



# Housing Profile

Decatur city, IL (1718823)  
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 Geography: Place

Population		Households	
2010 Total Population	76,656	2022 Median Household Income	\$47,141
2020 Total Population	70,522	2027 Median Household Income	\$53,719
2022 Total Population	69,460	2022-2027 Annual Rate	2.65%
2027 Total Population	67,636		
2022-2027 Annual Rate	-0.53%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	36,426	100.0%	35,246	100.0%	34,733	100.0%
Occupied	32,625	89.6%	30,736	87.2%	30,093	86.6%
Owner	20,788	57.1%	19,542	55.4%	19,480	56.1%
Renter	11,837	32.5%	11,194	31.8%	10,613	30.6%
Vacant	3,801	10.4%	4,510	12.8%	4,639	13.4%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	19,542	100.0%	19,480	100.0%
<\$50,000	3,259	16.7%	2,205	11.3%
\$50,000-\$99,999	5,937	30.4%	3,888	20.0%
\$100,000-\$149,999	3,097	15.8%	2,350	12.1%
\$150,000-\$199,999	2,645	13.5%	2,727	14.0%
\$200,000-\$249,999	1,214	6.2%	1,980	10.2%
\$250,000-\$299,999	1,529	7.8%	2,782	14.3%
\$300,000-\$399,999	935	4.8%	1,912	9.8%
\$400,000-\$499,999	287	1.5%	563	2.9%
\$500,000-\$749,999	416	2.1%	702	3.6%
\$750,000-\$999,999	183	0.9%	284	1.5%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	40	0.2%	87	0.4%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$109,283		\$173,781	
Average Value	\$154,380		\$209,974	

Census 2010 Housing Units	Number	Percent
Total	36,426	100.0%
In Urbanized Areas	35,945	98.7%
In Urban Clusters	0	0.0%
Rural Housing Units	481	1.3%

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

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	20,788	100.0%
Owned with a Mortgage/Loan	12,532	60.3%
Owned Free and Clear	8,256	39.7%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	3,794	100.0%
For Rent	1,339	35.3%
Rented- Not Occupied	44	1.2%
For Sale Only	514	13.5%
Sold - Not Occupied	155	4.1%
Seasonal/Recreational/Occasional Use	132	3.5%
For Migrant Workers	3	0.1%
Other Vacant	1,607	42.4%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	32,624	20,786	63.7%
15-24	2,067	353	17.1%
25-34	5,047	2,278	45.1%
35-44	4,609	2,657	57.6%
45-54	6,133	4,080	66.5%
55-64	6,164	4,710	76.4%
65-74	3,966	3,222	81.2%
75-84	3,162	2,513	79.5%
85+	1,476	973	65.9%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	32,624	20,787	63.7%
White Alone	25,149	17,869	71.1%
Black/African American Alone	6,525	2,533	38.8%
American Indian/Alaska Native	70	33	47.1%
Asian Alone	283	108	38.2%
Pacific Islander Alone	9	7	77.8%
Other Race Alone	160	75	46.9%
Two or More Races	428	162	37.9%
Hispanic Origin	455	221	48.6%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	32,625	20,788	63.7%
1-Person	11,367	6,177	54.3%
2-Person	11,222	8,359	74.5%
3-Person	4,585	2,900	63.2%
4-Person	3,159	1,995	63.2%
5-Person	1,412	860	60.9%
6-Person	522	293	56.1%
7+ Person	358	204	57.0%

2022 Housing Affordability	
Housing Affordability Index	174
Percent of Income for Mortgage	12.2%

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

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.