



BUSINESS

Where is Chicago losing its iconic two-, three- and four-flats? Check out our maps to find out.

By Jemal R. Brinson and Sarah Freishtat
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Between 2013 and 2019 Chicago lost 11,775 units in two-, three- and four-flats, according to a new study from DePaul University's Institute for Housing Studies. That figure accounts for 4.2% of the city total.

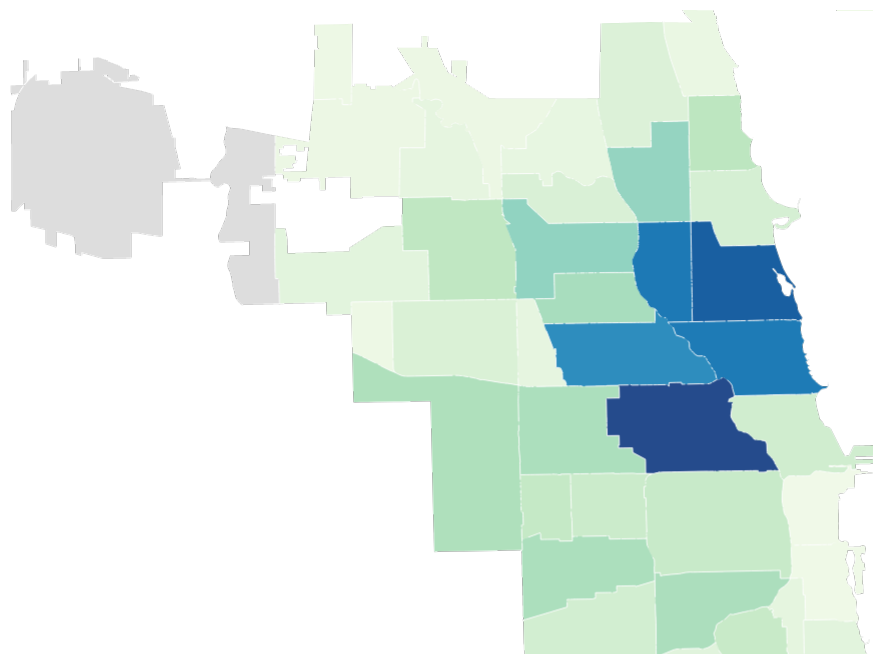
What happened to the structures tended to correlate with the part of the city in which the building was located. In areas such as North Center, Lakeview and West Town, they were often replaced with single-family homes.

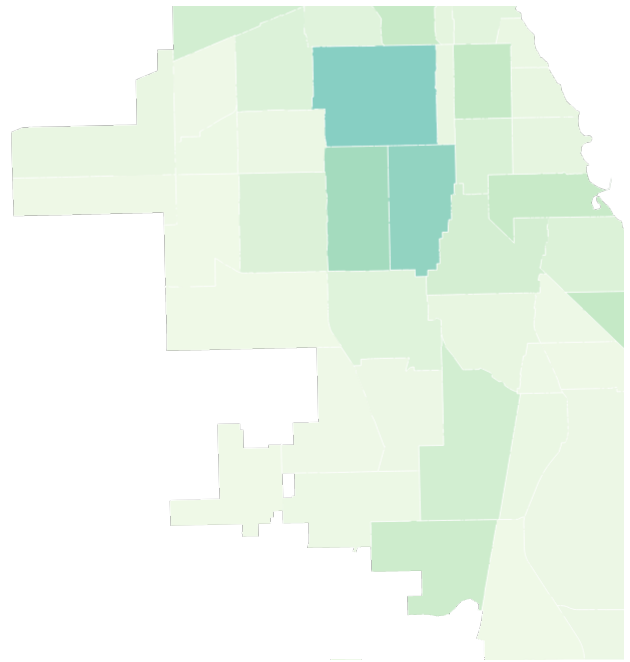
[\[Disappearing two-, three- and four-flats: Read more on the changing communities and who can afford to live in them \]](#)

But lower-cost neighborhoods also lost two-, three- and four-flats, where, in areas like Englewood and New City, they were often demolished and replaced only with vacant land, according to the study.

