



CHICAGO



Rising housing costs in Chicago's Avondale and Irving Park neighborhoods deepen

New DePaul report highlights growing displacement risks as affordable housing supply dwindles across northern stretches of the city





Geoff Smith of the The DePaul Institute for Housing Studies (The DePaul Institute, Getty)

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By TRD Staff

Consistently climbing housing costs in multiple areas of Chicago are causing residents to feel displacement pressure according to new findings.

The DePaul Institute for Housing Studies released an updated map and report that looks into displacement pressure on residents based on how affordable their housing is. According to [Block Club Chicago](#), the map shows portions of Avondale, Irving Park, Lincoln Square, the Near North Side and the South Lakefront are becoming pricier faster than their neighbors, increasing tension on lower-income residents who could be forced to move.

Half of Avondale's housing stock is two- and four-flat buildings, but newer homes and more development in the area have increased apartment rents. Just 30 percent of the rents in the area are under \$1,250 per month.

"The area is experiencing some pretty significant affordability pressures because you have this combination of low-income renters and really high, increasing costs," Geoff Smith, executive director of the DePaul Institute for Housing Studies told the outlet.

The rising rents in Avondale come at a time when costs for a single-family home are rapidly increasing. Moderate to high cost areas have seen single-family residences climb in price since 2019 while affordable housing dwindles, according to the outlet.

Avondale and neighbor Logan Square have had high rates of displacement and gentrification in the past, according to the outlet. When compared to Avondale and Irving Park, the rest of the list, Lakeview, Old Town and parts of the Near North Side are even less affordable. However, shifting demographics have rendered conversations about potential displacement a mostly moot point, with higher-income residents moving into those areas and minority populations decreasing.

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This effect is particularly felt on the Northwest Side, according to the outlet, due to increasing amounts of new developments and redevelopment of older buildings.

Efforts at creating affordable housing at the state level in Illinois have mostly fallen flat. Gov. JB Pritzker's BUILD Act was roundly condemned for its cookie cutter approach to slashing zoning regulations, and Chicago Mayor Brandon Johnson can't get landlords on board his renter's protection ordinance while elements like just-cause evictions and relocation assistance are still included.

The data from the DePaul Institute for Housing Studies has been referenced in the past in the formation of the 2024 Northwest Side Housing Preservation Ordinance, and Smith told the outlet that he hopes their latest work can help get the city's leaders and developers ahead of future challenges.

— *Hunter Cooke*

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