlington Hts Corridor	3
B	Downtown Chicago	3
C	East Suburban McHenry	2
D	Evanston	2
E	Far North Chicago	2
F	Far North Suburban Cook	2
G	Far Northwest Suburban Cook	4
H	Glen Ellyn to West Chicago Corridor	3
I	Naperville/Lisle	4
J	Near North Suburban Cook	2
K	North DuPage County	4
L	North Lakefront	4
M	North Will County	4
N	Northeast DuPage County	4
O	Northwest Chicago	4
P	South Chicago	-1
Q	South Lakefront	3
R	Southeast DuPage County	5
S	Southern Cook County	4
T	Southwest Chicago	4
U	Southwest Cook County	2
V	West Cook	3

Note: Market areas with 3,000 or fewer units surveyed are excluded.
Source: CoStar Group

Map 3. Year-Over-Year Change in the Apartment Vacancy Rate in the Chicago HMA by Market Area as of the First Quarter of 2025



	Market Area	Vacancy Rate Change (pp)
A	Des Plaines/Arlington Hts Corridor	-0.7
B	Downtown Chicago	-1.3
C	East Suburban McHenry	-1.8
D	Evanston	-1.6
E	Far North Chicago	-0.4
F	Far North Suburban Cook	-1.3
G	Far Northwest Suburban Cook	-1.4
H	Glen Ellyn to West Chicago Corridor	0.4
I	Naperville/Lisle	1.4
J	Near North Suburban Cook	-1.9
K	North DuPage County	-2.7
L	North Lakefront	-1.0
M	North Will County	-1.9
N	Northeast DuPage County	-0.4
O	Northwest Chicago	-0.9
P	South Chicago	-0.6
Q	South Lakefront	-0.7
R	Southeast DuPage County	-0.8
S	Southern Cook County	-0.3
T	Southwest Chicago	0.3
U	Southwest Cook County	-1.5
V	West Cook	-1.2

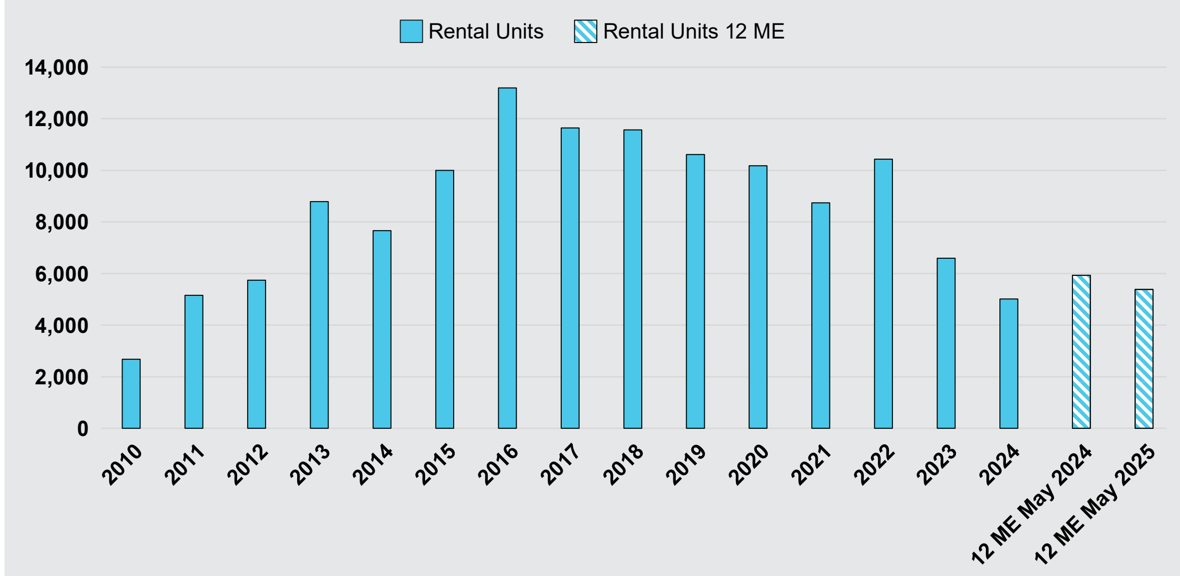
Note: Market areas with 3,000 or fewer units surveyed are excluded. pp = percentage point.
Source: CoStar Group

Rental Construction

Rental unit construction, as measured by the number of rental units permitted, has declined since the most recent peak in 2022. Permitting was at a low following the Great Recession, and 2,675 units were permitted in 2010. Permitting then increased by an average of 1,750 units annually to a peak of 13,200 units in 2016 (Figure 11). Permitting moderated but was relatively elevated compared with the early 2010s, averaging 11,000 units annually from 2017 through 2020. Permitting fell to 8,750 units in 2021, partly because of stronger demand for homebuying and high vacancy rates in downtown Chicago, where most construction had previously been concentrated. Permitting then increased to 10,450 units in 2022, partly because of stronger demand and a decline in apartment vacancy rates. During the past 2 years, job growth has slowed and construction costs have risen, contributing to a decline in permitting, which fell to 5,925 units during the 12 months ending May 2024 and 5,375 units during the 12 months ending May 2025.

