

*The Eviction Lab:  
How Coding Helps Us  
Study Housing Insecurity*

Home is life.

*-Matthew Desmond*





**In a typical year, landlords file  
3.6 million eviction cases.**

The Eviction Lab at Princeton University creates data, interactive tools, and research to help neighbors and policymakers understand the eviction crisis.

*Bearing witness to America's eviction epidemic.*



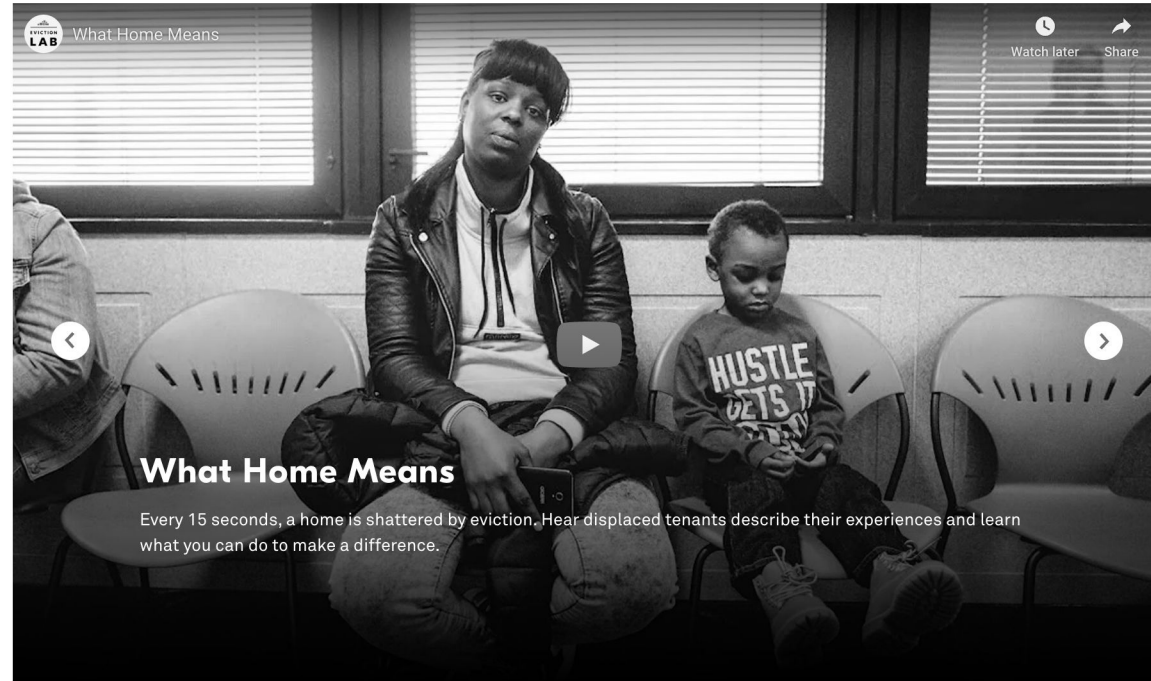
## WHY EVICTION MATTERS

GO TO SECTION [Video](#) [Eviction Q&A](#) [Evicted: The Book](#) [Resources](#)

