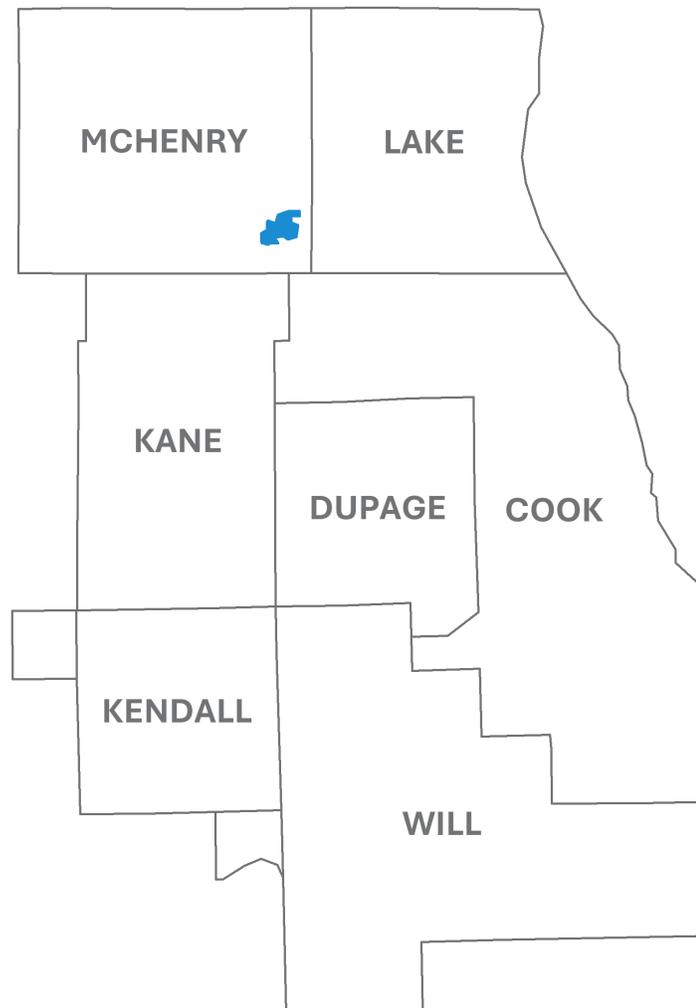




April 2025

# Cary

Local Housing Profile  
Municipality series



Developed in partnership with:

**INSTITUTE** FOR  
**HOUSING STUDIES**  
at DePaul University



Chicago Metropolitan  
Agency for Planning

### About the Local Housing Profiles

The Local Housing Profiles are a curated set of housing data. The [Chicago Metropolitan Agency for Planning \(CMAP\)](#) provides these profiles for each of the 7 counties, 285 municipalities, and Chicago community areas (CCA) in northeastern Illinois.

Developed in partnership with the [Institute for Housing Studies at DePaul University \(IHS\)](#), the Local Housing Profiles can be used by residents, practitioners, planners, and policymakers to understand the latest data on a community's housing demand, supply, and affordability relative to regional trends. These reports include data from a number of sources, including socioeconomic, demographic, and housing unit data from the [American Community Survey \(ACS\)](#), and key housing market indicators generated from parcel-level administrative data and collected by the IHS via its [Data Clearinghouse](#).

If you or someone you know does not have safe and permanent housing, you can dial 211 or visit [211metrochicago.org](http://211metrochicago.org) to find help. Available across northeastern Illinois, 211 is a free, 24-hour service that connects residents to housing, food, utility payment assistance, healthcare, transportation, childcare, jobs, mental health, and more.

CMAP will update the Local Housing Profiles each year to reflect the most recent data available. The latest version is available on the CMAP website at [cmap.is/local-housing-profiles](http://cmap.is/local-housing-profiles). The data tables are also available on the [CMAP Data Hub](#). Please send questions to [info@cmap.illinois.gov](mailto:info@cmap.illinois.gov).

To improve these profiles in the future, CMAP wants to hear from you! Please take a quick [survey](#) to describe how you use this data and what you would like to see in future Local Housing Profiles.

