

LOGAN SQUARE, HUMBOLDT PARK, AVONDALE

Rising Housing Costs In Avondale, Irving Park Continue To Push Out Longtime Residents, Study Shows

Parts of Avondale, Irving Park, Lincoln Square, the Near North Side and parts of the South Lakefront are becoming more expensive at faster rates than in other parts of the city.

 By Ariel Parrella-Aureli
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there disappear faster than in other parts of the city, a new analysis shows.

The DePaul Institute for Housing Studies last week released its **updated map documenting displacement pressure**, an analysis of census data, housing sales and property data from 2019-2025.

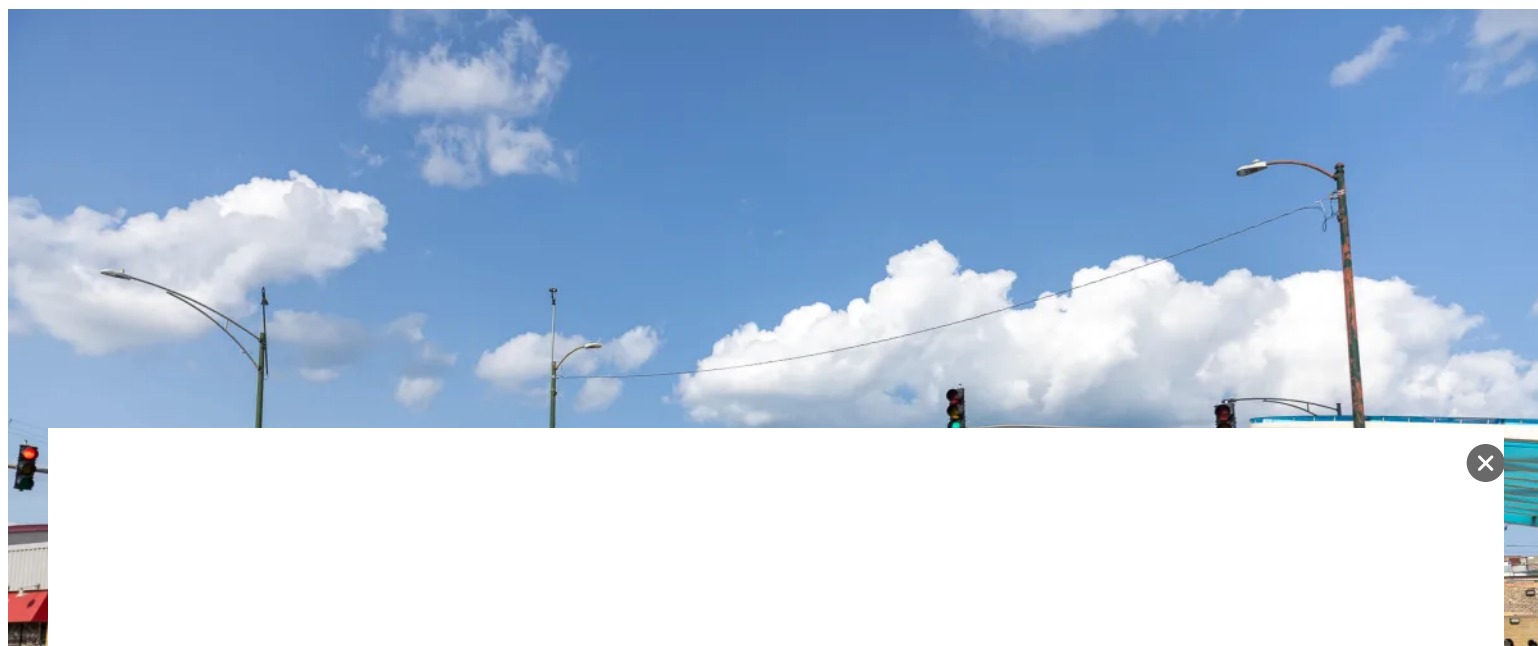
The mapping tool shows parts of Avondale, Irving Park, Lincoln Square, the Near North Side and parts of the South Lakefront are becoming less affordable at faster rates than other neighborhoods. These higher-cost areas are increasing housing displacement pressures, making it more difficult for lower-income residents to stay, the map shows.

