

Multifamily Growth Analysis Report

Generated on: 2025-05-28

Executive Summary

This report identifies 5 emerging multifamily development areas in Chicago, out of 59 ZIP codes analyzed.

The analysis compares historical multifamily development activity (2008-2013) with recent activity (2023-2023).

Top Emerging ZIP Codes

ZIP Code	Growth Score	Recent Unit Count	Historical Unit Count	Unit Growth Ratio
60601	12.8	45	0	10.0x
60602	12.8	1	0	10.0x
60603	12.8	1	0	10.0x
60607	12.8	65	0	10.0x
60606	12.8	60	0	10.0x

Visualizations

Top Emerging ZIP Codes by Growth Score

Top Emerging ZIP Codes by Growth Score

Top Emerging ZIP Codes by Recent Unit Count

Top Emerging ZIP Codes by Recent Unit Count

Top Emerging ZIP Codes by Unit Growth Ratio

Top Emerging ZIP Codes by Unit Growth Ratio

Historical vs. Recent Multifamily Unit Counts

Historical vs. Recent Multifamily Unit Counts

Analysis Methodology

This analysis identifies emerging multifamily development areas by comparing historical and recent development activity. Areas with historically low activity but recent high activity are flagged as emerging areas.

The growth score is calculated based on:

- Historical low activity (weight: 3)
- Recent high activity (weight: 5)
- Unit growth ratio (weight: 2)

Chicago Housing Pipeline & Population Shift Project

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