### User notes

#### Coverage

This snapshot is for Cary, which does *not* extend beyond the seven counties of northeastern Illinois. For communities that extend beyond the CMAP region (for example, Sandwich, IL, extends into DeKalb County), data available from the IHS Clearinghouse (including market data and data on new homebuyers) includes only the portion that is within the seven counties. Municipal-level data derived from the ACS includes the entire municipality.

#### Data availability

Data on homelessness are not included in these profiles due to data availability and consistency.

Data from the IHS Data Clearinghouse on residential sales, mortgages, and foreclosure activity are not available for geographies within Kendall County. Additionally, data on new homebuyers are not available for a small number of municipalities where the underlying data are not well represented at the municipal level. This snapshot is for Cary which is well represented by the analysis.

#### American Community Survey definitions

For data derived from the ACS, the Local Housing Profiles use terminology based on the [ACS subject definitions](#). Definitions for certain ACS-derived indicators are included below some data tables.

#### IHS Data Clearinghouse definitions

The data derived from the IHS Data Clearinghouse include aggregated, parcel-level administrative data on all single-family; condominium; two- to four-unit; five-or-more-unit building sales (from deed recordings); mortgage loans (from lien recordings); and new foreclosure filings (from circuit court filings). Loan level data are sourced from the [Home Mortgage Disclosure Act \(HMDA\)](#) for first-lien, owner-occupied, home purchase loans of one- to four-unit properties. Additional definitions for certain IHS-derived indicators are included below some data tables.

#### Margins of error

The ACS is a sample-based data product. Exercise caution when using data from low-population communities, as the margins of error are often large compared to the estimates. Indicators for this project were selected to minimize the impact of high margins of error where possible. For more details on sample sizes and ACS guidance, please refer to the [ACS sample size and data quality methodology](#). Data from the IHS Data Clearinghouse do not have margin of error concerns.

#### **Mean of median values for ACS data**

For aggregated geographies (CCAs and the CMAP region) where the underlying ACS tract-level data are reported as medians (like median gross rent or median income), a mean of median values is calculated and reported. For non-aggregated geographies (municipalities and counties), the median is reported.

#### **Mean of median values for HMDA data**

Home Mortgage Disclosure Act data are loan-level data that include only the census tract as the geographic indicator due to privacy concerns. Census tracts follow CCA, county, CMAP region, and some municipal boundaries. For areas where the tracts align, the median value for homebuyer income, purchase price, and loan amount are reported. However, most municipalities do not have boundaries that align with census tracts. For these communities, the IHS conducted geospatial and other analyses to identify tract relationships to CMAP region municipalities and estimate mean of median values. For more on this methodology, contact [housingstudies@depaul.edu](mailto:housingstudies@depaul.edu).

#### **Comparing ACS data across past years**

ACS five-year estimates are rolling samples that span a five-year period. When exploring trends, overlapping estimates should not be compared. The Census Bureau provides [guidance for comparing ACS data over time](#). Please contact CMAP at [info@cmmap.illinois.gov](mailto:info@cmmap.illinois.gov) if you have additional questions.

### Data for all households

These tables summarize the general demographic and social characteristics of all households in Cary. The data provide useful context about the residents of a community for indicators that cannot be separated by owner or renter households due to sample size issues.

#### Housing tenure, 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Owner-occupied	5,435	85.7	96,063	82.6	2,116,804	64.6
Renter-occupied	907	14.3	20,266	17.4	1,159,292	35.4
<b>Total occupied households</b>	<b>6,342</b>	<b>100.0</b>	<b>116,329</b>	<b>100.0</b>	<b>3,276,096</b>	<b>100.0</b>

