



Market Profile

Mount Zion village, IL (1751206)
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Geography: Place

Mount Zion vi...

Population Summary	
2010 Total Population	5,947
2020 Total Population	6,019
2020 Group Quarters	71
2023 Total Population	5,797
2023 Group Quarters	71
2028 Total Population	5,624
2023-2028 Annual Rate	-0.60%
2023 Total Daytime Population	4,739
Workers	1,846
Residents	2,893
Household Summary	
2010 Households	2,214
2010 Average Household Size	2.65
2020 Total Households	2,322
2020 Average Household Size	2.56
2023 Households	2,289
2023 Average Household Size	2.50
2028 Households	2,255
2028 Average Household Size	2.46
2023-2028 Annual Rate	-0.30%
2010 Families	1,688
2010 Average Family Size	3.06
2023 Families	1,750
2023 Average Family Size	2.89
2028 Families	1,721
2028 Average Family Size	2.85
2023-2028 Annual Rate	-0.33%
Housing Unit Summary	
2000 Housing Units	2,007
Owner Occupied Housing Units	76.5%
Renter Occupied Housing Units	19.8%
Vacant Housing Units	3.7%
2010 Housing Units	2,340
Owner Occupied Housing Units	74.7%
Renter Occupied Housing Units	19.9%
Vacant Housing Units	5.4%
2020 Housing Units	2,502
Vacant Housing Units	7.2%
2023 Housing Units	2,472
Owner Occupied Housing Units	71.7%
Renter Occupied Housing Units	20.9%
Vacant Housing Units	7.4%
2028 Housing Units	2,420
Owner Occupied Housing Units	73.7%
Renter Occupied Housing Units	19.5%
Vacant Housing Units	6.8%
Median Household Income	
2023	\$82,343
2028	\$94,158
Median Home Value	
2023	\$185,453
2028	\$270,869
Per Capita Income	
2023	\$40,618
2028	\$46,905
Median Age	
2010	38.4
2023	40.4
2028	40.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2023 Households by Income

Household Income Base	2,289
<\$15,000	5.9%
\$15,000 - \$24,999	6.1%
\$25,000 - \$34,999	6.6%
\$35,000 - \$49,999	11.6%
\$50,000 - \$74,999	15.0%
\$75,000 - \$99,999	13.3%
\$100,000 - \$149,999	27.0%
\$150,000 - \$199,999	6.4%
\$200,000+	8.0%
Average Household Income	\$102,814

2028 Households by Income

Household Income Base	2,255
<\$15,000	5.0%
\$15,000 - \$24,999	4.5%
\$25,000 - \$34,999	5.5%
\$35,000 - \$49,999	9.8%
\$50,000 - \$74,999	14.0%
\$75,000 - \$99,999	13.7%
\$100,000 - \$149,999	29.3%
\$150,000 - \$199,999	8.1%
\$200,000+	10.0%
Average Household Income	\$116,927

2023 Owner Occupied Housing Units by Value

Total	1,773
<\$50,000	1.1%
\$50,000 - \$99,999	8.4%
\$100,000 - \$149,999	31.2%
\$150,000 - \$199,999	13.1%
\$200,000 - \$249,999	13.2%
\$250,000 - \$299,999	8.8%
\$300,000 - \$399,999	22.6%
\$400,000 - \$499,999	1.0%
\$500,000 - \$749,999	0.5%
\$750,000 - \$999,999	0.1%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$210,054

2028 Owner Occupied Housing Units by Value

Total	1,783
<\$50,000	0.2%
\$50,000 - \$99,999	3.2%
\$100,000 - \$149,999	15.6%
\$150,000 - \$199,999	10.0%
\$200,000 - \$249,999	15.5%
\$250,000 - \$299,999	13.2%
\$300,000 - \$399,999	40.9%
\$400,000 - \$499,999	0.8%
\$500,000 - \$749,999	0.4%
\$750,000 - \$999,999	0.1%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$261,315