The map shows Avondale as a vulnerable area for lower-income residents, with just 30 percent of its rents below \$1,250 and a 60 percent non-white population.

Researchers determined the high-cost neighborhoods have few apartments for \$1,250 and under and properties have been selling for \$571,061 and up since 2019, compared to the moderate-to-high-cost areas that have seen property prices go for \$298,021 to \$571,060, **according to the data**.

While more than half of the area's housing stock is two- and four-flat buildings, changes to the area — including more development and **newer homes** near Belmont Avenue and the Blue Line stop — have increased rents, making it more expensive, said Geoff Smith, executive director of the The DePaul Institute for Housing Studies.

“The area is experiencing some pretty significant affordability pressures because you have this combination of low-income renters and really high, increasing costs,” Smith said.





Discovery Clothing Co. sits across the street from the Belmont Blue Line station in Avondale on July 21, 2026. Credit: Giacomo Cain/Block Club Chicago

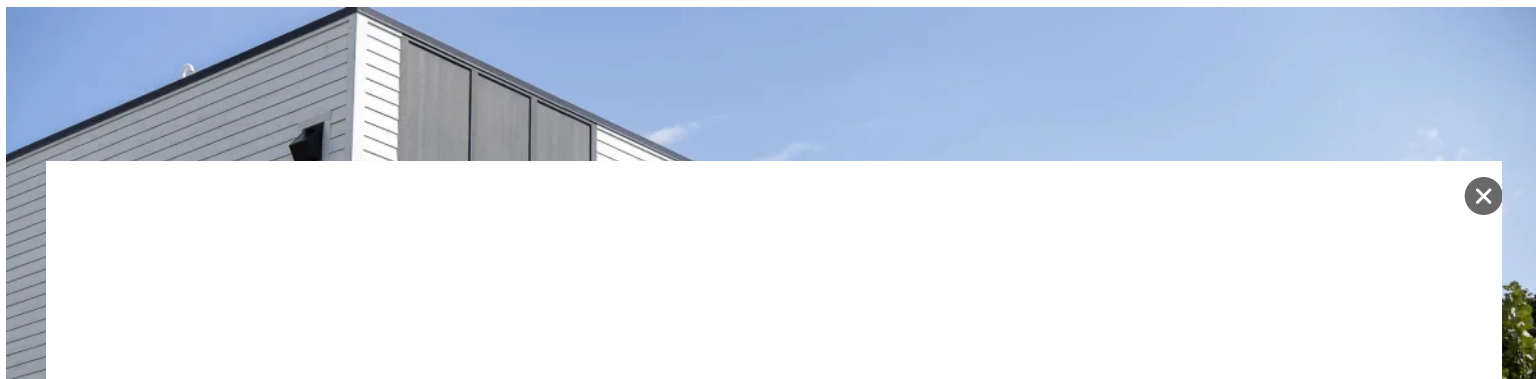
The data is not surprising, as Avondale and Logan Square have experienced high rates of **gentrification and displacement** in almost the last decade, with The 606 as one starting point for demographic changes and housing price increases, **past studies have shown.**

