



housing

Mount Zion village, IL (1751206)

Geography: Place

Population		Households	
2010 Total Population	5,829	2020 Median Household Income	\$76,551
2020 Total Population	5,903	2025 Median Household Income	\$83,078
2025 Total Population	5,813	2020-2025 Annual Rate	1.65%
2020-2025 Annual Rate	-0.31%		

Housing Units by Occupancy Status and Tenure	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,323	100.0%	2,456	100.0%	2,460	100.0%
Occupied	2,203	94.8%	2,270	92.4%	2,247	91.3%
Owner	1,715	73.8%	1,765	71.9%	1,768	71.9%
Renter	488	21.0%	505	20.6%	479	19.5%
Vacant	120	5.2%	186	7.6%	212	8.6%

Owner Occupied Housing Units by Value	2020		2025	
	Number	Percent	Number	Percent
Total	1,766	100.0%	1,768	100.0%
<\$50,000	63	3.6%	45	2.5%
\$50,000-\$99,999	292	16.5%	227	12.8%
\$100,000-\$149,999	578	32.7%	508	28.7%
\$150,000-\$199,999	228	12.9%	228	12.9%
\$200,000-\$249,999	169	9.6%	183	10.4%
\$250,000-\$299,999	131	7.4%	161	9.1%
\$300,000-\$399,999	207	11.7%	286	16.2%
\$400,000-\$499,999	68	3.9%	92	5.2%
\$500,000-\$749,999	11	0.6%	13	0.7%
\$750,000-\$999,999	1	0.1%	1	0.1%
\$1,000,000-\$1,499,999	18	1.0%	24	1.4%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$145,675	\$172,807
Average Value	\$194,210	\$219,174

Census 2010 Housing Units	Number	Percent
Total	2,323	100.0%
In Urbanized Areas	2,278	98.1%
In Urban Clusters	0	0.0%
Rural Housing Units	45	1.9%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	1,715	100.0%
Owned with a Mortgage/Loan	1,257	73.3%
Owned Free and Clear	458	26.7%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	120	100.0%
For Rent	61	50.8%
Rented- Not Occupied	3	2.5%
For Sale Only	24	20.0%
Sold - Not Occupied	4	3.3%
Seasonal/Recreational/Occasional Use	4	3.3%
For Migrant Workers	0	0.0%
Other Vacant	24	20.0%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,203	1,715	77.8%
15-24	68	6	8.8%
25-34	332	219	66.0%
35-44	465	367	78.9%
45-54	474	398	84.0%
55-64	398	351	88.2%
65-74	265	225	84.9%
75-84	144	117	81.2%
85+	57	32	56.1%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,203	1,715	77.8%
White Alone	2,152	1,688	78.4%
Black/African American Alone	14	6	42.9%
American Indian/Alaska Native	0	0	0.0%
Asian Alone	19	12	63.2%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	4	3	75.0%
Two or More Races	14	6	42.9%
Hispanic Origin	18	12	66.7%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,203	1,715	77.8%
1-Person	443	219	49.4%
2-Person	792	651	82.2%
3-Person	385	324	84.2%
4-Person	403	363	90.1%
5-Person	136	119	87.5%
6-Person	32	28	87.5%
7+ Person	12	11	91.7%

2020 Housing Affordability	
Housing Affordability Index	264
Percent of Income for Mortgage	8.0%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.