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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2010 Population by Age		Mount Zion vi...
Total		5,948
0 - 4		6.9%
5 - 9		7.7%
10 - 14		7.7%
15 - 24		11.3%
25 - 34		11.6%
35 - 44		13.8%
45 - 54		14.1%
55 - 64		13.1%
65 - 74		7.8%
75 - 84		4.1%
85 +		2.0%
18 +		72.7%
2023 Population by Age		Mount Zion vi...
Total		5,797
0 - 4		6.1%
5 - 9		6.8%
10 - 14		7.1%
15 - 24		11.6%
25 - 34		11.9%
35 - 44		13.3%
45 - 54		11.9%
55 - 64		11.9%
65 - 74		11.7%
75 - 84		5.8%
85 +		1.9%
18 +		75.9%
2028 Population by Age		Mount Zion vi...
Total		5,624
0 - 4		6.2%
5 - 9		6.6%
10 - 14		7.2%
15 - 24		10.8%
25 - 34		12.6%
35 - 44		11.7%
45 - 54		12.9%
55 - 64		11.1%
65 - 74		11.2%
75 - 84		7.3%
85 +		2.3%
18 +		76.0%
2010 Population by Sex		Mount Zion vi...
Males		2,865
Females		3,082
2023 Population by Sex		Mount Zion vi...
Males		2,793
Females		3,004
2028 Population by Sex		Mount Zion vi...
Males		2,678
Females		2,946

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2010 Population by Race/Ethnicity	
Total	5,946
White Alone	96.7%
Black Alone	0.6%
American Indian Alone	0.2%
Asian Alone	0.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.2%
Two or More Races	1.4%
Hispanic Origin	1.3%
Diversity Index	8.8
2020 Population by Race/Ethnicity	
Total	6,019
White Alone	91.7%
Black Alone	1.3%
American Indian Alone	0.1%
Asian Alone	1.8%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.8%
Two or More Races	4.3%
Hispanic Origin	1.7%
Diversity Index	18.5
2023 Population by Race/Ethnicity	
Total	5,797
White Alone	92.2%
Black Alone	0.9%
American Indian Alone	0.2%
Asian Alone	1.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.8%
Two or More Races	4.6%
Hispanic Origin	1.7%
Diversity Index	17.6
2028 Population by Race/Ethnicity	
Total	5,624
White Alone	91.0%
Black Alone	0.9%
American Indian Alone	0.2%
Asian Alone	1.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.8%
Two or More Races	5.5%
Hispanic Origin	1.8%
Diversity Index	19.8
2010 Population by Relationship and Household Type	
Total	5,947
In Households	98.8%
In Family Households	88.2%
Householder	29.2%
Spouse	23.9%
Child	32.5%
Other relative	1.3%
Nonrelative	1.4%
In Nonfamily Households	10.6%
In Group Quarters	1.2%
Institutionalized Population	1.2%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2023 Population 25+ by Educational Attainment	
Total	3,965
Less than 9th Grade	0.6%
9th - 12th Grade, No Diploma	1.3%
High School Graduate	25.8%
GED/Alternative Credential	2.7%
Some College, No Degree	24.8%
Associate Degree	12.3%
Bachelor's Degree	24.0%
Graduate/Professional Degree	8.5%
2023 Population 15+ by Marital Status	
Total	4,635
Never Married	18.4%
Married	66.7%
Widowed	6.9%
Divorced	8.0%
2023 Civilian Population 16+ in Labor Force	
Civilian Population 16+	2,995
Population 16+ Employed	97.5%
Population 16+ Unemployment rate	2.5%
Population 16-24 Employed	18.0%
Population 16-24 Unemployment rate	2.6%
Population 25-54 Employed	60.0%
Population 25-54 Unemployment rate	2.7%
Population 55-64 Employed	16.3%
Population 55-64 Unemployment rate	2.9%
Population 65+ Employed	5.8%
Population 65+ Unemployment rate	0.0%
2023 Employed Population 16+ by Industry	
Total	2,919
Agriculture/Mining	1.9%
Construction	3.2%
Manufacturing	15.6%
Wholesale Trade	0.9%
Retail Trade	11.6%
Transportation/Utilities	9.9%
Information	0.6%
Finance/Insurance/Real Estate	7.8%
Services	44.1%
Public Administration	4.4%
2023 Employed Population 16+ by Occupation	
Total	2,919
White Collar	60.2%
Management/Business/Financial	14.9%
Professional	27.4%
Sales	8.5%
Administrative Support	9.5%
Services	18.3%
Blue Collar	21.5%
Farming/Forestry/Fishing	0.5%
Construction/Extraction	3.7%
Installation/Maintenance/Repair	3.7%
Production	7.0%
Transportation/Material Moving	6.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 12, 2023



