



Housing Profile

Mount Zion village, IL (1751206)
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 Geography: Place

Population		Households	
2010 Total Population	5,829	2021 Median Household Income	\$77,153
2021 Total Population	5,898	2026 Median Household Income	\$83,688
2026 Total Population	5,802	2021-2026 Annual Rate	1.64%
2021-2026 Annual Rate	-0.33%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,323	100.0%	2,463	100.0%	2,510	100.0%
Occupied	2,203	94.8%	2,272	92.2%	2,246	89.5%
Owner	1,715	73.8%	1,813	73.6%	1,819	72.5%
Renter	488	21.0%	459	18.6%	427	17.0%
Vacant	120	5.2%	192	7.8%	264	10.5%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	1,812	100.0%	1,820	100.0%
<\$50,000	27	1.5%	9	0.5%
\$50,000-\$99,999	220	12.1%	99	5.4%
\$100,000-\$149,999	536	29.6%	330	18.1%
\$150,000-\$199,999	215	11.9%	180	9.9%
\$200,000-\$249,999	210	11.6%	237	13.0%
\$250,000-\$299,999	199	11.0%	283	15.5%
\$300,000-\$399,999	335	18.5%	603	33.1%
\$400,000-\$499,999	16	0.9%	20	1.1%
\$500,000-\$749,999	28	1.5%	32	1.8%
\$750,000-\$999,999	9	0.5%	8	0.4%
\$1,000,000-\$1,499,999	17	0.9%	19	1.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$178,605	\$259,717
Average Value	\$217,908	\$265,027

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 2021 and 2026.



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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%

2021 Housing Affordability	
Housing Affordability Index	217
Percent of Income for Mortgage	9.7%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.