Source: 2019-2023 American Community Survey five-year estimates. B25003 - Tenure

Universe: Occupied households

#### Head of household age, 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
15 to 24	158	2.5	2,051	1.8	91,412	2.8
25 to 34	834	13.2	14,579	12.5	530,504	16.2
35 to 44	1,389	21.9	20,749	17.8	612,833	18.7
45 to 54	1,096	17.3	22,670	19.5	601,796	18.4
55 to 64	1,480	23.3	25,464	21.9	617,825	18.9
65 to 74	948	14.9	18,666	16.0	480,606	14.7
75 and over	437	6.9	12,150	10.4	341,120	10.4
<b>Total occupied households</b>	<b>6,342</b>	<b>100.0</b>	<b>116,329</b>	<b>100.0</b>	<b>3,276,096</b>	<b>100.0</b>

Source: 2019-2023 American Community Survey five-year estimates. B25007 - Tenure by age of householder

Universe: Occupied households

#### Head of household race and ethnicity, 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
White (alone)	5,504	86.8	97,271	83.6	1,809,956	55.2
Hispanic or Latino (of any race)	632	10.0	12,607	10.8	597,976	18.3
African-American (alone)	89	1.4	1,471	1.3	558,216	17.0
Asian (alone)	46	0.7	2,841	2.4	235,642	7.2
Other/multiple races (non-Hispanic)	71	1.1	2,139	1.8	74,306	2.3
<b>Total occupied households</b>	<b>6,342</b>	<b>100.0</b>	<b>116,329</b>	<b>100.0</b>	<b>3,276,096</b>	<b>100.0</b>

Source: 2019-2023 American Community Survey five-year estimates. B25006 - Race of householder, B25003H - Tenure (white alone, not Hispanic or Latino householder), B25003I - Tenure (Hispanic or Latino householder)

Universe: Occupied households

Household disability status,\* 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
With disability (1 or more people)	1,109	17.5	25,834	22.2	714,430	21.8
No disability	5,233	82.5	90,495	77.8	2,561,666	78.2
<b>Total occupied households</b>	<b>6,342</b>	<b>100.0</b>	<b>116,329</b>	<b>100.0</b>	<b>3,276,096</b>	<b>100.0</b>

Source: 2019-2023 American Community Survey five-year estimates. B22010 - Receipt of food stamps/SNAP in the past 12 months by disability status for households

Universe: Occupied households

\*Disability status is defined as a person with a hearing, vision, cognitive, ambulatory, self-care, and/or independent living disability.

### Housing characteristics and market conditions

These tables provide estimates of housing units in Cary, categorized by structure size or type, and age, along with key housing market data. The market data includes the density per 100 residential parcels for each data type, enabling comparisons across different areas. Data is not available for Kendall County.

#### Housing occupancy, 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Occupied housing units	6,342	97.5	116,329	96.5	3,276,096	93.2
Vacant housing units	164	2.5	4,276	3.5	239,417	6.8
<b>Total housing units</b>	<b>6,506</b>	<b>100.0</b>	<b>120,605</b>	<b>100.0</b>	<b>3,515,513</b>	<b>100.0</b>

Source: 2019-2023 American Community Survey five-year estimates. B25001 - Housing units

Universe: Housing units

#### Housing units by type of structure, 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1 unit	6,114	94.0	106,074	88.0	2,011,485	57.2
2 to 4 units	57	0.9	4,485	3.7	509,798	14.5
5 to 49 units	290	4.5	7,693	6.4	595,338	16.9
50 or more units	45	0.7	1,500	1.2	368,224	10.5
Mobile home/other*	0	0.0	853	0.7	30,668	0.9
<b>Total housing units</b>	<b>6,506</b>	<b>100.0</b>	<b>120,605</b>	<b>100.0</b>	<b>3,515,513</b>	<b>100.0</b>

Source: 2019-2023 American Community Survey five-year estimates. B25024 - Units in structure

Universe: Housing units

\*Other includes boats, recreational vehicles (RVs), vans, etc.

