



# Market Profile

Mount Zion village, IL (1751206)  
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 Geography: Place

Mount Zion vi...

Population Summary	
2000 Total Population	5,125
2010 Total Population	5,829
2021 Total Population	5,898
2021 Group Quarters	72
2026 Total Population	5,802
2021-2026 Annual Rate	-0.33%
2021 Total Daytime Population	5,401
Workers	2,324
Residents	3,077
Household Summary	
2000 Households	1,922
2000 Average Household Size	2.64
2010 Households	2,203
2010 Average Household Size	2.61
2021 Households	2,271
2021 Average Household Size	2.57
2026 Households	2,246
2026 Average Household Size	2.55
2021-2026 Annual Rate	-0.22%
2010 Families	1,693
2010 Average Family Size	3.01
2021 Families	1,696
2021 Average Family Size	2.99
2026 Families	1,669
2026 Average Family Size	2.98
2021-2026 Annual Rate	-0.32%
Housing Unit Summary	
2000 Housing Units	1,991
Owner Occupied Housing Units	76.7%
Renter Occupied Housing Units	19.8%
Vacant Housing Units	3.5%
2010 Housing Units	2,323
Owner Occupied Housing Units	73.8%
Renter Occupied Housing Units	21.0%
Vacant Housing Units	5.2%
2021 Housing Units	2,463
Owner Occupied Housing Units	73.6%
Renter Occupied Housing Units	18.6%
Vacant Housing Units	7.8%
2026 Housing Units	2,510
Owner Occupied Housing Units	72.5%
Renter Occupied Housing Units	17.0%
Vacant Housing Units	10.5%
Median Household Income	
2021	\$77,153
2026	\$83,688
Median Home Value	
2021	\$178,605
2026	\$259,717
Per Capita Income	
2021	\$38,823
2026	\$43,712
Median Age	
2010	37.8
2021	40.0
2026	40.3

**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:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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### 2021 Households by Income

Household Income Base	2,270
<\$15,000	5.0%
\$15,000 - \$24,999	5.8%
\$25,000 - \$34,999	7.5%
\$35,000 - \$49,999	11.4%
\$50,000 - \$74,999	18.8%
\$75,000 - \$99,999	13.3%
\$100,000 - \$149,999	23.9%
\$150,000 - \$199,999	5.2%
\$200,000+	9.1%
Average Household Income	\$98,946

### 2026 Households by Income

Household Income Base	2,246
<\$15,000	4.2%
\$15,000 - \$24,999	5.1%
\$25,000 - \$34,999	6.5%
\$35,000 - \$49,999	10.2%
\$50,000 - \$74,999	18.6%
\$75,000 - \$99,999	13.0%
\$100,000 - \$149,999	25.5%
\$150,000 - \$199,999	6.0%
\$200,000+	10.9%
Average Household Income	\$110,745

### 2021 Owner Occupied Housing Units by Value

Total	1,812
<\$50,000	1.5%
\$50,000 - \$99,999	12.1%
\$100,000 - \$149,999	29.6%
\$150,000 - \$199,999	11.9%
\$200,000 - \$249,999	11.6%
\$250,000 - \$299,999	11.0%
\$300,000 - \$399,999	18.5%
\$400,000 - \$499,999	0.9%
\$500,000 - \$749,999	1.5%
\$750,000 - \$999,999	0.5%
\$1,000,000 - \$1,499,999	0.9%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$217,908

### 2026 Owner Occupied Housing Units by Value

Total	1,820
<\$50,000	0.5%
\$50,000 - \$99,999	5.4%
\$100,000 - \$149,999	18.1%
\$150,000 - \$199,999	9.9%
\$200,000 - \$249,999	13.0%
\$250,000 - \$299,999	15.5%
\$300,000 - \$399,999	33.1%
\$400,000 - \$499,999	1.1%
\$500,000 - \$749,999	1.8%
\$750,000 - \$999,999	0.4%
\$1,000,000 - \$1,499,999	1.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$265,027

**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.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

March 15, 2022



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2010 Population by Age		Mount Zion vi...
Total		5,829
0 - 4		7.1%
5 - 9		7.9%
10 - 14		8.1%
15 - 24		11.4%
25 - 34		11.4%
35 - 44		14.2%
45 - 54		14.7%
55 - 64		12.3%
65 - 74		7.2%
75 - 84		3.9%
85 +		1.9%
18 +		71.7%
2021 Population by Age		
Total		5,899
0 - 4		6.4%
5 - 9		6.5%
10 - 14		6.6%
15 - 24		10.8%
25 - 34		13.1%
35 - 44		12.9%
45 - 54		11.4%
55 - 64		12.8%
65 - 74		11.1%
75 - 84		5.9%
85 +		2.4%
18 +		76.3%
2026 Population by Age		
Total		5,803
0 - 4		6.4%
5 - 9		6.4%
10 - 14		6.8%
15 - 24		10.2%
25 - 34		13.0%
35 - 44		13.2%
45 - 54		11.5%
55 - 64		11.4%
65 - 74		11.1%
75 - 84		7.5%
85 +		2.7%
18 +		76.5%
2010 Population by Sex		
Males		2,791
Females		3,038
2021 Population by Sex		
Males		2,820
Females		3,079
2026 Population by Sex		
Males		2,773
Females		3,030