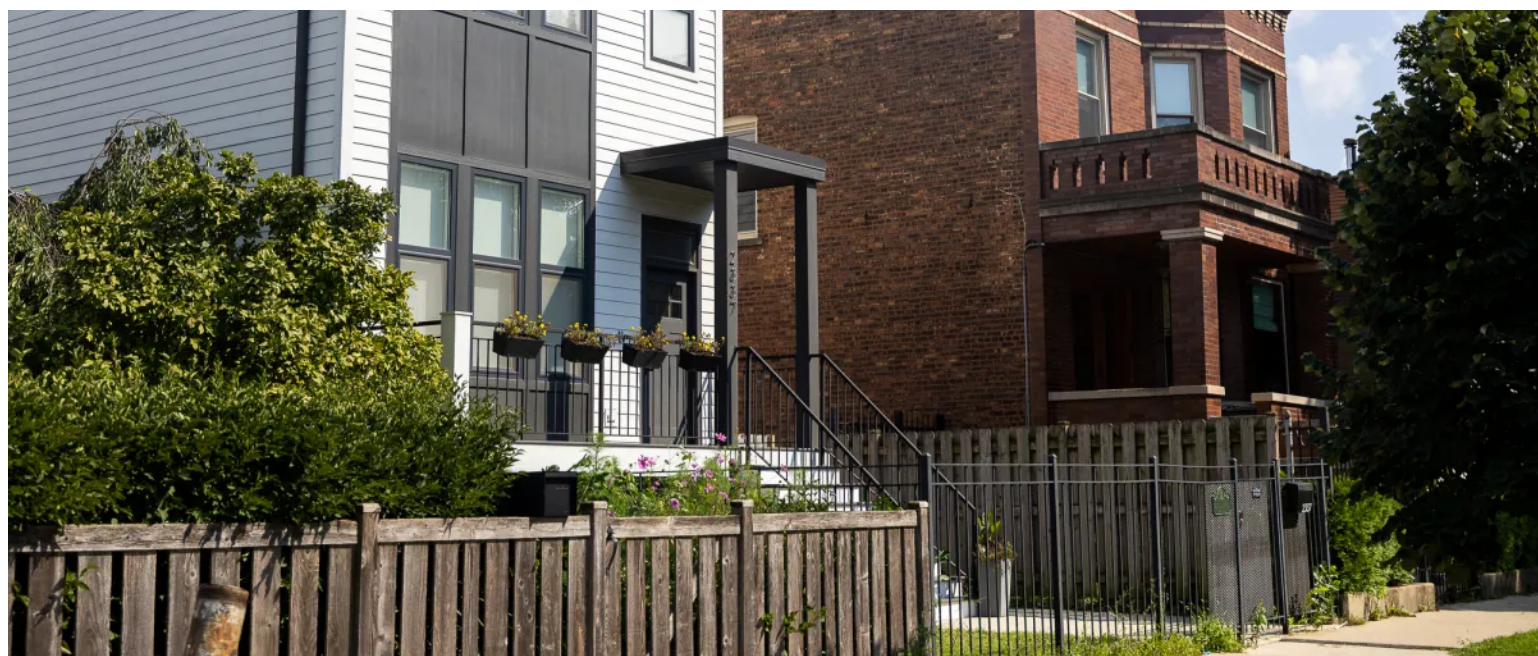
Parts of the North Side have **also continued to lose affordable housing** options since 2012, the group's 2021 housing study indicated.

Compared to Avondale and Irving Park, Lakeview, Old Town and other parts of the Near North Side have less affordable rents. But these neighborhoods don't have as many people risking displacement because of changing demographics.

The new data suggests changes to these areas may be leveling out with investment and gentrification cycles, as a higher-income population has become the standard there and the Latino population has decreased, Smith said.

"Over the years, because of the affordability pressures and displacement that's happened, the area now is not considered vulnerable because you don't have a lot of low-income people there anymore," he said. "That's aligned with the demand for the area and the price growth seen in the neighborhood ... Logan Square is in many ways now more similar to Bucktown, Lincoln Park or Lakeview."





A modern home stands next to an older home on North Spaulding Avenue in Logan Square on Sept. 2, 2026. Credit: Giacomo Cain/Block Club Chicago

The Northwest Side continues to see newer developments and **rehab of older buildings**, pushing more people out to cheaper areas while gaining a more affluent population.

As multi-unit apartments and affordable housing options continue to vanish throughout the city and more single-family homes are built, the displacement pressure analysis can inform housing policy changes and pilot programs, Smith said. Past studies from the housing group have already been referenced in the **creation of the Northwest Side Housing Preservation Ordinance**, passed in 2024 and aimed at curbing displacement.

“The hope is that this resource helps fill in some data gaps potentially that might [spur] conversations with developers, with the city, with whomever to validate concerns and vice versa ... but also helps inform the deployment of strategies that helps, hopefully, to get ahead of the challenges that are emerging,” he said.

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