



Housing Profile

Mount Zion village, IL (1751206)
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 Geography: Place

Population		Households	
2010 Total Population	5,947	2023 Median Household Income	\$82,343
2020 Total Population	6,019	2028 Median Household Income	\$94,158
2023 Total Population	5,797	2023-2028 Annual Rate	2.72%
2028 Total Population	5,624		
2023-2028 Annual Rate	-0.60%		

Housing Units by Occupancy Status and Tenure	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,340	100.0%	2,472	100.0%	2,420	100.0%
Occupied	2,214	94.6%	2,289	92.6%	2,255	93.2%
Owner	1,748	74.7%	1,773	71.7%	1,783	73.7%
Renter	466	19.9%	516	20.9%	472	19.5%
Vacant	126	5.4%	183	7.4%	165	6.8%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	1,773	100.0%	1,783	100.0%
<\$50,000	20	1.1%	4	0.2%
\$50,000-\$99,999	149	8.4%	57	3.2%
\$100,000-\$149,999	553	31.2%	278	15.6%
\$150,000-\$199,999	232	13.1%	178	10.0%
\$200,000-\$249,999	234	13.2%	276	15.5%
\$250,000-\$299,999	156	8.8%	236	13.2%
\$300,000-\$399,999	400	22.6%	729	40.9%
\$400,000-\$499,999	18	1.0%	15	0.8%
\$500,000-\$749,999	9	0.5%	8	0.4%
\$750,000-\$999,999	2	0.1%	2	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+	0	0.0%	0	0.0%

Median Value	\$185,453	\$270,869
Average Value	\$210,054	\$261,315

Census 2010 Housing Units	Number	Percent
Total	2,340	100.0%
In Urbanized Areas	2,263	96.7%
In Urban Clusters	0	0.0%
Rural Housing Units	77	3.3%

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	1,748	100.0%
Owned with a Mortgage/Loan	1,264	72.3%
Owned Free and Clear	484	27.7%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	119	100.0%
For Rent	60	50.4%
Rented- Not Occupied	3	2.5%
For Sale Only	22	18.5%
Sold - Not Occupied	3	2.5%
Seasonal/Recreational/Occasional Use	5	4.2%
For Migrant Workers	0	0.0%
Other Vacant	26	21.8%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,211	1,746	79.0%
15-24	67	8	11.9%
25-34	330	221	67.0%
35-44	449	354	78.8%
45-54	447	377	84.3%
55-64	422	376	89.1%
65-74	285	247	86.7%
75-84	152	127	83.6%
85+	59	36	61.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,216	1,748	78.9%
White Alone	2,169	1,725	79.5%
Black/African American Alone	13	5	38.5%
American Indian/Alaska Native	0	0	0.0%
Asian Alone	15	9	60.0%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	4	2	50.0%
Two or More Races	15	7	46.7%
Hispanic Origin	16	9	56.2%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,214	1,747	78.9%
1-Person	457	246	53.8%
2-Person	813	681	83.8%
3-Person	378	319	84.4%
4-Person	393	352	89.6%
5-Person	128	109	85.2%
6-Person	33	29	87.9%
7+ Person	12	11	91.7%

2023 Housing Affordability	
Housing Affordability Index	153
Percent of Income for Mortgage	13.5%

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

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