



housing

Decatur city, IL (1718823)

Geography: Place

Population		Households	
2010 Total Population	76,171	2020 Median Household Income	\$43,276
2020 Total Population	71,548	2025 Median Household Income	\$44,799
2025 Total Population	68,680	2020-2025 Annual Rate	0.69%
2020-2025 Annual Rate	-0.81%		

Housing Units by Occupancy Status and Tenure	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	36,150	100.0%	35,445	100.0%	35,450	100.0%
Occupied	32,360	89.5%	30,911	87.2%	29,806	84.1%
Owner	20,394	56.4%	19,381	54.7%	18,763	52.9%
Renter	11,966	33.1%	11,530	32.5%	11,043	31.2%
Vacant	3,790	10.5%	4,535	12.8%	5,644	15.9%

Owner Occupied Housing Units by Value	2020		2025	
	Number	Percent	Number	Percent
Total	19,383	100.0%	18,763	100.0%
<\$50,000	4,697	24.2%	4,125	22.0%
\$50,000-\$99,999	6,608	34.1%	5,721	30.5%
\$100,000-\$149,999	3,684	19.0%	3,409	18.2%
\$150,000-\$199,999	2,152	11.1%	2,362	12.6%
\$200,000-\$249,999	538	2.8%	681	3.6%
\$250,000-\$299,999	479	2.5%	659	3.5%
\$300,000-\$399,999	513	2.6%	760	4.1%
\$400,000-\$499,999	427	2.2%	631	3.4%
\$500,000-\$749,999	162	0.8%	238	1.3%
\$750,000-\$999,999	49	0.3%	69	0.4%
\$1,000,000-\$1,499,999	41	0.2%	61	0.3%
\$1,500,000-\$1,999,999	1	0.0%	1	0.0%
\$2,000,000+	32	0.2%	46	0.2%

Median Value	\$87,791	\$95,940
Average Value	\$120,917	\$141,060

Census 2010 Housing Units	Number	Percent
Total	36,150	100.0%
In Urbanized Areas	36,052	99.7%
In Urban Clusters	0	0.0%
Rural Housing Units	98	0.3%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

Census 2010 Owner Occupied Housing Units by Mortgage Status

	Number	Percent
Total	20,394	100.0%
Owned with a Mortgage/Loan	12,296	60.3%
Owned Free and Clear	8,098	39.7%

Census 2010 Vacant Housing Units by Status

	Number	Percent
Total	3,790	100.0%
For Rent	1,347	35.5%
Rented- Not Occupied	44	1.2%
For Sale Only	514	13.6%
Sold - Not Occupied	152	4.0%
Seasonal/Recreational/Occasional Use	138	3.6%
For Migrant Workers	3	0.1%
Other Vacant	1,592	42.0%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	32,360	20,394	63.0%
15-24	2,096	359	17.1%
25-34	5,068	2,264	44.7%
35-44	4,552	2,588	56.9%
45-54	6,031	3,966	65.8%
55-64	6,067	4,607	75.9%
65-74	3,902	3,154	80.8%
75-84	3,144	2,481	78.9%
85+	1,500	975	65.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	32,360	20,394	63.0%
White Alone	24,850	17,469	70.3%
Black/African American Alone	6,560	2,547	38.8%
American Indian/Alaska Native	69	32	46.4%
Asian Alone	283	105	37.1%
Pacific Islander Alone	9	7	77.8%
Other Race Alone	161	73	45.3%
Two or More Races	428	161	37.6%
Hispanic Origin	456	216	47.4%

Census 2010 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	32,360	20,394	63.0%
1-Person	11,405	6,133	53.8%
2-Person	11,091	8,191	73.9%
3-Person	4,522	2,831	62.6%
4-Person	3,077	1,909	62.0%
5-Person	1,396	844	60.5%
6-Person	520	291	56.0%
7+ Person	349	195	55.9%

2020 Housing Affordability

Housing Affordability Index	232
Percent of Income for Mortgage	8.5%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.