



Housing Profile

Mount Zion village, IL (1751206)
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 Geography: Place

Population		Households	
2010 Total Population	5,947	2022 Median Household Income	\$85,601
2020 Total Population	6,019	2027 Median Household Income	\$100,605
2022 Total Population	5,832	2022-2027 Annual Rate	3.28%
2027 Total Population	5,595		
2022-2027 Annual Rate	-0.83%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,340	100.0%	2,473	100.0%	2,408	100.0%
Occupied	2,214	94.6%	2,271	91.8%	2,201	91.4%
Owner	1,748	74.7%	1,745	70.6%	1,715	71.2%
Renter	466	19.9%	526	21.3%	486	20.2%
Vacant	126	5.4%	201	8.1%	207	8.6%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	1,744	100.0%	1,715	100.0%
<\$50,000	9	0.5%	2	0.1%
\$50,000-\$99,999	161	9.2%	49	2.9%
\$100,000-\$149,999	387	22.2%	174	10.1%
\$150,000-\$199,999	166	9.5%	105	6.1%
\$200,000-\$249,999	239	13.7%	214	12.5%
\$250,000-\$299,999	316	18.1%	463	27.0%
\$300,000-\$399,999	407	23.3%	645	37.6%
\$400,000-\$499,999	11	0.6%	9	0.5%
\$500,000-\$749,999	36	2.1%	45	2.6%
\$750,000-\$999,999	11	0.6%	9	0.5%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	1	0.1%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$231,172		\$283,855	
Average Value	\$236,052		\$282,872	

Census 2010 Housing Units	Number	Percent
Total	2,340	100.0%
In Urbanized Areas	2,263	96.7%
In Urban Clusters	0	0.0%
Rural Housing Units	77	3.3%

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	1,748	100.0%
Owned with a Mortgage/Loan	1,264	72.3%
Owned Free and Clear	484	27.7%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	119	100.0%
For Rent	60	50.4%
Rented- Not Occupied	3	2.5%
For Sale Only	22	18.5%
Sold - Not Occupied	3	2.5%
Seasonal/Recreational/Occasional Use	5	4.2%
For Migrant Workers	0	0.0%
Other Vacant	26	21.8%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,211	1,746	79.0%
15-24	67	8	11.9%
25-34	330	221	67.0%
35-44	449	354	78.8%
45-54	447	377	84.3%
55-64	422	376	89.1%
65-74	285	247	86.7%
75-84	152	127	83.6%
85+	59	36	61.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,216	1,748	78.9%
White Alone	2,169	1,725	79.5%
Black/African American Alone	13	5	38.5%
American Indian/Alaska Native	0	0	0.0%
Asian Alone	15	9	60.0%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	4	2	50.0%
Two or More Races	15	7	46.7%
Hispanic Origin	16	9	56.2%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,214	1,747	78.9%
1-Person	457	246	53.8%
2-Person	813	681	83.8%
3-Person	378	319	84.4%
4-Person	393	352	89.6%
5-Person	128	109	85.2%
6-Person	33	29	87.9%
7+ Person	12	11	91.7%

2022 Housing Affordability	
Housing Affordability Index	161
Percent of Income for Mortgage	14.2%

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

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