

Aging of Detached, Single-Family Residences in Downers Grove, Illinois An Introductory Study by Gordon L. Goodman

This study investigates how the detached, single-family residential housing stock in the Village of Downers Grove may be expected to age during the years 2022 through 2070. The analysis is based on information provided by the Township Assessors of Lisle, York and Downers Grove Townships. In response to Freedom of Information requests, the township assessors' offices provided their *year-built* values for each single family residence in Downers Grove for which such records existed in 2021.

According to the *year-built* dates, as assigned by the township assessors, the ages of more than half of the single-family residences in Downers Grove are now 50 years or greater. The age profile of the Village's historic single-family residences, based on the township assessors' *year-built* dates, is shown in Figure 1. Around year 2015 the number of the Village's single-family residences that are at least 50 years old started to exceed the number of such residences that are less than 50 years old. These trends are shown below.

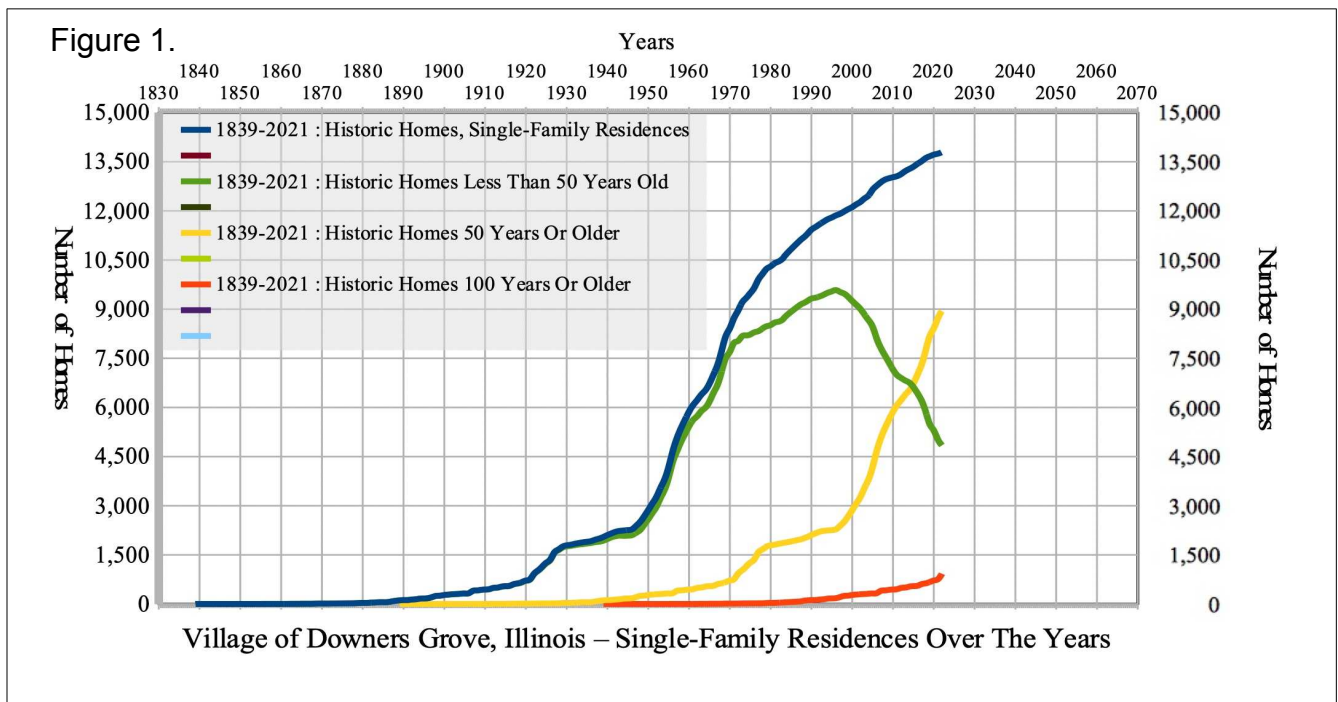
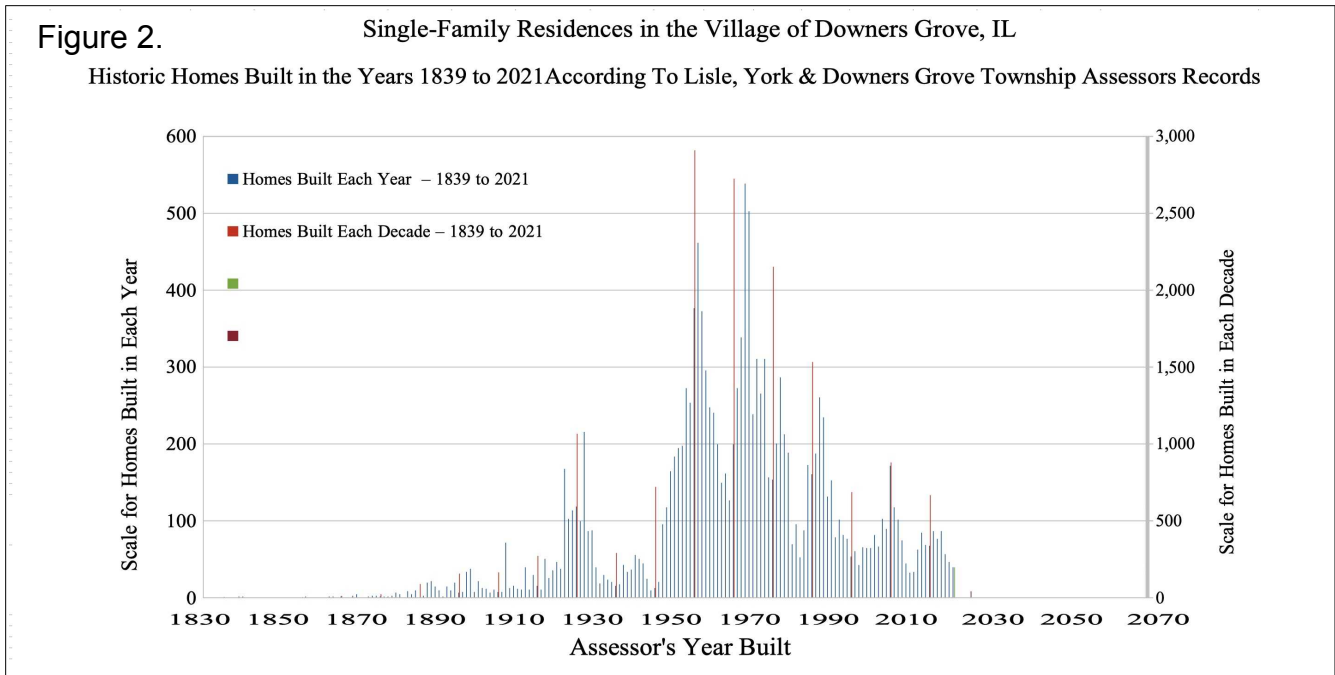
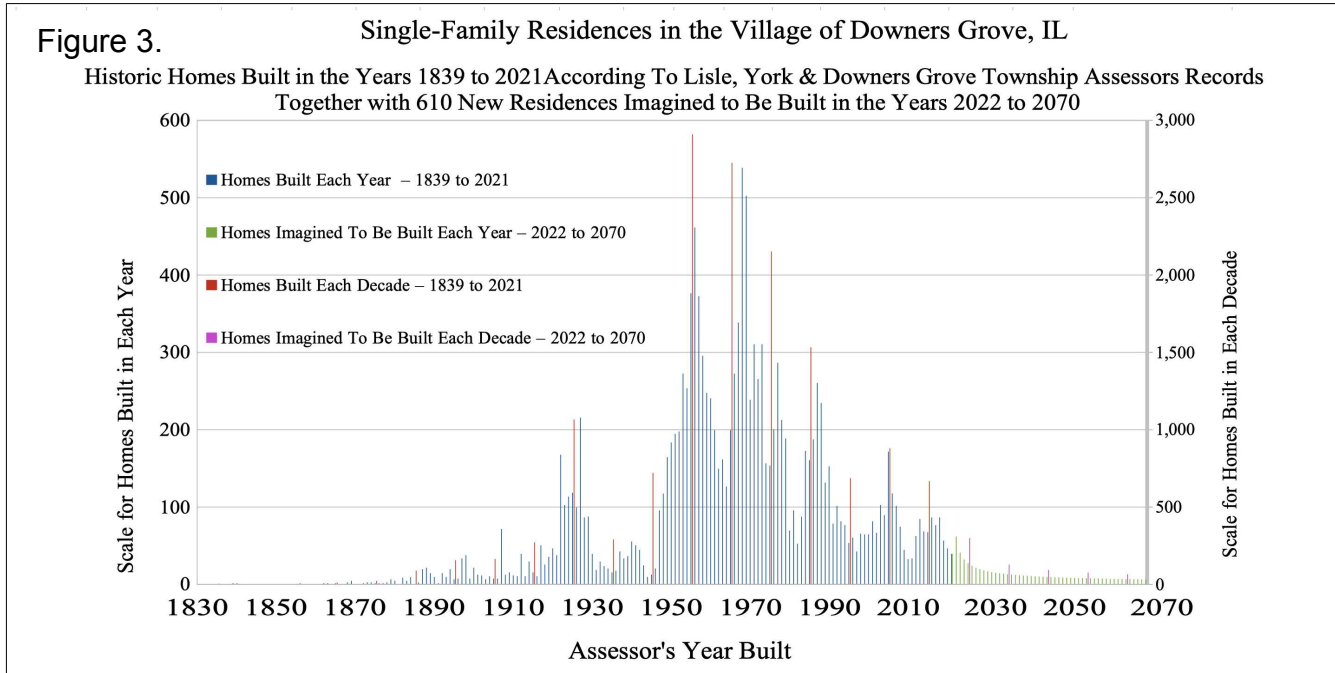