Within the HMA, approximately 15 properties were completed from January through May 2025, and 100 apartment properties are under construction. As of the first quarter of 2025, the average rent for properties completed in 2025 was $2,486. By bedroom size, the average rents ranged from $1,743 for a studio to $3,172 for a three-bedroom unit. The 22-unit Lofts at Avenir in downtown Chicago had the highest average rent at $3,681, and the 30-unit The Port apartments in Lockport, a suburb in northern Will County, had a relatively low average rent of $1,996. Both properties include one- and two-bedroom market-rate units.

Figure 11. Annual Rental Permitting Activity in the Chicago HMA

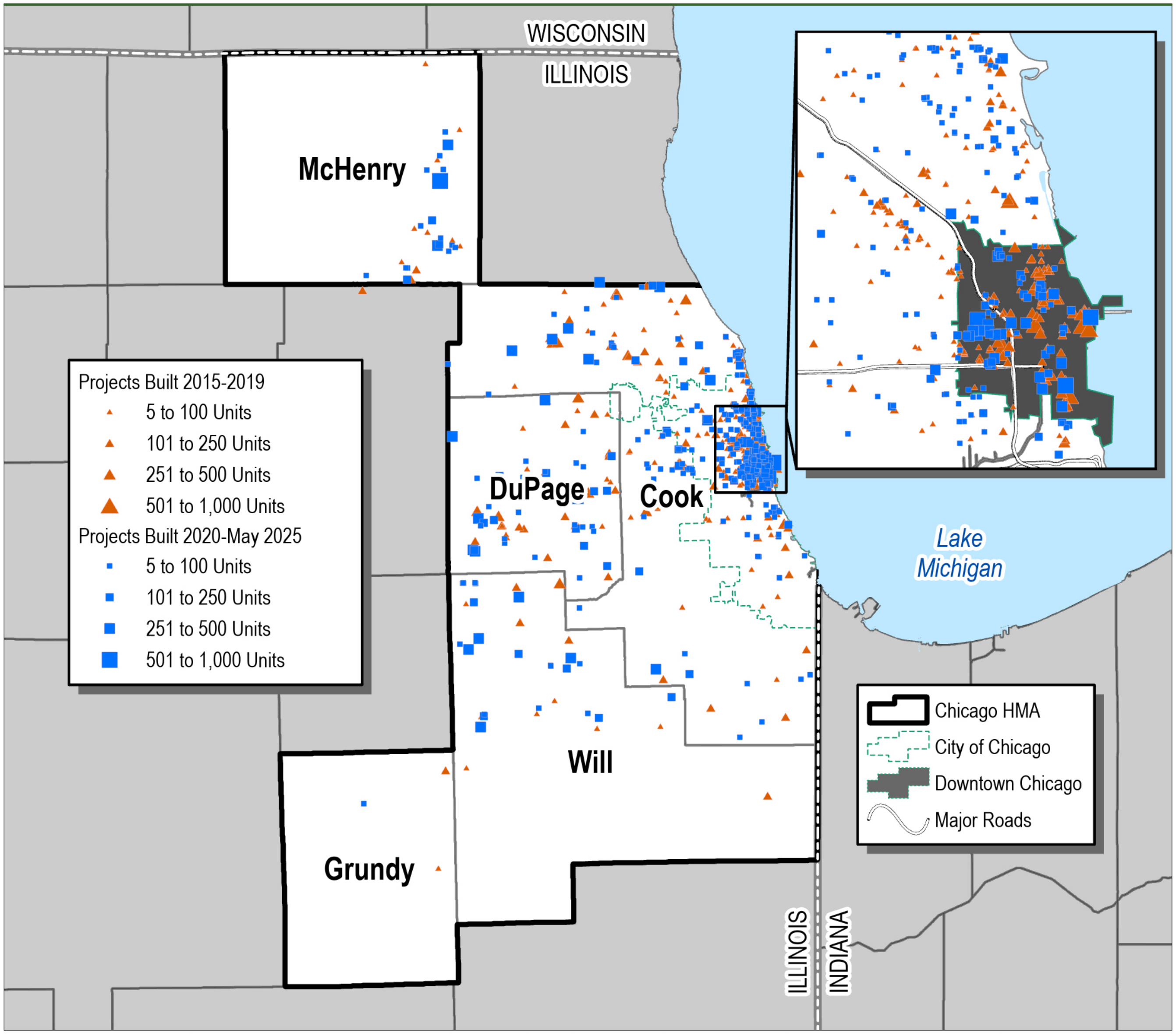


12 ME = 12 months ending.
Note: Includes apartments and units intended for rental occupancy.
Sources: U.S. Census Bureau, Building Permits Survey; 2010–24—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst

