



# Executive Summary

Mount Zion village, IL (1751206)  
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Geography: Place

Mount Zion vi...

## Population

2010 Population	5,947
2020 Population	6,019
2022 Population	5,832
2027 Population	5,595
2010-2020 Annual Rate	0.12%
2020-2022 Annual Rate	-1.39%
2022-2027 Annual Rate	-0.83%
2022 Male Population	48.0%
2022 Female Population	52.0%
2022 Median Age	40.1

In the identified area, the current year population is 5,832. In 2020, the Census count in the area was 6,019. The rate of change since 2020 was -1.39% annually. The five-year projection for the population in the area is 5,595 representing a change of -0.83% annually from 2022 to 2027. Currently, the population is 48.0% male and 52.0% female.

## Median Age

The median age in this area is 40.1, compared to U.S. median age of 38.9.

## Race and Ethnicity

2022 White Alone	92.2%
2022 Black Alone	0.9%
2022 American Indian/Alaska Native Alone	0.2%
2022 Asian Alone	1.4%
2022 Pacific Islander Alone	0.0%
2022 Other Race	0.8%
2022 Two or More Races	4.5%
2022 Hispanic Origin (Any Race)	1.6%

Persons of Hispanic origin represent 1.6% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 17.4 in the identified area, compared to 71.6 for the U.S. as a whole.

## Households

2022 Wealth Index	116
2010 Households	2,214
2020 Households	2,322
2022 Households	2,272
2027 Households	2,201
2010-2020 Annual Rate	0.48%
2020-2022 Annual Rate	-0.96%
2022-2027 Annual Rate	-0.63%
2022 Average Household Size	2.54

The household count in this area has changed from 2,322 in 2020 to 2,272 in the current year, a change of -0.96% annually. The five-year projection of households is 2,201, a change of -0.63% annually from the current year total. Average household size is currently 2.54, compared to 2.56 in the year 2020. The number of families in the current year is 1,682 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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



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### Mortgage Income

2022 Percent of Income for Mortgage 14.2%

### Median Household Income

2022 Median Household Income \$85,601

2027 Median Household Income \$100,605

2022-2027 Annual Rate 3.28%

### Average Household Income

2022 Average Household Income \$113,309

2027 Average Household Income \$132,223

2022-2027 Annual Rate 3.14%

### Per Capita Income

2022 Per Capita Income \$46,183

2027 Per Capita Income \$54,296

2022-2027 Annual Rate 3.29%

### Households by Income

Current median household income is \$85,601 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$100,605 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$113,309 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$132,223 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$46,183 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$54,296 in five years, compared to \$47,064 for all U.S. households

### Housing

2022 Housing Affordability Index 161

2010 Total Housing Units 2,340

2010 Owner Occupied Housing Units 1,748

2010 Renter Occupied Housing Units 466

2010 Vacant Housing Units 126

2020 Total Housing Units 2,502

2020 Vacant Housing Units 180

2022 Total Housing Units 2,473

2022 Owner Occupied Housing Units 1,745

2022 Renter Occupied Housing Units 526

2022 Vacant Housing Units 201

2027 Total Housing Units 2,408

2027 Owner Occupied Housing Units 1,715

2027 Renter Occupied Housing Units 486

2027 Vacant Housing Units 207

Currently, 70.6% of the 2,473 housing units in the area are owner occupied; 21.3%, renter occupied; and 8.1% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 2,502 housing units in the area and 7.2% vacant housing units. The annual rate of change in housing units since 2020 is -0.52%. Median home value in the area is \$231,172, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.19% annually to \$283,855.

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