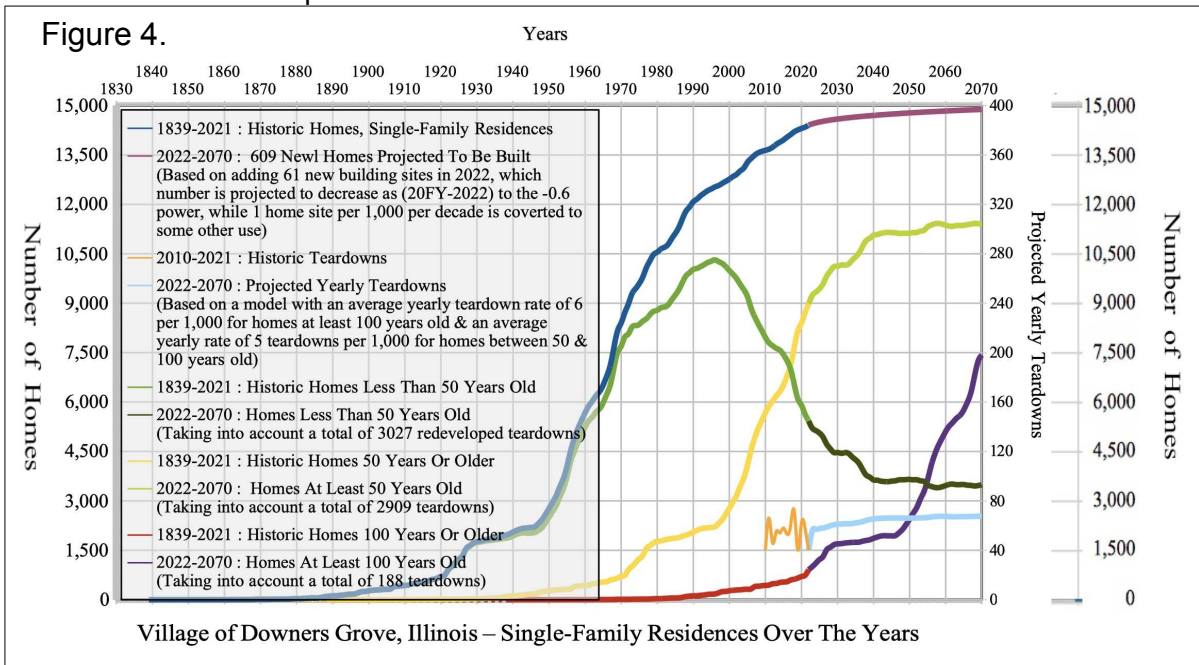
Figure 2 shows the number of historic homes constructed in Downers Grove over the years as a function of their *year-built* dates listed in the township assessors' records as of 2021.



