Market Profile

Mount Zion village, IL (1751206)
Mount Zion village, IL (1751206)
Geography: Place

	Mount Zion vi...
Population Summary	
2010 Total Population	5,835
2020 Total Population	6,019
2020 Group Quarters	71
2025 Total Population	5,618
2025 Group Quarters	71
2030 Total Population	5,389
2025-2030 Annual Rate	-0.83%
2025 Total Daytime Population	4,578
Workers	1,797
Residents	2,781
Household Summary	
2010 Households	2,205
2010 Average Household Size	2.61
2020 Total Households	2,322
2020 Average Household Size	2.56
2025 Households	2,271
2025 Average Household Size	2.44
2030 Households	2,230
2030 Average Household Size	2.38
2025-2030 Annual Rate	-0.36%
2010 Families	1,695
2010 Average Family Size	3.01
2025 Families	1,604
2025 Average Family Size	2.95
2030 Families	1,536
2030 Average Family Size	2.93
2025-2030 Annual Rate	-0.86%
Housing Unit Summary	
2000 Housing Units	1,911
Owner Occupied Housing Units	74.4%
Renter Occupied Housing Units	22.0%
Vacant Housing Units	3.6%
2010 Housing Units	2,325
Owner Occupied Housing Units	73.8%
Renter Occupied Housing Units	21.0%
Vacant Housing Units	5.2%
2020 Housing Units	2,502
Owner Occupied Housing Units	72.1%
Renter Occupied Housing Units	20.7%
Vacant Housing Units	7.2%
2025 Housing Units	2,474
Owner Occupied Housing Units	73.0%
Renter Occupied Housing Units	18.8%
Vacant Housing Units	8.2%
2030 Housing Units	2,407
Owner Occupied Housing Units	75.7%
Renter Occupied Housing Units	17.0%
Vacant Housing Units	7.4%

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: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2025 Households by Income	
Household Income Base	2,271
<$15,000	3.3%
$15,000 - $24,999	3.3%
$25,000 - $34,999	6.8%
$35,000 - $49,999	10.4%
$50,000 - $74,999	13.7%
$75,000 - $99,999	14.4%
$100,000 - $149,999	26.6%
$150,000 - $199,999	10.4%
$200,000+	11.1%
Average Household Income	$113,570
2030 Households by Income	
Household Income Base	2,230
<$15,000	3.0%
$15,000 - $24,999	2.7%
$25,000 - $34,999	5.7%
$35,000 - $49,999	8.7%
$50,000 - $74,999	12.9%
$75,000 - $99,999	13.2%
$100,000 - $149,999	27.6%
$150,000 - $199,999	11.8%
$200,000+	14.3%
Average Household Income	$124,921
2025 Owner Occupied Housing Units by Value	
Total	1,806
<$50,000	2.3%
$50,000 - $99,999	7.3%
$100,000 - $149,999	27.6%
$150,000 - $199,999	11.7%
$200,000 - $249,999	17.2%
$250,000 - $299,999	10.4%
$300,000 - $399,999	20.0%
$400,000 - $499,999	2.6%
$500,000 - $749,999	0.8%
$750,000 - $999,999	0.2%
$1,000,000 - $1,499,999	0.0%
$1,500,000 - $1,999,999	0.0%
$2,000,000 +	0.0%
Average Home Value	$217,838
2030 Owner Occupied Housing Units by Value	
Total	1,822
<$50,000	2.0%
$50,000 - $99,999	5.5%
$100,000 - $149,999	20.7%
$150,000 - $199,999	9.6%
$200,000 - $249,999	17.7%
$250,000 - $299,999	13.1%
$300,000 - $399,999	25.5%
$400,000 - $499,999	4.0%
$500,000 - $749,999	1.8%
$750,000 - $999,999	0.1%
$1,000,000 - $1,499,999	0.0%
$1,500,000 - $1,999,999	0.0%
$2,000,000 +	0.0%
Average Home Value	$243,264