The Prevalence,  
Concentration,  
and Geography  
of Eviction

People at Risk  
of Eviction

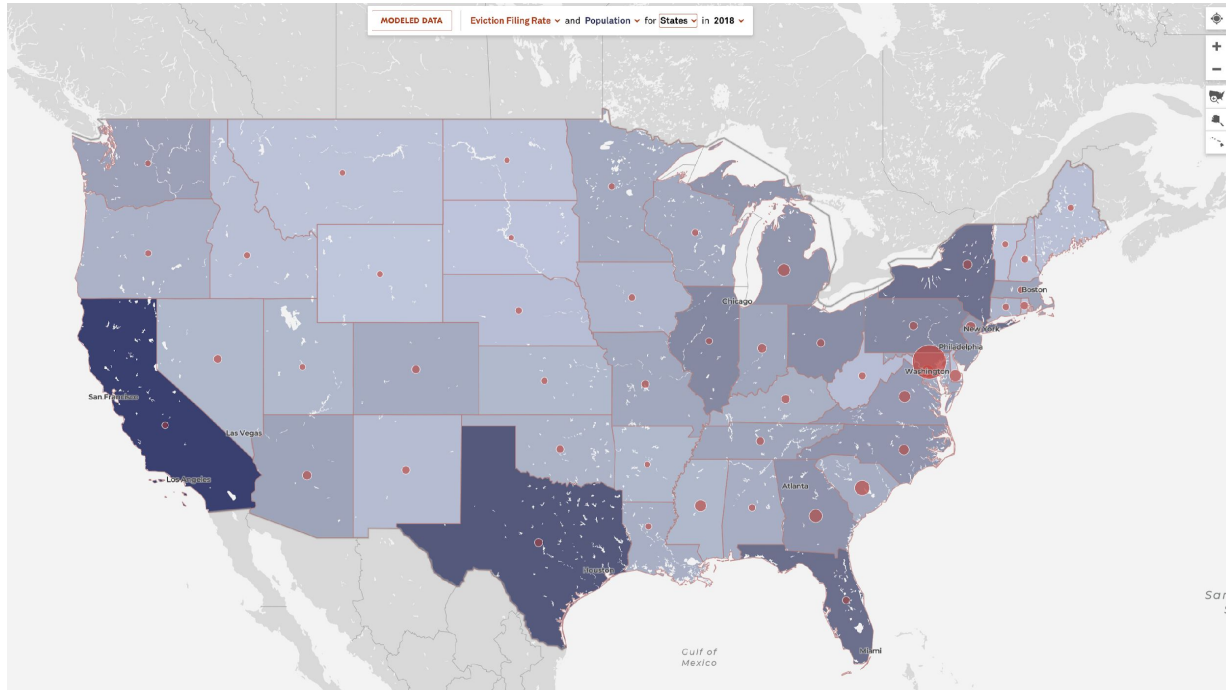
VIDEO SERIES: THE EVICTION EPIDEMIC



Consequences  
of Eviction

Tools to Address  
the Eviction Crisis

# Eviction Lab Databases



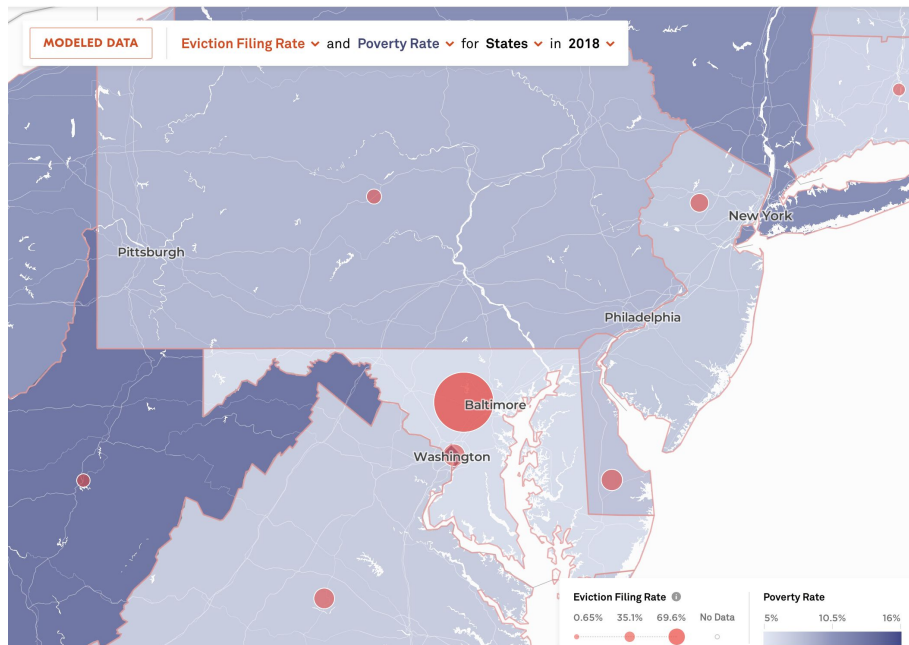
National Eviction Map



Eviction Tracking System

# Data Resources

- [National Map](#): Tracks eviction filings nationally from 2000–2018
- [Eviction Tracking System](#): Tracks evictions filings in select cities and states from 2020–present



## PHILADELPHIA, PENNSYLVANIA

There are 331,415 renter households in the city of Philadelphia, paying a typical rent of \$1,390 per month. If a landlord chooses to file an eviction, they need to provide their tenants with at least ten days notice (in some cases more) and pay a \$139.75 filing fee to the courts.<sup>1</sup>

[See our partner organizations and more resources](#)

Share on [Twitter](#) [Bluesky](#) [Facebook](#)

<sup>1</sup> Data on renter population and median rent drawn from the American Community Survey (ACS). Details of the eviction process from [the LSC Eviction Laws Database](#).