Projecting into the future we can imagine that new single family residences will continue to be built at a decreasing pace in Downers Grove, perhaps as shown in the following Figure 3.

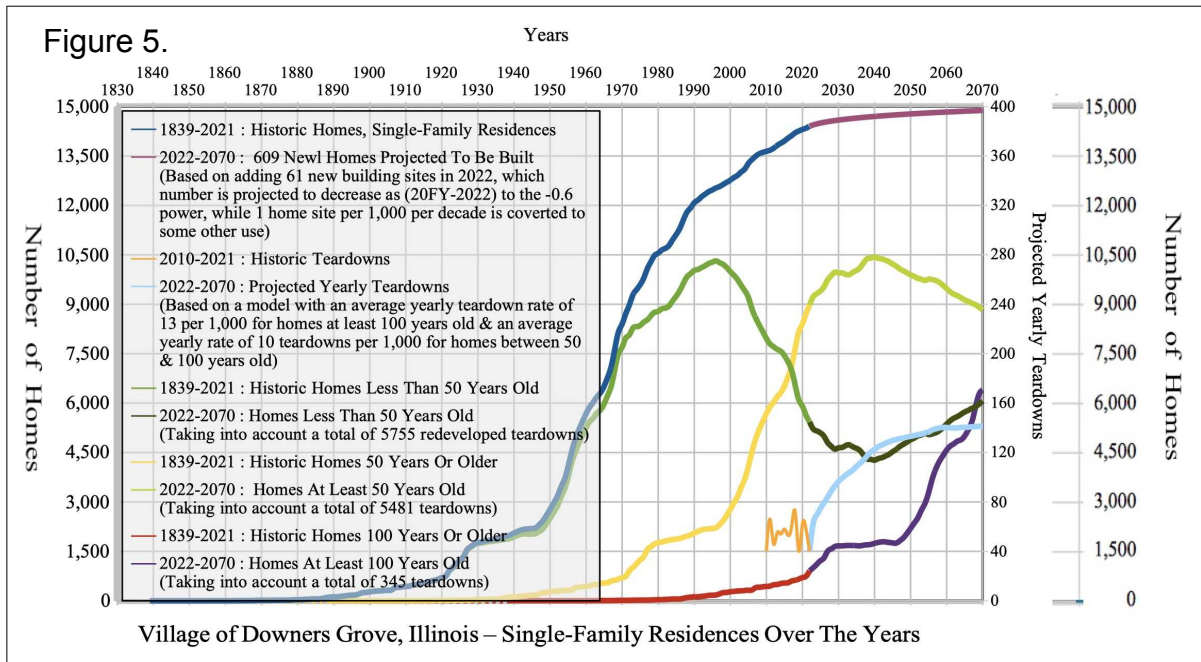


Teardown replacements of some existing single-family residences are also to be expected. During the years 2010 through 2021 there were between 40 and 70 teardowns per year. The following Figure 4 shows a projection based on a model in which the rate of teardown replacements gradually increases somewhat, but stays near its rate in the recent past.