#### Housing units by year built, 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1939 or earlier	388	6.0	9,957	8.3	731,377	20.8
1940 to 1959	480	7.4	12,154	10.1	624,298	17.8
1960 to 1979	1,818	27.9	24,663	20.4	892,565	25.4
1980 to 1999	2,629	40.4	43,336	35.9	699,540	19.9
2000 or later	1,191	18.3	30,495	25.3	567,733	16.1
<b>Total housing units</b>	<b>6,506</b>	<b>100.0</b>	<b>120,605</b>	<b>100.0</b>	<b>3,515,513</b>	<b>100.0</b>
<b>Median year built</b>	<b>1985</b>		<b>1989</b>		<b>1984</b>	

Source: 2019-2023 American Community Survey five-year estimates. B25034 - Year structure built, B25035 - Median year structure built

Universe: Housing units

**Residential sales activity,\* 2022**

	<b>Cary</b>	<b>McHenry County</b>	<b>CMAP region</b>
Number of residential sales	276	4,967	125,069
Median residential sales price	\$299,000	\$270,500	\$295,000
Share of sales purchased by investor buyers**	2.9%	5.7%	11.7%
<b>Total sales per 100 residential properties</b>	<b>4.5</b>	<b>4.7</b>	<b>5.0</b>

Source: IHS Data Clearinghouse - IHS analysis of parcel-level administrative data from county assessors, county clerk, and/or recorder of deeds Universe: Residential properties

\*Data are not available for all communities within the CMAP region.

\*\*An investor buyer includes only cases where a business entity appears on the deed as the buyer and does not include investors who are listed on legal documents as individuals.

**Residential mortgage activity,\* 2022**

	<b>Cary</b>	<b>McHenry County</b>	<b>CMAP region</b>
Total loans on residential properties	568	9,524	202,403
<b>Total loans per 100 residential properties</b>	<b>9.3</b>	<b>9.0</b>	<b>8.1</b>

Source: IHS Data Clearinghouse - IHS analysis of parcel-level administrative data from county assessors, county clerk, and/or recorder of deeds Universe: Residential properties

\*Mortgage activity includes any new mortgage lien for a home purchase, refinance, or home improvement loan. Data are not available for all communities within the CMAP region.

**Residential foreclosure filing activity,\* 2022**

	<b>Cary</b>	<b>McHenry County</b>	<b>CMAP region</b>
Total residential foreclosure filings	21	504	13,150
<b>Total foreclosure filings per 100 residential properties</b>	<b>0.3</b>	<b>0.5</b>	<b>0.5</b>

Source: IHS Data Clearinghouse - IHS analysis of parcel-level administrative data from county assessors, county clerk, and/or recorder of deeds Universe: Residential properties

\*Data are not available for all communities within the CMAP region.

### Data for owner-occupied households and affordability for existing owners and new homebuyers

These tables highlight key economic characteristics for owner-occupied households in Cary. Specific tables on housing affordability show housing costs and cost-burden status for current homeowners, as well as loan characteristics for recent homebuyers. Data on the median property value and mortgage amount for recent home sales provide context on regional variation in housing costs. Additionally, data on a typical homebuyer's income can help stakeholders create programs for developing new homeowners.

#### Owner household size, 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	739	13.6	18,775	19.5	486,677	23.0
2-person household	2,042	37.6	33,327	34.7	688,976	32.5
3-person household	944	17.4	16,109	16.8	354,379	16.7
4-or-more-person household	1,710	31.5	27,852	29.0	586,772	27.7
<b>Total owner-occupied households</b>	<b>5,435</b>	<b>100.0</b>	<b>96,063</b>	<b>100.0</b>	<b>2,116,804</b>	<b>100.0</b>

Source: 2019-2023 American Community Survey five-year estimates. B25009 - Tenure by household size

Universe: Owner-occupied households

#### Owner household income, 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$50,000	617	11.4	14,892	15.5	387,562	18.3
\$50,000 to \$74,999	688	12.7	12,585	13.1	263,757	12.5
\$75,000 to \$99,999	857	15.8	13,061	13.6	262,774	12.4
\$100,000 to \$149,999	1,097	20.2	22,434	23.4	440,556	20.8
\$150,000 or more	2,176	40.0	33,091	34.4	762,155	36.0
<b>Total owner-occupied households</b>	<b>5,435</b>	<b>100.0</b>	<b>96,063</b>	<b>100.0</b>	<b>2,116,804</b>	<b>100.0</b>
<b>Median owner-occupied household income</b>	<b>\$123,136</b>		<b>\$115,838</b>		<b>\$120,738</b>	