### FILING COUNTS

LAST UPDATED: 06/01/2025

**1,107**

filings in the past month

**+4%** vs. baseline ?

**5,457**

2025 YTD filings

**-3%** vs. baseline ?

**13,384**

filings over the past 12 months

**+1%** vs. baseline ?

### FILING RATES OVER THE PAST 12 MONTHS

**4%**

eviction filing rate ?

**Unavailable**

households threatened rate ?

**Unavailable**

serial filing rate ?



# Data Supporting Action

BONNIE WATSON COLEMAN  
12TH DISTRICT, NEW JERSEY

HOUSE COMMITTEE ON  
APPROPRIATIONS  
SENIOR WHIP

Congress of the United States  
House of Representatives  
Washington, DC 20515-3012

168 CANNON HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515  
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DISTRICT OFFICE:  
850 BEAR TAVERN ROAD, SUITE 201  
EWING, NEW JERSEY 08628  
(609) 883-0026

WEBSITE: WATSONCOLEMAN.HOUSE.GOV

February 16, 2024

The Honorable Marcia L. Fudge  
Secretary of the United States Department of Housing and Urban Development  
U.S. Department of Housing and Urban Development  
451 7<sup>th</sup> Street, S.W.  
Washington, D.C. 20410

Dear Secretary Fudge,

Thank you for your historic and continued leadership and envisioning a strategic plan for the Department of Housing and Urban Development (HUD) that prioritizes creating strong, sustainable, inclusive communities and quality affordable homes for all. We applaud your steadfast commitment to putting an end to discriminatory practices in the housing market and ensuring that fair housing rules are upheld. Despite the incredible strides our nation has made since the Fair Housing Act was signed into law in 1968, there are still grave injustices – particularly concerning equitable access to affordable, safe, and stable housing. Recent data from a report released in 2023 and co-authored by researchers at the Eviction Lab at Princeton University and the U.S. Census Bureau has revealed some troubling statistics that we would like to bring to your attention.

The report demonstrates that the population facing the threat of eviction is grossly underreported. The court records that we as policymakers regularly rely on to understand eviction patterns often have no information beyond the name and address of the tenant who is filed against, meaning that we cannot directly assess gender or racial/ethnic disparities in eviction risk. Additionally, since the leaseholder is usually the only person listed on eviction filings, this excludes all information on other members of these households facing displacement, including children.

## How Philly's Eviction Diversion Program Became A Model For Cities Around The U.S.

By steering tenants away from eviction proceedings, Philadelphia's eviction diversion program isn't just saving people's credit - it's saving lives.

JESSICA BLATT PRESS | THE PHILADELPHIA CITIZEN DECEMBER 27, 2022



“**Data Wrangling** (or data cleaning) refers to a variety of processes designed to transform raw data into more readily used formats.”<sup>1</sup>

“**Data visualization** is the graphical representation of information and data.”<sup>2</sup>

