

Mount Zion village, IL (1751206)  
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 Geography: Place

Mount Zion vi...

## Population

2010 Population	5,947
2020 Population	6,019
2023 Population	5,797
2028 Population	5,624
2010-2020 Annual Rate	0.12%
2020-2023 Annual Rate	-1.15%
2023-2028 Annual Rate	-0.60%
2023 Male Population	48.2%
2023 Female Population	51.8%
2023 Median Age	40.4

In the identified area, the current year population is 5,797. In 2020, the Census count in the area was 6,019. The rate of change since 2020 was -1.15% annually. The five-year projection for the population in the area is 5,624 representing a change of -0.60% annually from 2023 to 2028. Currently, the population is 48.2% male and 51.8% female.

## Median Age

The median age in this area is 40.4, compared to U.S. median age of 39.1.

## Race and Ethnicity

2023 White Alone	92.2%
2023 Black Alone	0.9%
2023 American Indian/Alaska Native Alone	0.2%
2023 Asian Alone	1.4%
2023 Pacific Islander Alone	0.0%
2023 Other Race	0.8%
2023 Two or More Races	4.6%
2023 Hispanic Origin (Any Race)	1.7%

Persons of Hispanic origin represent 1.7% of the population in the identified area compared to 19.4% 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 17.6 in the identified area, compared to 72.1 for the U.S. as a whole.

## Households

2023 Wealth Index	94
2010 Households	2,214
2020 Households	2,322
2023 Households	2,289
2028 Households	2,255
2010-2020 Annual Rate	0.48%
2020-2023 Annual Rate	-0.44%
2023-2028 Annual Rate	-0.30%
2023 Average Household Size	2.50

The household count in this area has changed from 2,322 in 2020 to 2,289 in the current year, a change of -0.44% annually. The five-year projection of households is 2,255, a change of -0.30% annually from the current year total. Average household size is currently 2.50, compared to 2.56 in the year 2020. The number of families in the current year is 1,750 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



# Executive Summary

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### Mortgage Income

2023 Percent of Income for Mortgage 13.5%

### Median Household Income

2023 Median Household Income \$82,343

2028 Median Household Income \$94,158

2023-2028 Annual Rate 2.72%

### Average Household Income

2023 Average Household Income \$102,814

2028 Average Household Income \$116,927

2023-2028 Annual Rate 2.61%

### Per Capita Income

2023 Per Capita Income \$40,618

2028 Per Capita Income \$46,905

2023-2028 Annual Rate 2.92%

### GINI Index

2023 Gini Index 36.8

### Households by Income

Current median household income is \$82,343 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$94,158 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$102,814 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$116,927 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$40,618 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$46,905 in five years, compared to \$47,525 for all U.S. households

### Housing

2023 Housing Affordability Index 153

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

2023 Total Housing Units 2,472

2023 Owner Occupied Housing Units 1,773

2023 Renter Occupied Housing Units 516

2023 Vacant Housing Units 183

2028 Total Housing Units 2,420

2028 Owner Occupied Housing Units 1,783

2028 Renter Occupied Housing Units 472

2028 Vacant Housing Units 165

### Socioeconomic Status Index

2023 Socioeconomic Status Index 60.7

Currently, 71.7% of the 2,472 housing units in the area are owner occupied; 20.9%, renter occupied; and 7.4% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% 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 -0.37%. Median home value in the area is \$185,453, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 7.87% annually to \$270,869.

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