Source: 2019-2023 American Community Survey five-year estimates. B25118 - Tenure by household income in the past 12 months (in 2022 inflation-adjusted dollars), B25119 - Median household income in the past 12 months (in 2022 inflation-adjusted dollars) by tenure

Universe: Owner-occupied households

Owner mortgage status and income, 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Total households with mortgage	4,118	75.8	66,670	69.4	1,374,901	65.0
Total households not mortgaged	1,317	24.2	29,393	30.6	741,903	35.0
<b>Total owner-occupied households</b>	<b>5,435</b>	<b>100.0</b>	<b>96,063</b>	<b>100.0</b>	<b>2,116,804</b>	<b>100.0</b>
<i>Households with mortgage</i>						
Less than \$50,000	325	7.9	7,117	10.7	175,136	12.7
\$50,000 to \$99,999	1,162	28.2	17,295	25.9	322,792	23.5
\$100,000 to \$149,999	878	21.3	16,901	25.4	306,746	22.3
\$150,000 or more	1,753	42.6	25,357	38.0	570,227	41.5
<b>Total households with mortgage</b>	<b>4,118</b>	<b>100.0</b>	<b>66,670</b>	<b>100.0</b>	<b>1,374,901</b>	<b>100.0</b>
<i>Households without mortgage</i>						
Less than \$50,000	292	22.2	7,775	26.5	212,426	28.6
\$50,000 to \$99,999	383	29.1	8,351	28.4	203,739	27.5
\$100,000 to \$149,999	219	16.6	5,533	18.8	133,810	18.0
\$150,000 or more	423	32.1	7,734	26.3	191,928	25.9
<b>Total households not mortgaged</b>	<b>1,317</b>	<b>100.0</b>	<b>29,393</b>	<b>100.0</b>	<b>741,903</b>	<b>100.0</b>

Source: 2019-2023 American Community Survey five-year estimates. B25098 - Mortgage status by household income in the past 12 months (in 2022 inflation-adjusted dollars)

Universe: Owner-occupied households

Monthly owner costs,\* 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$700	198	3.6	8,040	8.4	216,396	10.2
\$700 to \$999	599	11.0	11,856	12.3	262,333	12.4
\$1,000 to \$1,499	788	14.5	19,682	20.5	391,765	18.5
\$1,500 to \$1,999	1,318	24.3	19,800	20.6	365,928	17.3
\$2,000 to \$2,499	881	16.2	14,453	15.0	301,265	14.2
\$2,500 to \$2,999	961	17.7	11,204	11.7	210,864	10.0
\$3,000 to \$3,499	401	7.4	5,612	5.8	131,712	6.2
\$3,500 or more	289	5.3	5,416	5.6	236,541	11.2
<b>Total owner-occupied households</b>	<b>5,435</b>	<b>100.0</b>	<b>96,063</b>	<b>100.0</b>	<b>2,116,804</b>	<b>100.0</b>
Median monthly owner costs for households with a mortgage	\$2,257		\$2,092		\$2,261	
Median monthly owner costs for households without a mortgage	\$935		\$911		\$960	

Source: 2019-2023 American Community Survey five-year estimates. B25094 - Selected monthly owner costs, B25088 - Median selected monthly owner costs (dollars) by mortgage status

Universe: Owner-occupied households

\*Monthly owner costs include property taxes, insurance, utilities, and mortgage and Homeowner Association costs and fees, if applicable.

