



Chicago-Naperville-Elgin, IL-IN-WI

2021

Mean Appraised Value

\$ 422,483

Mean Appraised Value in
Communities of Color

\$197,008



Mean Appraised Value in
White Neighborhoods

\$608,750

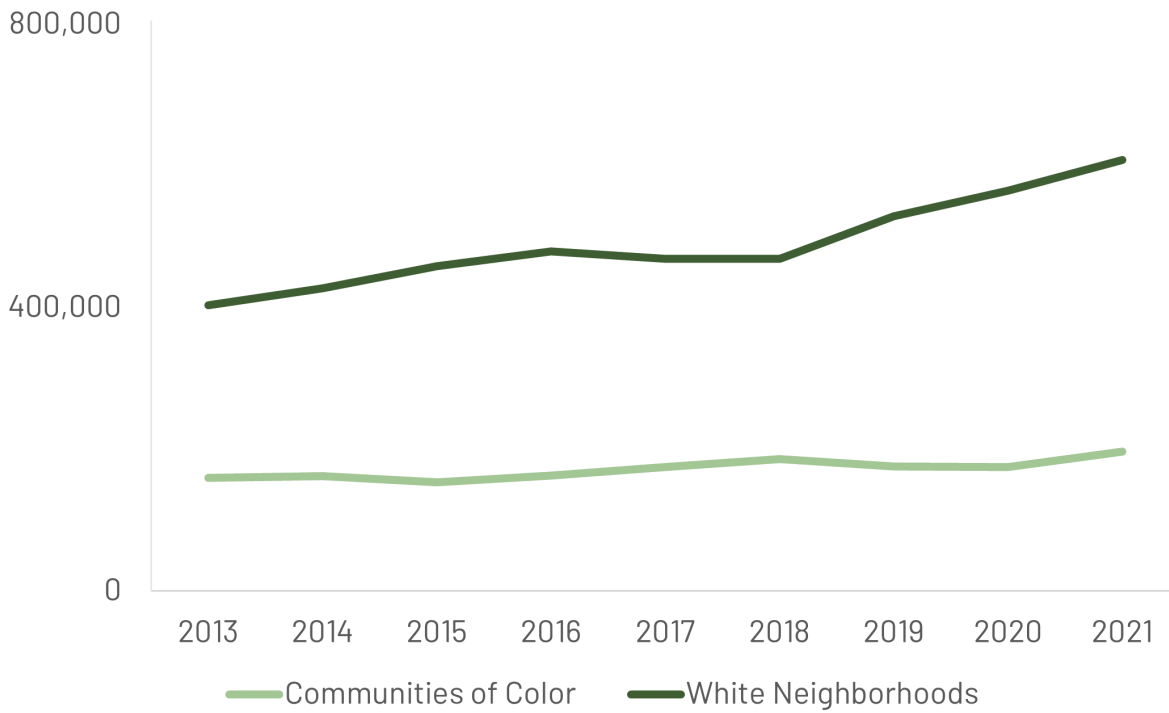
Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.



Over Time, 2013-2021

Figure 1

Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

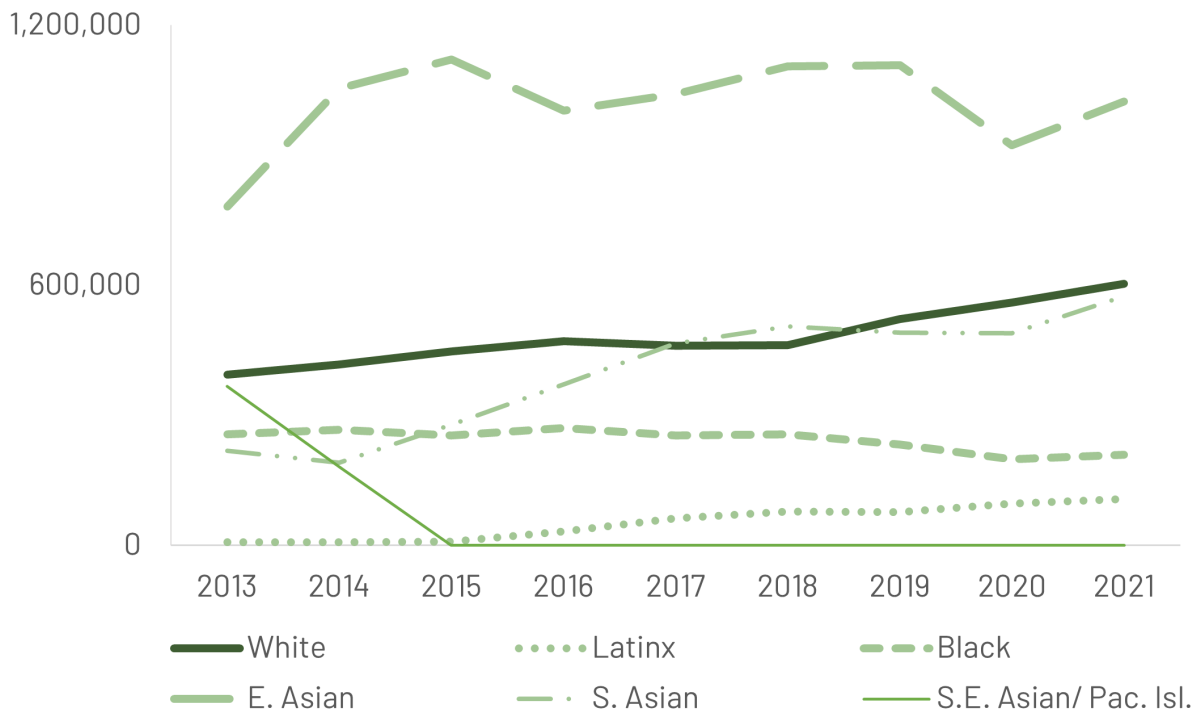
| | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Communities of Color | 159,535 | 162,325 | 153,740 | 163,192 | 175,425 | 186,629 | 176,055 | 175,181 | 197,008 |
| White Neighborhoods | 403,734 | 427,505 | 459,013 | 479,774 | 469,224 | 469,005 | 528,791 | 564,876 | 608,750 |



By Racial Group

Figure 2

Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

Metropolitan Area Racial Group Proportions, 2021

| White | Latinx | Black | East Asian | South Asian | Southeast Asian & Pacific Islander |
|-------|--------|-------|------------|-------------|------------------------------------|
| 0.53 | 0.23 | 0.16 | 0.02 | 0.03 | 0.02 |

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color*. eruka.org/appraised