

# Market Profile -- Riverdale [54]

## Demographic Profile

Total Population in 2010	8,209	Total Households	2,399
Age: 0-17	3,428	African American	2,288
18-24	2,001	Asian	4
25-44	4,836	Hispanic	58
45-64	3,185	Caucasian	19
65+	469	Other	30
Total Population in 200	9,809	Average Household Size 2010	3.40
Population Density in 2010	2,458	Average Household Size 2000	3.40
Square Mileage	3.34	Family Households	1,959
		One Person Households	392

## Real Estate

	Median Sale Price 2009	5 Year Price Change	10 Year Price Change	Number of Units Sold 2009
Single Family Detached	\$14,000	-74%	-75%	9
Single Family Attached	\$0	-100%		0

## Market Scope

Occupied Housing Units 2010	2,399
Rented Housing Units	2,014
Owned Housing Units	385
Single Family Units 2010	1,607
Multi-Family Units 2010	945
Occupied Housing Units 2000	2,868
Rented Housing Units	2,486
Owned Housing Units	382
Median Household Income 2010	\$19,259
Median Household Income 2000	\$18,282

## Real Estate Investment

Total New Purchase Loans (2009)	24
5-Year Loans Total (2005-2009)	287
Building Permits (2008)	# of Permits
New Construction Permits	1
Rehab Permits	1

## Education

Some High School or less:	3,307
High School	3,053
Some College	2,389
Associate Degree	538
Bachelor's Degree	387
Master's Degree or higher	68

## Workplace Population

Number of Employees, All Industries	1,594
Number of Businesses w/ 1-19 Employees	78
Number of Businesses w/ 20 or More Employees	18
Ratio of Workplace to Residential Population	19%

## Transit Information

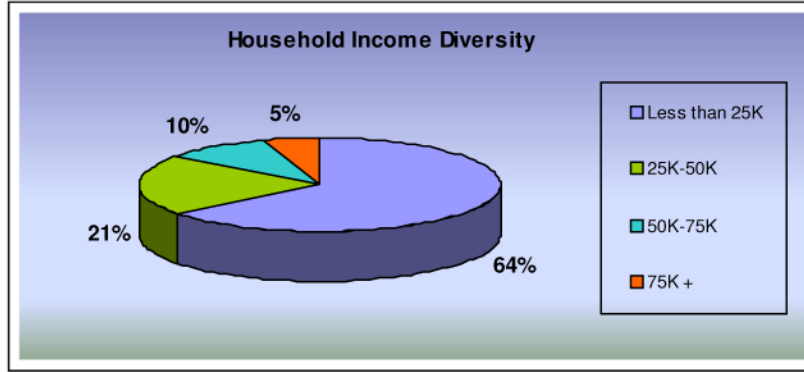
CTA Elevated Train Stops	0
Number of Bus Lines	3

## Income and Buying Power

Concentrated Buying Power (\$/sq mile)	\$16,536,080
Conc. Middle Income Households (50-75K) /sq mil	143
Conc. Middle Upper Households (50K+) /sq mile	178

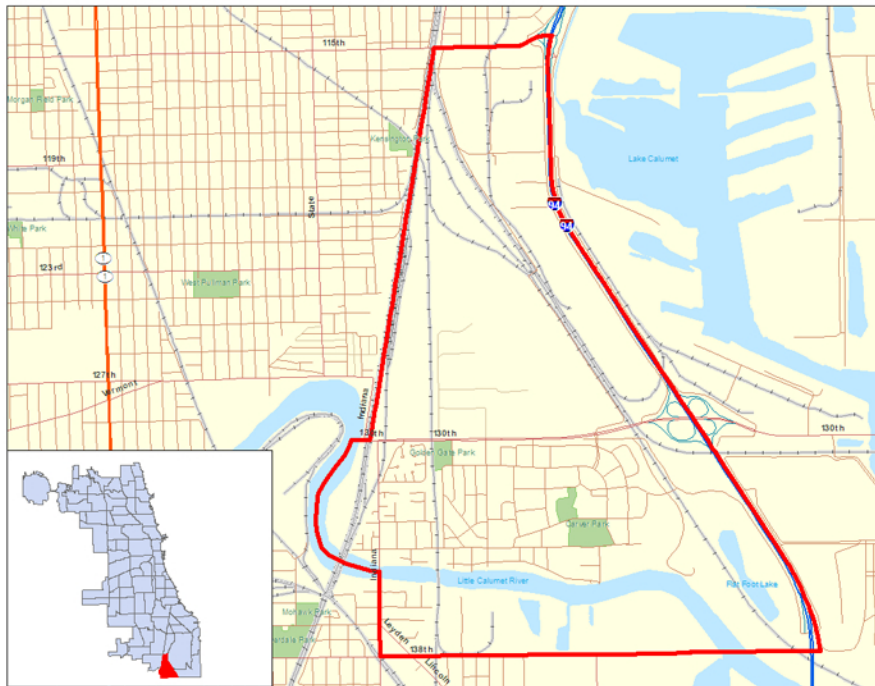
\*\*All data is from 2010 unless otherwise noted.

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## Retail Float

Food and Beverage Stores	\$10,136,579	Clothing and Clothing Accessories Stores	\$3,605,189
Food Service and Drinking Place	\$2,537,554	Furniture and Home Furnishing Stores	\$834,294
Health and Personal Care Store	\$2,699,963	Miscellaneous Store Retailers	\$1,309,301
General Merchandise Stores	\$9,951,969	Sporting Goods, Hobby, Book and Music Stores	\$1,096,974
Electronics and Appliances Stores	\$1,111,279	Building Material, Garden Equipment and Supply Dealers	\$2,796,737



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**CITY OF CHICAGO**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**COMMISSIONER**

Source: LISC MetroEdge calculations based on data from Claritas (2010), Chicago Association of Realtors, and City of Chicago Building Permits. The accuracy and completeness of the data herein is not guaranteed or warranted, and LISC MetroEdge is not making any express or implied representation or warranty about the fitness of the data and reports for any particular purpose.