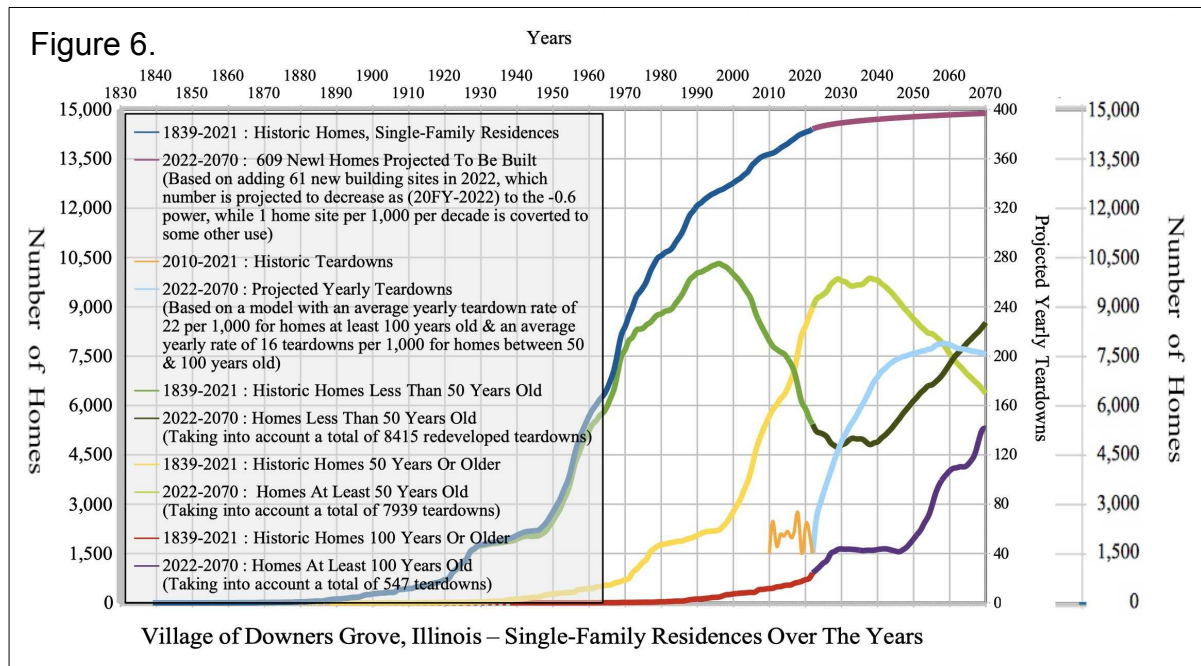
In this scenario the fraction of single family residences that are less than 50 years old levels off around 25% and the fraction of those residences that are at least 50 years old levels off around 75%. The number of single-family residences that are at least 100 years old continues to grow steadily in this scenario reaching some 50% by 2070.

The following Figure 5 illustrates a situation in which the rate of teardown replacement of single family residences increases moderately over time from the current rate of some 50 to 70 teardowns per year to just over 120 teardowns per year in 2040 and around 140 teardowns per year by 2070.



In this scenario the fraction of single family residences that are less than 50 years old approaches 40% in 2070 after falling from 2000 through 2040 and then increasing after 2040. The fraction of single-family residences that are at least 50 years old falls after 2040 and approaches 60% in 2070. The number of single-family residences that are at least 100 years old grows steadily reaching slightly over 40% in 2070.

The following Figure 6 illustrated a situation in which the rate of teardown replacements of single family residences increases quite significantly from the current rate of some 50 to 70 teardowns per year to around 200 teardowns per year during the years 2050 through 2070.



In this case the fraction of single-family residences that are less than 50 years old begins to increase after 2040 and approaches 57% in 2070. The fraction of single-family residences at least 50 years old begins to decrease after 2040 and approaches 43% in 2070 while the number of single-family residences that are at least 100 years old grows steadily reaching around 36% in 2070.

SUMMARY

Three scenarios for the aging of the historic homes in our community’s neighborhoods of single-family residences going forward are analyzed above.

In the first scenario, the most recent rate of teardowns to replace single-family residences is projected to increase only slightly in the coming years. In the second scenario the teardown replacement rate increases to just over 120 teardowns per year in 2040 and to around 140 teardowns per year by 2070. In the third scenario the teardown replacement rate increases to around 130 teardowns a year in 2030 and rises to around 200 teardown each year from 2050 through 2070.

The percent of homes less than 50 years old in 2070 is projected to be in the range of 23% to 57% with the percent of homes more than 50 years old at that time, correspondingly, in the range of 77% to 43%; while the percent of homes projected to be at least 100 years old in 2070 ranges from 50% to 36%. The foregoing results are summarized in the following Table.

Teardown Rate	2030 TDs/Y	2040 TDs/Y	2050 TDs/Y	2070 TDs/Y	< 50 Years Old	> 50 Years Old	> 100 Years Old
Stable	61	65	66	68	23%	77%	50%
Moderate	96	122	133	141	41%	59%	43%
Accelerated	131	183	202	201	57%	43%	36%