Executive Summary

Mount Zion village, IL (1751206)
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Geography: Place

	Mount Zion vi...
Population	
2010 Population	5,835
2020 Population	6,019
2025 Population	5,618
2030 Population	5,389
2010-2020 Annual Rate	0.31%
2020-2025 Annual Rate	-1.30%
2025-2030 Annual Rate	-0.83%
2020 Male Population	48.5%
2020 Female Population	51.5%
2020 Median Age	39.9
2025 Male Population	48.9%
2025 Female Population	51.1%
2025 Median Age	41.3

In the identified area, the current year population is 5,618. In 2020, the Census count in the area was 6,019. The rate of change since 2020 was -1.30% annually. The five-year projection for the population in the area is 5,389 representing a change of -0.83% annually from 2025 to 2030. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 41.3, compared to U.S. median age of 39.6.

Race and Ethnicity	
2025 White Alone	91.5%
2025 Black Alone	1.0%
2025 American Indian/Alaska Native Alone	0.2%
2025 Asian Alone	1.5%
2025 Pacific Islander Alone	0.0%
2025 Other Race	0.9%
2025 Two or More Races	4.9%
2025 Hispanic Origin (Any Race)	1.9%

Persons of Hispanic origin represent 1.9% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 19.0 in the identified area, compared to 72.7 for the U.S. as a whole.

Households	
2025 Wealth Index	94
2010 Households	2,205
2020 Households	2,322
2025 Households	2,271
2030 Households	2,230
2010-2020 Annual Rate	0.52%
2020-2025 Annual Rate	-0.42%
2025-2030 Annual Rate	-0.36%
2025 Average Household Size	2.44

The household count in this area has changed from 2,322 in 2020 to 2,271 in the current year, a change of -0.42% annually. The five-year projection of households is 2,230, a change of -0.36% annually from the current year total. Average household size is currently 2.44, compared to 2.56 in the year 2020. The number of families in the current year is 1,604 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income	
2025 Percent of Income for Mortgage	13.3%
Median Household Income	
2025 Median Household Income	$95,883
2030 Median Household Income	$104,219
2025-2030 Annual Rate	1.68%
Average Household Income	
2025 Average Household Income	$113,570
2030 Average Household Income	$124,921
2025-2030 Annual Rate	1.92%
Per Capita Income	
2025 Per Capita Income	$45,967
2030 Per Capita Income	$51,754
2025-2030 Annual Rate	2.40%
GINI Index	
2025 Gini Index	39.3
Households by Income	

Current median household income is $95,883 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $104,219 in five years, compared to $92,476 all U.S. households.

Current average household income is $113,570 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $124,921 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $45,967 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $51,754 in five years, compared to $50,744 for all U.S. households.

Housing	
2025 Housing Affordability Index	147
2010 Total Housing Units	2,325
2010 Owner Occupied Housing Units	1,716
2010 Renter Occupied Housing Units	489
2010 Vacant Housing Units	120
2020 Total Housing Units	2,502
2020 Owner Occupied Housing Units	1,803
2020 Renter Occupied Housing Units	519
2020 Vacant Housing Units	180
2025 Total Housing Units	2,474
2025 Owner Occupied Housing Units	1,806
2025 Renter Occupied Housing Units	465
2025 Vacant Housing Units	203
2030 Total Housing Units	2,407
2030 Owner Occupied Housing Units	1,822
2030 Renter Occupied Housing Units	408
2030 Vacant Housing Units	177
Socioeconomic Status Index	
2025 Socioeconomic Status Index	65.2

Currently, 73.0% of the 2,474 housing units in the area are owner occupied; 18.8%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 2,502 housing units in the area and 7.2% vacant housing units. The annual rate of change in housing units since 2020 is -0.21%. Median home value in the area is $203,387, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 2.86% annually to $234,211.

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