Rental Construction by Geography

Most of the rental units permitted since 2015 have been within the city of Chicago; however, the share of rental permitting in the suburban counties has increased since 2020. From 2015 through 2019, approximately 250 properties, which accounted for 67 percent of the rental units permitted in the HMA, were in the city of Chicago, but the number fell to 225 projects, or 55 percent of units permitted, from 2020 through the current date (Map 4). The most notable increases in rental permitting were in McHenry and Will Counties, with a combined 28 projects, or a total of 2,700 units, from 2015 through 2019, rising to 44 projects, or 5,300 units, since 2020.

Map 4. Rental Property Construction in the Chicago HMA, 2015 Through May 2025



Sources: Dodge Construction pipeline database; CoStar Group; field observations by the analyst

Housing Affordability: Rental

A slightly lower percentage of all renter households in the HMA were cost burdened during the period from 2017 to 2021 compared with all renter households in the nation (Table 10). Among all renter households in the HMA, 42.7 percent were cost burdened. Nationally, 43.9 percent of all renter households were cost burdened. Compared with the nation, a relatively similar share of low-income renter households—those with incomes less than 50 percent of the Area Median Family Income—in the HMA were cost burdened, with 75.8 percent of households in the HMA and 75.7 percent of households in the nation paying 31 percent or more of their income toward housing costs.

Table 10. Percentage of Cost-Burdened Renter Households in the Chicago HMA by Income, 2017–21

	Moderate to High Cost Burden: 31–50 Percent of Income Toward Housing Costs		Severe Cost Burden: 51 Percent or More of Income Toward Housing Costs	
	Chicago HMA	Nation	Chicago HMA	Nation
Renter Households with Income <50% HAMFI	26.4	25.9	49.4	49.9
Total Renter Households	20.3	21.7	22.4	22.2

HAMFI = HUD area median family income.
Source: Consolidated Planning/Comprehensive Housing Affordability Strategy Data, 2017–2021 American Community Survey 5-year estimates

Forecast

Demand for rental housing is expected to remain strong during the forecast period. During the 3-year forecast period, demand is expected for an additional 35,975 rental units (Table 11). The 9,600 units under construction are expected to meet a portion of the forecast demand. Most of the demand for rental units is expected to continue to be in Cook County.

Table 11. Demand for New Rental Units in the Chicago HMA During the Forecast Period

	Rental Units
Demand	35,975 Units
Under Construction	9,600 Units

Note: The forecast period is June 1, 2025, to June 1, 2028.
Source: Estimates by the analyst

Terminology Definitions and Notes

A. Definitions

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.
Cost Burdened	Spending more than 30 percent of household income on housing costs. Moderate to high cost burden refers to households spending 31 to 50 percent of income on housing costs. Severe cost burden refers to households spending 51 percent or more of income on housing costs.
Demand	The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.
Existing Home Sales	Data from Zonda include regular resales and real estate owned (REO) sales. Data from Cotality include resales, short sales, and 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.
Forecast Period	6/1/2025–6/1/2028—Estimates by the analyst.
Home Sales/ Home Sales Prices	Includes single-family home, townhome, and condominium sales.

Net Natural Change	**Resident births minus resident deaths.**
Net Natural Increase	**Resident births are greater than resident deaths.**
Rental Market/ Rental Vacancy Rate	**Includes apartments and other rental units, such as single-family, multifamily, and mobile homes.**

B. Notes on Geography

1.	**The metropolitan division and metropolitan statistical area definitions noted in this report are based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated July 21, 2023.**
2.	**Urbanized areas are defined using the U.S. Census Bureau's 2020 Census Urban and Rural Classification and the Urban Area Criteria.**
3.	**The census tracts referenced in this report are from the 2020 Census.**

C. Additional Notes

1.	**This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.**
2.	**The factual framework for this analysis follows the guidelines and methods developed by the Economic and Market Analysis Division within HUD. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.**

D. Photo/Map Credits

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Contact Information

Marissa Dolin, Economist
Chicago HUD Regional Office
312–485–4966
marissa.j.dolin@hud.gov