Owner cost burden,\* 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	4,178	77.4	75,035	78.4	1,568,530	74.7
Cost burdened (30% - 50%)	819	15.2	13,313	13.9	304,339	14.5
Severely cost burdened (over 50%)	399	7.4	7,303	7.6	227,071	10.8
<b>Total owner-occupied households computed</b>	<b>5,396</b>	<b>100.0</b>	<b>95,651</b>	<b>100.0</b>	<b>2,099,940</b>	<b>100.0</b>

Source: 2019-2023 American Community Survey five-year estimates. B25091 - Mortgage status by selected monthly owner costs as a percentage of household income in the past 12 months

Universe: Owner households for which cost-burdened status can be computed

\*A cost burdened household spends more than 30 percent of their income on housing costs. A household experiencing severe cost burden pays more than 50 percent of their income on housing costs.

Owner cost burden by income,\* 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
<i>Less than \$20,000</i>						
Not cost burdened	0	0.0	131	3.9	4,943	4.8
Cost burdened	11	8.1	469	14.1	11,524	11.2
Severely cost burdened	125	91.9	2,717	81.9	86,703	84.0
<b>Total households less than \$20,000</b>	<b>136</b>	<b>100.0</b>	<b>3,317</b>	<b>100.0</b>	<b>103,170</b>	<b>100.0</b>
<i>\$20,000 to \$34,999</i>						
Not cost burdened	31	14.3	1,215	25.9	29,590	24.0
Cost burdened	79	36.4	1,682	35.9	36,848	29.9
Severely cost burdened	107	49.3	1,790	38.2	56,700	46.0
<b>Total households \$20,000 - \$34,999</b>	<b>217</b>	<b>100.0</b>	<b>4,687</b>	<b>100.0</b>	<b>123,138</b>	<b>100.0</b>
<i>\$35,000 to \$49,999</i>						
Not cost burdened	107	47.6	3,016	46.6	62,597	43.4
Cost burdened	83	36.9	1,912	29.5	44,159	30.6
Severely cost burdened	35	15.6	1,548	23.9	37,634	26.1
<b>Total households \$35,000 - \$49,999</b>	<b>225</b>	<b>100.0</b>	<b>6,476</b>	<b>100.0</b>	<b>144,390</b>	<b>100.0</b>
<i>\$50,000 to \$74,999</i>						
Not cost burdened	308	44.8	7,611	60.5	153,798	58.3
Cost burdened	248	36.0	4,047	32.2	82,799	31.4
Severely cost burdened	132	19.2	927	7.4	27,160	10.3
<b>Total households \$50,000 - \$74,999</b>	<b>688</b>	<b>100.0</b>	<b>12,585</b>	<b>100.0</b>	<b>263,757</b>	<b>100.0</b>
<i>\$75,000 to \$99,999</i>						
Not cost burdened	562	65.6	9,925	76.0	193,510	73.6
Cost burdened	295	34.4	2,953	22.6	59,028	22.5
Severely cost burdened	0	0.0	183	1.4	10,236	3.9
<b>Total households \$75,000 - \$99,999</b>	<b>857</b>	<b>100.0</b>	<b>13,061</b>	<b>100.0</b>	<b>262,774</b>	<b>100.0</b>
<i>\$100,000 or more</i>						
Not cost burdened	3,170	96.9	53,137	95.7	1,124,092	93.5
Cost burdened	103	3.1	2,250	4.1	69,981	5.8
Severely cost burdened	0	0.0	138	0.2	8,638	0.7
<b>Total households \$100,000 or more</b>	<b>3,273</b>	<b>100.0</b>	<b>55,525</b>	<b>100.0</b>	<b>1,202,711</b>	<b>100.0</b>

Source: 2019-2023 American Community Survey five-year estimates. B25095 - Household income by selected monthly owner costs as a percentage of household income in the past 12 months

Universe: Owner households for which cost-burdened status can be computed

\*A cost burdened household spends more than 30 percent of their income on housing costs. A household experiencing severe cost burden pays more than 50 percent of their income on housing costs.