Number of units lost

Total units in two-, three- and four-flat buildings lost between 2013 and 2019, by community area.

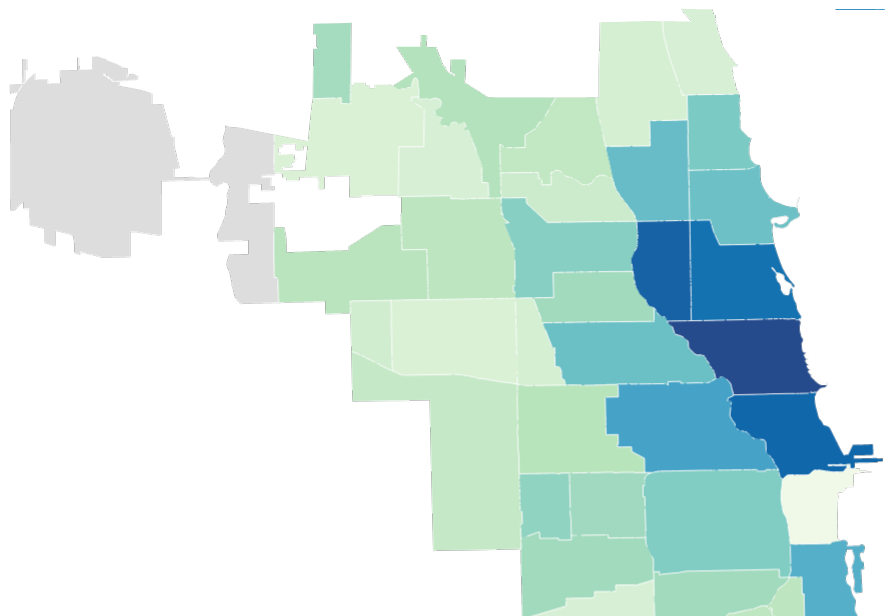


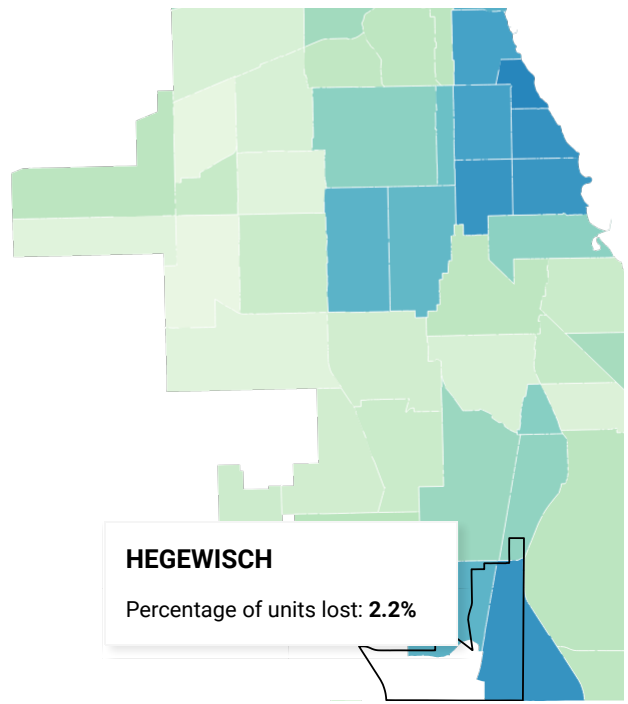


Source: Analysis of Cook County Assessor/IHS Data Clearinghouse data by Institute for Housing Studies at DePaul University •

Percentage of units lost

Total units in two-, three- and four-flat buildings lost between 2013 and 2019, by community area.