<sup>1</sup><https://online.hbs.edu/blog/post/data-wrangling>

<sup>2</sup><https://www.tableau.com/learn/articles/data-visualization>



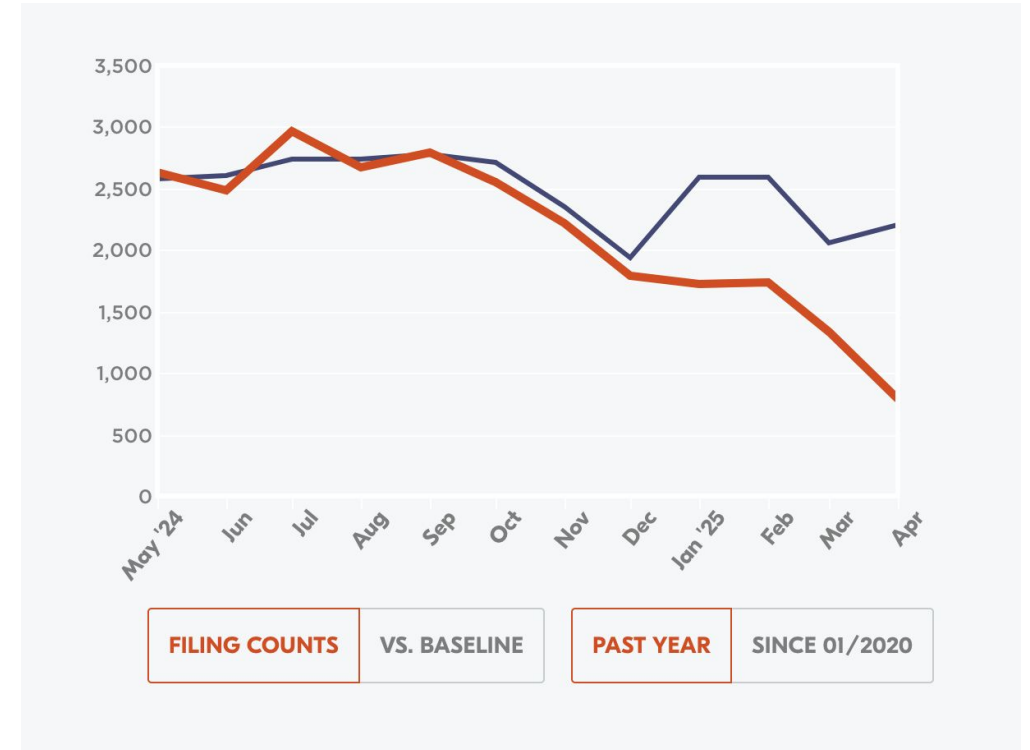
# Creating Our Own Line charts

Step 1: Download the data

Step 2: Read the data into Python

Step 3: Create a basic line chart with the data

Steps 4+: Add details to the line charts (if time allows!)




# Step 1: Download the data

← → ↺

🔒 https://evictionlab.org/eviction-tracking/

📄 ★

👤 📄 ⬇️ ☰

 EVICTION LAB


GO TO: FILINGS FOR ALL SITES

FILINGS BY LOCATION

DEMOGRAPHICS

ABOUT THE TRACKER

RESOURCES & ACKNOWLEDGMENTS

 EVICTION LAB

MENU

MENU

COMPARE  
select up to 3

LOCATION ▾

FILING COUNTS ▾

FILIN RATE

☐

LAS VEGAS, NV ⓘ >

47,741

14%

☐

MEMPHIS, TN >

28,129

17%

☐

MIAMI—FT. LAUDERDALE, FL ⓘ >

32,302

5%

☐

MILWAUKEE, WI >

14,348

7%

☐

MINNEAPOLIS—SAINT PAUL, MN >

11,696

4%

☐

NASHVILLE, TN ⓘ >

10,302

9%

☐

NEW ORLEANS, LA ⓘ >

5,472

8%

☐

NEW YORK, NY >

118,110

5%

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<sup>1</sup> Data on renter population and median rent drawn from the American Community Survey (ACS). Details of the eviction process from the LSC Eviction Laws Database.

15%

eviction filing rate ⓘ

15%

households threatened rate ⓘ

28%

serial filing rate ⓘ

Trends in eviction filings

This plot shows monthly eviction filings in Memphis over the past 12 months. Filings are displayed relative to average filings for the same set of months across 2023 and 2024 (the “baseline”). You can toggle the plot to display filing counts.<sup>1</sup>

FILINGS

BASELINE FILINGS

📄 Get the data for this figure

<sup>1</sup> Eviction filing data for Shelby County were collected by LSC.

3,500

3,000

2,500

2,000

1,500

1,000

500

0

May '24

Jun

Jul

Aug

Sep

Oct

Nov

Dec

Jan '25

Feb

Mar

Apr

FILING COUNTS

VS. BASELINE

PAST YEAR

SINCE 01/2020

# Step 2+3: Import modules and read the data into Python

```
import pandas as pd
```

```
import matplotlib.pyplot as plt
```

```
import matplotlib.dates as mdates
```