**Characteristics of recent home purchase loans for one- to four-unit properties,\* 2022-2023**

	<b>Cary</b>	<b>McHenry County</b>	<b>CMAP region</b>
<b>New homebuyers</b>	674	8,261	168,252
Median homebuyer income	\$102,700	\$97,000	\$105,000
Median purchase price**	\$332,000	\$305,000	\$335,000
Median loan amount	\$273,000	\$265,000	\$285,000

Source: IHS Data Clearinghouse - IHS analysis of data from the home mortgage disclosure act of first lien, owner-occupied, one- to four-home purchase loans 2022-2023

Universe: 1 to 4 unit home purchase loans

\*Data are not available for all communities within the CMAP region.

\*\*Median purchase price is the value of the property used to calculate the loan-to-value ratio of the loan. The difference between the loan amount and purchase price can serve as a proxy for a downpayment.

### Data for renter-occupied households and rental housing affordability

These tables highlight key economic characteristics for renter-occupied households in Cary. Specific tables exploring housing affordability include data on renter incomes, rent, and cost burden status.

#### Renter household size, 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	269	29.7	7,293	36.0	498,940	43.0
2-person household	332	36.6	5,526	27.3	319,041	27.5
3-person household	103	11.4	3,226	15.9	149,639	12.9
4-or-more-person household	203	22.4	4,221	20.8	191,672	16.5
<b>Total renter-occupied households</b>	<b>907</b>	<b>100.0</b>	<b>20,266</b>	<b>100.0</b>	<b>1,159,292</b>	<b>100.0</b>

Source: 2019-2023 American Community Survey five-year estimates. B25009 - Tenure by household size

Universe: Renter-occupied households

#### Renter household income, 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	240	26.5	4,598	22.7	280,927	24.2
\$25,000 to \$34,999	131	14.4	1,863	9.2	103,573	8.9
\$35,000 to \$49,999	80	8.8	3,082	15.2	143,394	12.4
\$50,000 to \$74,999	223	24.6	3,689	18.2	194,386	16.8
\$75,000 to \$99,999	42	4.6	2,650	13.1	145,050	12.5
\$100,000 to \$149,999	78	8.6	2,811	13.9	161,247	13.9
\$150,000 or more	113	12.5	1,573	7.8	130,715	11.3
<b>Total renter-occupied households</b>	<b>907</b>	<b>100.0</b>	<b>20,266</b>	<b>100.0</b>	<b>1,159,292</b>	<b>100.0</b>
<b>Median renter-occupied household income</b>	<b>\$52,547</b>		<b>\$54,681</b>		<b>\$59,724</b>	

Source: 2019-2023 American Community Survey five-year estimates. B25118 - Tenure by household income in the past 12 months (in 2022 inflation-adjusted dollars), B25119 - Median household income in the past 12 months (in 2022 inflation-adjusted dollars) by tenure

Universe: Renter-occupied households

Gross rent,\* 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Households with cash rent	885	97.6	19,439	95.9	1,120,536	96.7
Households no cash rent	22	2.4	827	4.1	38,756	3.3
<b>Total renter-occupied households</b>	<b>907</b>	<b>100.0</b>	<b>20,266</b>	<b>100.0</b>	<b>1,159,292</b>	<b>100.0</b>
<i>Households with cash rent</i>						
Less than \$600	19	2.1	1,267	6.5	78,767	7.0
\$600 to \$899	130	14.7	1,530	7.9	93,999	8.4
\$900 to \$1,249	203	22.9	5,429	27.9	270,798	24.2
\$1,250 to \$1,499	110	12.4	3,444	17.7	182,538	16.3
\$1,500 to \$1,999	241	27.2	4,660	24.0	252,873	22.6
\$2,000 to \$2,499	167	18.9	2,070	10.6	131,168	11.7
\$2,500 or more	15	1.7	1,039	5.3	110,393	9.9
<b>Total households with cash rent</b>	<b>885</b>	<b>100.0</b>	<b>19,439</b>	<b>100.0</b>	<b>1,120,536</b>	<b>100.0</b>
<b>Median gross rent</b>	<b>\$1,456</b>		<b>\$1,358</b>		<b>\$1,483</b>	

Source: 2019-2023 American Community Survey five-year estimates. B25063 - Gross rent, B25064 - Median gross rent (dollars)

Universe: Renter-occupied households

\*Data on gross rent includes contract rent and any utilities paid by the renter.