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2010 Households by Type	
Total	2,215
Households with 1 Person	20.7%
Households with 2+ People	79.3%
Family Households	76.2%
Husband-wife Families	62.1%
With Related Children	28.3%
Other Family (No Spouse Present)	14.0%
Other Family with Male Householder	3.6%
With Related Children	2.4%
Other Family with Female Householder	10.4%
With Related Children	8.2%
Nonfamily Households	3.1%
All Households with Children	39.5%
Multigenerational Households	2.1%
Unmarried Partner Households	4.7%
Male-female	4.0%
Same-sex	0.7%
2010 Households by Size	
Total	2,214
1 Person Household	20.7%
2 Person Household	36.7%
3 Person Household	17.1%
4 Person Household	17.8%
5 Person Household	5.8%
6 Person Household	1.5%
7 + Person Household	0.5%
2010 Households by Tenure and Mortgage Status	
Total	2,214
Owner Occupied	79.0%
Owned with a Mortgage/Loan	57.1%
Owned Free and Clear	21.9%
Renter Occupied	21.0%
2023 Affordability, Mortgage and Wealth	
Housing Affordability Index	153
Percent of Income for Mortgage	13.5%
Wealth Index	94
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	2,340
Housing Units Inside Urbanized Area	96.7%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	3.3%
2010 Population By Urban/ Rural Status	
Total Population	5,947
Population Inside Urbanized Area	96.8%
Population Inside Urbanized Cluster	0.0%
Rural Population	3.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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Top 3 Tapestry Segments

1.	Home Improvement (4B)
2.	Salt of the Earth (6B)
3.	Workday Drive (4A)

2023 Consumer Spending

Apparel & Services: Total \$	\$4,710,322
Average Spent	\$2,057.81
Spending Potential Index	94
Education: Total \$	\$3,732,094
Average Spent	\$1,630.45
Spending Potential Index	91
Entertainment/Recreation: Total \$	\$8,484,649
Average Spent	\$3,706.71
Spending Potential Index	98
Food at Home: Total \$	\$14,507,343
Average Spent	\$6,337.85
Spending Potential Index	93
Food Away from Home: Total \$	\$8,049,001
Average Spent	\$3,516.38
Spending Potential Index	94
Health Care: Total \$	\$16,736,666
Average Spent	\$7,311.78
Spending Potential Index	99
HH Furnishings & Equipment: Total \$	\$6,554,905
Average Spent	\$2,863.65
Spending Potential Index	97
Personal Care Products & Services: Total \$	\$2,085,596
Average Spent	\$911.14
Spending Potential Index	95
Shelter: Total \$	\$52,788,817
Average Spent	\$23,061.96
Spending Potential Index	93
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,159,400
Average Spent	\$3,127.74
Spending Potential Index	100
Travel: Total \$	\$5,062,963
Average Spent	\$2,211.87
Spending Potential Index	98
Vehicle Maintenance & Repairs: Total \$	\$2,904,880
Average Spent	\$1,269.06
Spending Potential Index	97

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.