



# Housing Profile

Decatur city, IL (1718823)  
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 Geography: Place

Population		Households	
2010 Total Population	76,915	2023 Median Household Income	\$41,950
2020 Total Population	70,776	2028 Median Household Income	\$45,500
2023 Total Population	69,667	2023-2028 Annual Rate	1.64%
2028 Total Population	68,007		
2023-2028 Annual Rate	-0.48%		

Housing Units by Occupancy Status and Tenure	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	36,526	100.0%	35,354	100.0%	35,019	100.0%
Occupied	32,715	89.6%	30,900	87.4%	30,546	87.2%
Owner	20,868	57.1%	19,972	56.5%	20,107	57.4%
Renter	11,847	32.4%	10,928	30.9%	10,439	29.8%
Vacant	3,811	10.4%	4,454	12.6%	4,473	12.8%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	19,972	100.0%	20,107	100.0%
<\$50,000	4,380	21.9%	3,395	16.9%
\$50,000-\$99,999	5,869	29.4%	4,023	20.0%
\$100,000-\$149,999	3,685	18.5%	3,113	15.5%
\$150,000-\$199,999	3,043	15.2%	3,428	17.0%
\$200,000-\$249,999	1,312	6.6%	2,190	10.9%
\$250,000-\$299,999	671	3.4%	1,522	7.6%
\$300,000-\$399,999	739	3.7%	1,864	9.3%
\$400,000-\$499,999	143	0.7%	319	1.6%
\$500,000-\$749,999	115	0.6%	232	1.2%
\$750,000-\$999,999	11	0.1%	17	0.1%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	4	0.0%	4	0.0%
Median Value	\$97,759		\$142,331	
Average Value	\$121,973		\$161,722	

Census 2010 Housing Units	Number	Percent
Total	36,526	100.0%
In Urbanized Areas	36,035	98.7%
In Urban Clusters	0	0.0%
Rural Housing Units	490	1.3%

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

**Source:** Esri forecasts for 2023 and 2028. 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	20,868	100.0%
Owned with a Mortgage/Loan	12,580	60.3%
Owned Free and Clear	8,288	39.7%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	3,801	100.0%
For Rent	1,340	35.3%
Rented- Not Occupied	44	1.2%
For Sale Only	515	13.5%
Sold - Not Occupied	156	4.1%
Seasonal/Recreational/Occasional Use	134	3.5%
For Migrant Workers	3	0.1%
Other Vacant	1,609	42.3%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	32,714	20,868	63.8%
15-24	2,069	354	17.1%
25-34	5,054	2,283	45.2%
35-44	4,620	2,667	57.7%
45-54	6,151	4,097	66.6%
55-64	6,183	4,729	76.5%
65-74	3,982	3,237	81.3%
75-84	3,174	2,524	79.5%
85+	1,481	977	66.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	32,716	20,869	63.8%
White Alone	25,234	17,946	71.1%
Black/African American Alone	6,529	2,536	38.8%
American Indian/Alaska Native	71	34	47.9%
Asian Alone	284	109	38.4%
Pacific Islander Alone	9	7	77.8%
Other Race Alone	160	75	46.9%
Two or More Races	429	162	37.8%
Hispanic Origin	456	222	48.7%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	32,715	20,869	63.8%
1-Person	11,389	6,195	54.4%
2-Person	11,262	8,396	74.6%
3-Person	4,597	2,911	63.3%
4-Person	3,167	2,003	63.2%
5-Person	1,418	865	61.0%
6-Person	524	295	56.3%
7+ Person	358	204	57.0%

2023 Housing Affordability	
Housing Affordability Index	149
Percent of Income for Mortgage	14.0%

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

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