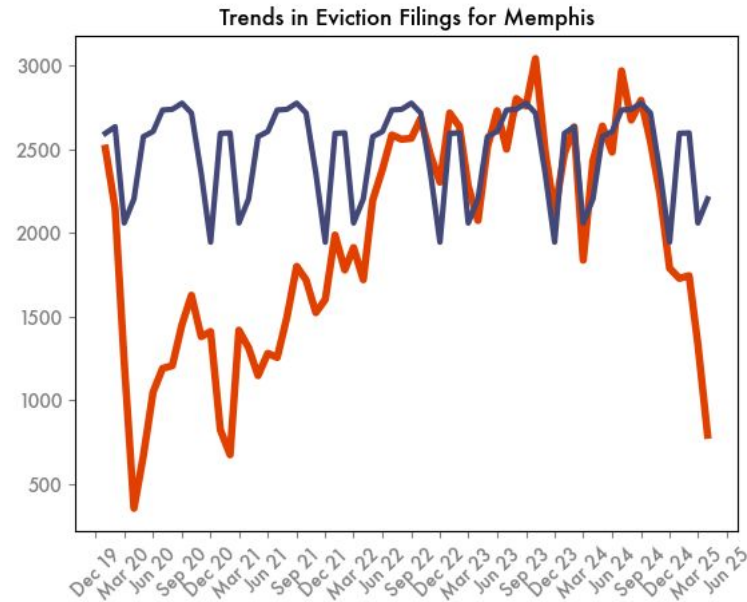
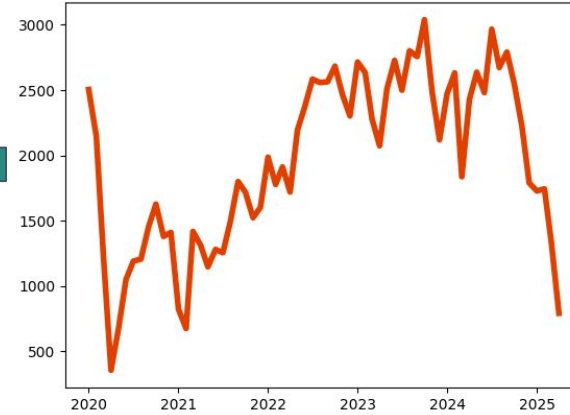
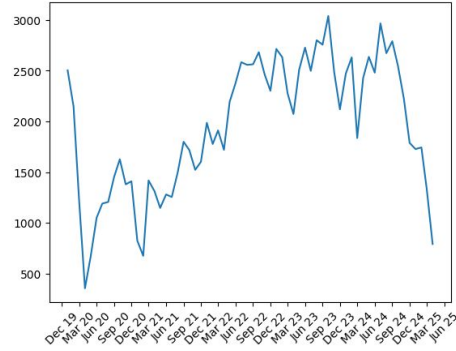
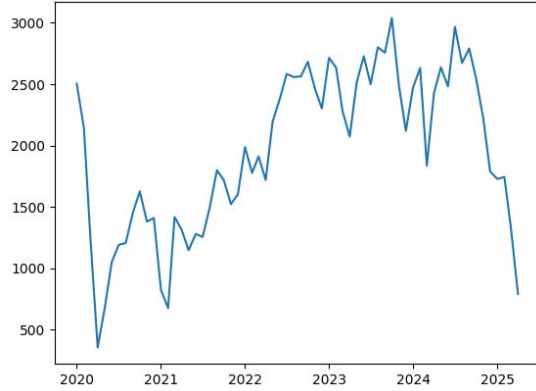
```
site_data = pd.read_csv('~Downloads/memphis_barchart.csv')
```



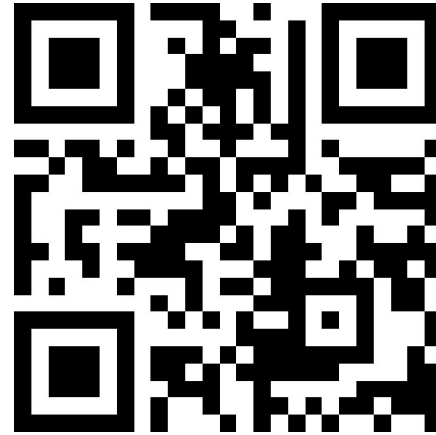
# Step 4: Create a basic line chart with the data

```
site_data['month'] = pd.to_datetime(site_data['month'])  
site_data = site_data.sort_values(by='month')  
plt.plot(site_data['month'], site_data['month_filings'])
```

# Steps 5+: Add details to the line chart



# Code Note Sheet



<https://tinyurl.com/pti-elab>



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Eviction Lab at Princeton University

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[stojanovic@princeton.edu](mailto:stojanovic@princeton.edu)