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity	
Total	5,829
White Alone	96.5%
Black Alone	0.7%
American Indian Alone	0.1%
Asian Alone	1.1%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.2%
Two or More Races	1.3%
Hispanic Origin	1.4%
Diversity Index	9.4
2021 Population by Race/Ethnicity	
Total	5,898
White Alone	95.4%
Black Alone	0.8%
American Indian Alone	0.2%
Asian Alone	1.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	0.3%
Two or More Races	2.2%
Hispanic Origin	1.9%
Diversity Index	12.4
2026 Population by Race/Ethnicity	
Total	5,802
White Alone	94.5%
Black Alone	0.8%
American Indian Alone	0.2%
Asian Alone	1.2%
Pacific Islander Alone	0.1%
Some Other Race Alone	0.4%
Two or More Races	2.7%
Hispanic Origin	2.3%
Diversity Index	14.7
2010 Population by Relationship and Household Type	
Total	5,829
In Households	98.7%
In Family Households	88.5%
Householder	29.0%
Spouse	23.7%
Child	33.4%
Other relative	1.2%
Nonrelative	1.2%
In Nonfamily Households	10.3%
In Group Quarters	1.3%
Institutionalized Population	1.3%
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:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

March 15, 2022



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Mount Zion vi...

## 2021 Population 25+ by Educational Attainment

Total	4,108
Less than 9th Grade	1.1%
9th - 12th Grade, No Diploma	2.4%
High School Graduate	24.4%
GED/Alternative Credential	4.7%
Some College, No Degree	23.9%
Associate Degree	11.2%
Bachelor's Degree	21.8%
Graduate/Professional Degree	10.5%

## 2021 Population 15+ by Marital Status

Total	4,746
Never Married	23.1%
Married	63.0%
Widowed	5.8%
Divorced	8.0%

## 2021 Civilian Population 16+ in Labor Force

Civilian Population 16+	2,987
Population 16+ Employed	95.0%
Population 16+ Unemployment rate	5.0%
Population 16-24 Employed	13.3%
Population 16-24 Unemployment rate	1.6%
Population 25-54 Employed	61.6%
Population 25-54 Unemployment rate	4.2%
Population 55-64 Employed	17.4%
Population 55-64 Unemployment rate	11.5%
Population 65+ Employed	7.6%
Population 65+ Unemployment rate	0.5%

## 2021 Employed Population 16+ by Industry

Total	2,839
Agriculture/Mining	1.1%
Construction	5.9%
Manufacturing	21.2%
Wholesale Trade	3.1%
Retail Trade	10.9%
Transportation/Utilities	6.1%
Information	0.8%
Finance/Insurance/Real Estate	6.1%
Services	40.2%
Public Administration	4.6%

## 2021 Employed Population 16+ by Occupation

Total	2,842
White Collar	65.4%
Management/Business/Financial	16.9%
Professional	27.9%
Sales	13.0%
Administrative Support	7.7%
Services	11.5%
Blue Collar	23.1%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	5.7%
Installation/Maintenance/Repair	2.6%
Production	8.8%
Transportation/Material Moving	5.6%

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March 15, 2022



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2010 Households by Type	
Total	2,203
Households with 1 Person	20.1%
Households with 2+ People	79.9%
Family Households	76.8%
Husband-wife Families	62.7%
With Related Children	29.8%
Other Family (No Spouse Present)	14.2%
Other Family with Male Householder	3.5%
With Related Children	2.3%
Other Family with Female Householder	10.7%
With Related Children	8.5%
Nonfamily Households	3.0%
All Households with Children	41.0%
Multigenerational Households	2.1%
Unmarried Partner Households	4.5%
Male-female	3.8%
Same-sex	0.7%
2010 Households by Size	
Total	2,203
1 Person Household	20.1%
2 Person Household	36.0%
3 Person Household	17.5%
4 Person Household	18.3%
5 Person Household	6.2%
6 Person Household	1.5%
7 + Person Household	0.5%
2010 Households by Tenure and Mortgage Status	
Total	2,203
Owner Occupied	77.8%
Owned with a Mortgage/Loan	57.1%
Owned Free and Clear	20.8%
Renter Occupied	22.2%
2021 Affordability, Mortgage and Wealth	
Housing Affordability Index	217
Percent of Income for Mortgage	9.7%
Wealth Index	117
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	2,323
Housing Units Inside Urbanized Area	98.1%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	1.9%
2010 Population By Urban/ Rural Status	
Total Population	5,829
Population Inside Urbanized Area	98.2%
Population Inside Urbanized Cluster	0.0%
Rural Population	1.8%

**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:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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## Top 3 Tapestry Segments

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

## 2021 Consumer Spending

Apparel & Services: Total \$	\$5,059,265
Average Spent	\$2,227.77
Spending Potential Index	105
Education: Total \$	\$3,841,543
Average Spent	\$1,691.56
Spending Potential Index	98
Entertainment/Recreation: Total \$	\$7,975,140
Average Spent	\$3,511.73
Spending Potential Index	109
Food at Home: Total \$	\$12,995,941
Average Spent	\$5,722.56
Spending Potential Index	105
Food Away from Home: Total \$	\$9,033,860
Average Spent	\$3,977.92
Spending Potential Index	105
Health Care: Total \$	\$15,747,703
Average Spent	\$6,934.26
Spending Potential Index	111
HH Furnishings & Equipment: Total \$	\$5,627,344
Average Spent	\$2,477.91
Spending Potential Index	110
Personal Care Products & Services: Total \$	\$2,187,828
Average Spent	\$963.38
Spending Potential Index	107
Shelter: Total \$	\$47,099,786
Average Spent	\$20,739.67
Spending Potential Index	103
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,016,754
Average Spent	\$2,649.39
Spending Potential Index	111
Travel: Total \$	\$6,279,062
Average Spent	\$2,764.89
Spending Potential Index	109
Vehicle Maintenance & Repairs: Total \$	\$2,743,614
Average Spent	\$1,208.11
Spending Potential Index	109

**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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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