



Market Profile

Demographic profile

Total population.....	50,577
Children (Under 18)	12,721
Seniors (65+)	5,007
White	67%
African American	24%
Asian	5%
Hispanic or Latino	5%

Households

Total households.....	22,541
% family households	56%
% one person households	38%
% of middle income households (w/Household income \$35-75K)	33%
Average household size	2.23
Median household income	\$69,263
Median family income	\$98,143
Per capita income	\$43,959

Workplace population

Number of private sector employees	17,544
Businesses with one to 19 employees (2004)	1,429
Businesses with 20 or more employees (2004)	159

Transit information

CTA elevated train stops	9
CTA bus lines	5
Metra stops	1
Pace bus lines	12

Retail Potential (in millions)

Estimated expenditures	\$976
Estimated retail sales	\$547
Expenditure leakage \$	\$427
Expenditure leakage %	44%
Concentrated buying power (dollars per sq.mile)	\$217

Expenditure leakage (Retail categories)

	<i>in millions</i>	<i>sq. ft. potential</i>
General merchandise	\$121.06	742,680
Home improvements	\$60.56	192,255
Home furnishing	\$18.68	101,495
Electronics & appliances	\$14.58	54,002
Restaurants	\$15.78	52,091
Food & beverage	\$13.24	39,067

Market scope

Occupied housing unit	22,541
Rental housing units	9,952
Owned housing units	12,589
Median owner-occupied housing value	\$315,312
Single family units	10,028
Multi-family units	13,296

Real Estate Sales (Single family)

	<i>detached</i>	<i>attached</i>
Avg. sales price	\$513,204	\$230,193
Five-year price change	57%	43.5%
Ten-year price change	158%	118.9%
Number of Units Sold	404	614

Real Estate Investment

<i>loans</i>	<i># of loans</i>	<i>five-year total</i>
Home purchase loans (2005)	771	2,714
<i>Building permits</i>	<i># of Permits</i>	<i>valuation (millions)</i>
Total.....	3,763	\$99.86
Residential	3,421	\$57.27
Commercial	210	\$34.72
Other	133	\$7.8

***All data from 2006 unless noted. Calculations based on Claritas 2006, Oak Park Board of Realtors, U.S. Census County Business Patterns, Metro Chicago Information Center (MCIC), Federal Financial Institutions Examination Council (FFIEC), Village of Oak Park and Illinois Department of Employment Services (IDES)**