Renter cost burden,\* 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	229	27.4	9,565	49.9	567,331	52.1
Cost burdened (30% - 50%)	313	37.5	5,069	26.4	254,640	23.4
Severely cost burdened (over 50%)	293	35.1	4,547	23.7	266,938	24.5
<b>Total renter-occupied households computed</b>	<b>835</b>	<b>100.0</b>	<b>19,181</b>	<b>100.0</b>	<b>1,088,909</b>	<b>100.0</b>

Source: 2019-2023 American Community Survey five-year estimates. B25070 - Gross rent as a percentage of household income in the past 12 months

Universe: Renter households for which cost-burdened status can be computed

\*A cost burdened household spends more than 30 percent of their income on housing costs. A household experiencing severe cost burden pays more than 50 percent of their income on housing costs.

Renter cost burden by income,\* 2023

	Cary		McHenry County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
<i>Less than \$20,000</i>						
Not cost burdened	0	0.0	349	11.7	17,817	9.9
Cost burdened	0	0.0	308	10.3	20,393	11.4
Severely cost burdened	176	100.0	2,333	78.0	141,153	78.7
<b>Total households less than \$20,000</b>	<b>176</b>	<b>100.0</b>	<b>2,990</b>	<b>100.0</b>	<b>179,363</b>	<b>100.0</b>
<i>\$20,000 to \$34,999</i>						
Not cost burdened	8	6.1	334	11.6	17,283	11.1
Cost burdened	49	37.4	1,149	40.0	53,449	34.4
Severely cost burdened	74	56.5	1,392	48.4	84,869	54.5
<b>Total households \$20,000 - \$34,999</b>	<b>131</b>	<b>100.0</b>	<b>2,875</b>	<b>100.0</b>	<b>155,601</b>	<b>100.0</b>
<i>\$35,000 to \$49,999</i>						
Not cost burdened	0	0.0	530	17.5	35,789	25.8
Cost burdened	37	46.2	1,857	61.5	75,053	54.0
Severely cost burdened	43	53.8	633	21.0	28,088	20.2
<b>Total households \$35,000 - \$49,999</b>	<b>80</b>	<b>100.0</b>	<b>3,020</b>	<b>100.0</b>	<b>138,930</b>	<b>100.0</b>
<i>\$50,000 to \$74,999</i>						
Not cost burdened	0	0.0	1,953	55.9	107,722	57.1
Cost burdened	215	100.0	1,370	39.2	70,926	37.6
Severely cost burdened	0	0.0	172	4.9	9,894	5.2
<b>Total households \$50,000 - \$74,999</b>	<b>215</b>	<b>100.0</b>	<b>3,495</b>	<b>100.0</b>	<b>188,542</b>	<b>100.0</b>
<i>\$75,000 to \$99,999</i>						
Not cost burdened	30	71.4	2,085	83.8	115,995	81.9
Cost burdened	12	28.6	385	15.5	23,774	16.8
Severely cost burdened	0	0.0	17	0.7	1,788	1.3
<b>Total households \$75,000 - \$99,999</b>	<b>42</b>	<b>100.0</b>	<b>2,487</b>	<b>100.0</b>	<b>141,557</b>	<b>100.0</b>
<i>\$100,000 or more</i>						
Not cost burdened	191	100.0	4,314	100.0	272,725	95.7
Cost burdened	0	0.0	0	0.0	11,045	3.9
Severely cost burdened	0	0.0	0	0.0	1,146	0.4
<b>Total households \$100,000 or more</b>	<b>191</b>	<b>100.0</b>	<b>4,314</b>	<b>100.0</b>	<b>284,916</b>	<b>100.0</b>

Source: 2019-2023 American Community Survey five-year estimates. B25074 - Household income by gross rent as a percentage of household income in the past 12 months

Universe: Renter households for which cost-burdened status can be computed

\*A cost burdened household spends more than 30 percent of their income on housing costs. A household experiencing severe cost burden pays more than 50 percent of their income on housing costs.