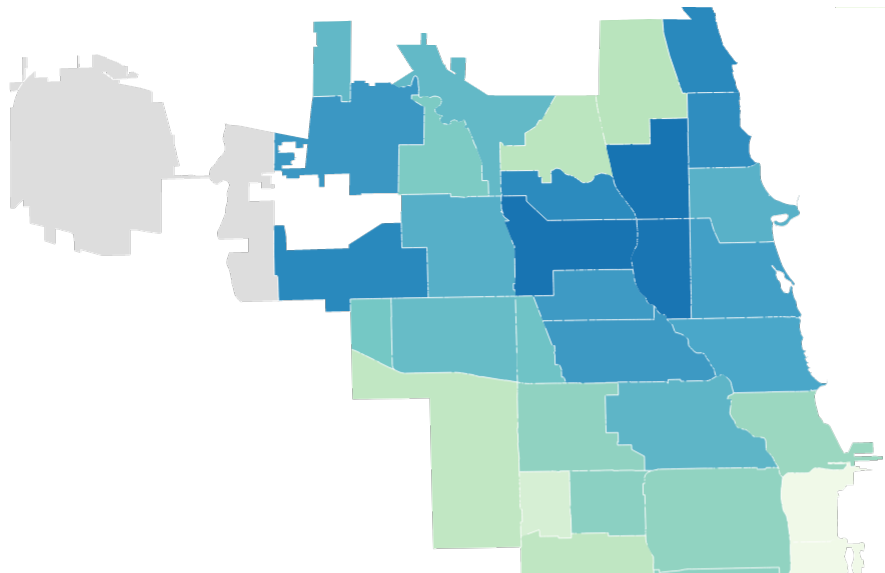


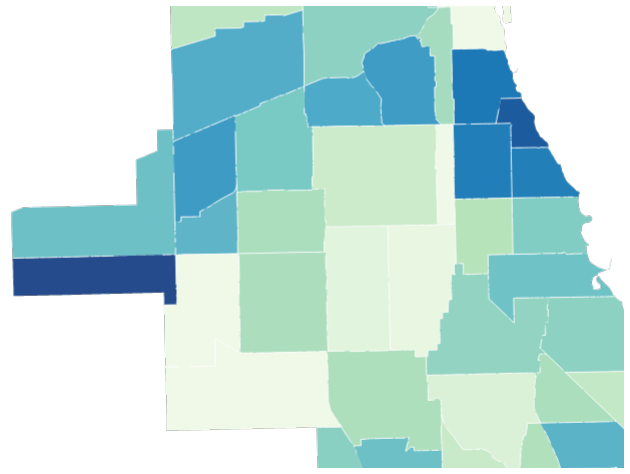


Source: Analysis of Cook County Assessor/IHS Data Clearinghouse data by Institute for Housing Studies at DePaul University •

Share of units replaced by single-family homes

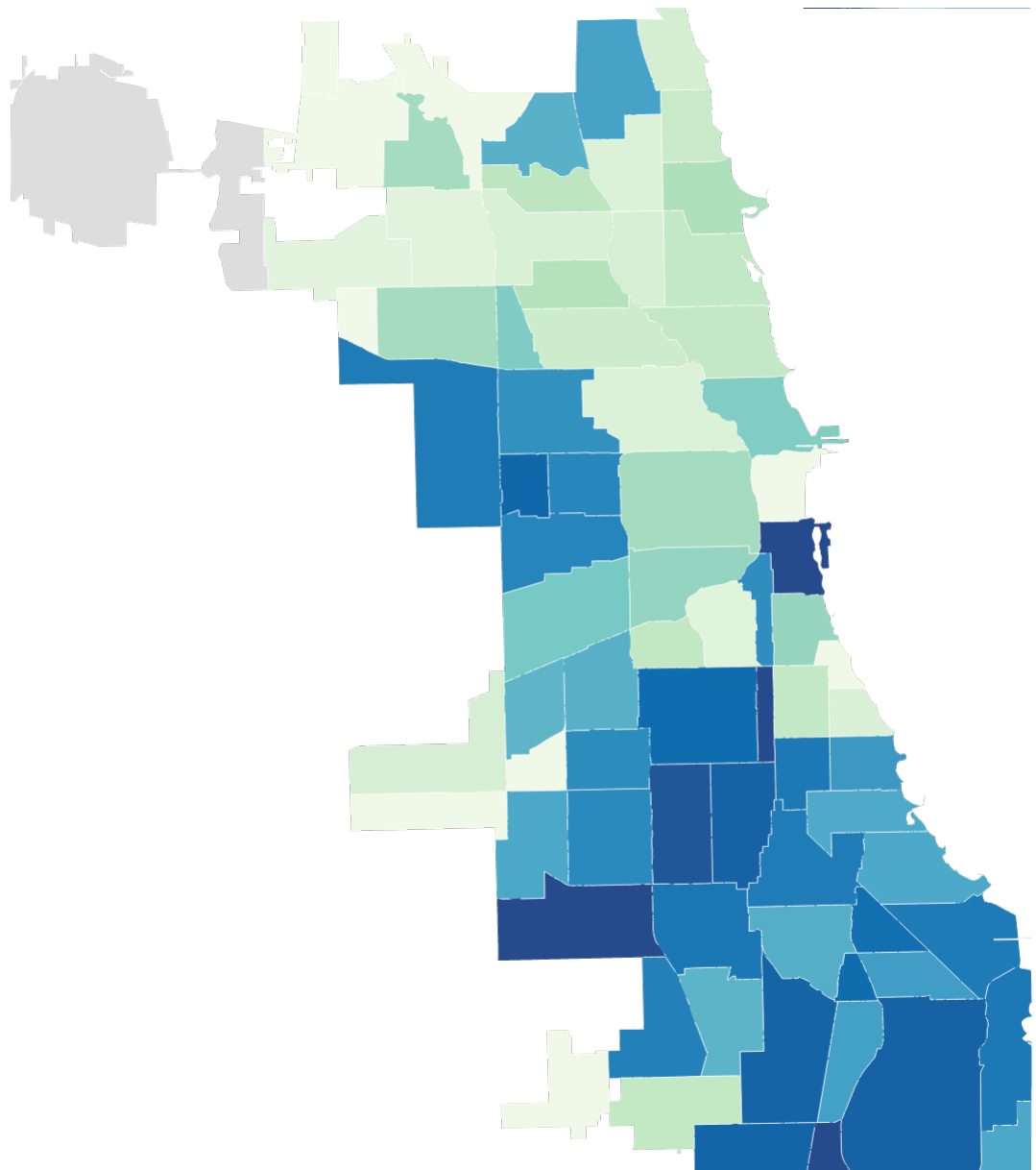
Total units in two-, three- and four-flat buildings lost between 2013 and 2019, by community area.





Share of units replaced by nonresidential use

Total units in two-, three- and four-flat buildings lost between 2013 and 2019, by community area.





Source: Analysis of Cook County Assessor/IHS Data Clearinghouse data by Institute for Housing Studies at DePaul University •

Detailed community area data

Total units in two-, three- and four-flat buildings lost between 2013 and 2019, by community area.

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Community area	Total units, 2013	Number of units lost by 2019	Percentage of units lost	Share of units replaced by single-family homes	Share of units replaced by nonresidential use
West Town	16,059	1,305	8.1%	43.1%	5.7%
Lakeview	9,523	1,163	12.2%	54.8%	13.1%
North Center	7,266	979	13.5%	77.3%	7.5%
Lincoln Park	6,277	968	15.4%	50.4%	12.7%
Logan Square	14,612	844	5.8%	57.8%	10.2%
New City	8,898	380	4.3%	10.5%	81.6%
Irving Park	7,819	348	4.5%	77.9%	6.9%
Englewood	5,399	344	6.4%	2.3%	87.8%
Lincoln Square	5,480	336	6.1%	78.0%	5.7%
West Englewood	4,188	284	6.8%	4.2%	93.7%
Avondale	7,993	269	3.4%	57.2%	17.1%
Lower West Side	7,571	254	3.4%	27.6%	26.0%
Humboldt Park	9,974	253	2.5%	26.9%	62.5%
North Lawndale	7,442	253	3.4%	14.2%	68.8%