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: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	Mount Zion vi...
Median Household Income	
2025	$95,883
2030	$104,219
Median Home Value	
2025	$203,387
2030	$234,211
Per Capita Income	
2025	$45,967
2030	$51,754
Median Age	
2010	37.8
2020	39.9
2025	41.3
2030	42.0
2020 Population by Age	
Total	6,019
0 - 4	5.7%
5 - 9	7.4%
10 - 14	8.4%
15 - 24	11.8%
25 - 34	9.8%
35 - 44	13.8%
45 - 54	13.3%
55 - 64	12.0%
65 - 74	10.3%
75 - 84	5.4%
85 +	2.1%
18 +	74.0%
2025 Population by Age	
Total	5,618
0 - 4	5.5%
5 - 9	6.2%
10 - 14	7.4%
15 - 24	13.0%
25 - 34	10.6%
35 - 44	12.4%
45 - 54	13.5%
55 - 64	11.0%
65 - 74	10.3%
75 - 84	7.3%
85 +	2.7%
18 +	76.3%
2030 Population by Age	
Total	5,389
0 - 4	5.3%
5 - 9	5.8%
10 - 14	6.7%
15 - 24	13.2%
25 - 34	10.4%
35 - 44	12.6%
45 - 54	13.8%
55 - 64	11.0%
65 - 74	10.0%
75 - 84	7.9%
85 +	3.2%
18 +	77.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	Mount Zion vi...
2020 Population by Sex	
Males	2,922
Females	3,097
2025 Population by Sex	
Males	2,746
Females	2,872
2030 Population by Sex	
Males	2,630
Females	2,759
2010 Population by Race/Ethnicity	
Total	5,835
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
2020 Population by Race/Ethnicity	
Total	6,019
White Alone	91.7%
Black Alone	1.3%
American Indian Alone	0.1%
Asian Alone	1.8%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.8%
Two or More Races	4.3%
Hispanic Origin	1.7%
Diversity Index	18.5
2025 Population by Race/Ethnicity	
Total	5,618
White Alone	91.5%
Black Alone	1.0%
American Indian Alone	0.2%
Asian Alone	1.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.9%
Two or More Races	4.9%
Hispanic Origin	1.9%
Diversity Index	19.0
2030 Population by Race/Ethnicity	
Total	5,389
White Alone	90.6%
Black Alone	1.0%
American Indian Alone	0.1%
Asian Alone	1.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.0%
Two or More Races	5.3%
Hispanic Origin	2.0%
Diversity Index	20.8

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: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	Mount Zion vi...
2020 Population by Relationship and Household Type	
Total	6,019
In Households	98.8%
Householder	38.7%
Opposite-Sex Spouse	23.0%
Same-Sex Spouse	0.1%
Opposite-Sex Unmarried Partner	1.8%
Same-Sex Unmarried Partner	0.1%
Biological Child	29.5%
Adopted Child	0.9%
Stepchild	1.6%
Grandchild	1.1%
Brother or Sister	0.3%
Parent	0.4%
Parent-in-law	0.1%
Son-in-law or Daughter-in-law	0.1%
Other Relatives	0.5%
Foster Child	0.0%
Other Nonrelatives	0.8%
In Group Quarters	1.2%
Institutionalized	1.1%
Noninstitutionalized	0.1%
2025 Population 25+ by Educational Attainment	
Total	3,809
Less than 9th Grade	0.6%
9th - 12th Grade, No Diploma	0.9%
High School Graduate	28.9%
GED/Alternative Credential	3.7%
Some College, No Degree	19.7%
Associate Degree	12.0%
Bachelor's Degree	24.0%
Graduate/Professional Degree	10.3%
2025 Population 15+ by Marital Status	
Total	4,542
Never Married	15.3%
Married	69.2%
Widowed	7.5%
Divorced	7.9%
2025 Civilian Population 16+ in Labor Force	
Civilian Population 16+	2,938
Population 16+ Employed	97.6%
Population 16+ Unemployment rate	2.4%
Population 16-24 Employed	19.7%
Population 16-24 Unemployment rate	2.6%
Population 25-54 Employed	59.9%
Population 25-54 Unemployment rate	2.3%
Population 55-64 Employed	14.5%
Population 55-64 Unemployment rate	3.0%
Population 65+ Employed	5.9%
Population 65+ Unemployment rate	0.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2025 Employed Population 16+ by Industry	
Total	2,868
Agriculture/Mining	1.7%
Construction	3.2%
Manufacturing	14.9%
Wholesale Trade	0.9%
Retail Trade	12.1%
Transportation/Utilities	9.3%
Information	0.6%
Finance/Insurance/Real Estate	7.5%
Services	45.7%
Public Administration	4.0%
2025 Employed Population 16+ by Occupation	
Total	2,868
White Collar	61.3%
Management/Business/Financial	16.4%
Professional	27.5%
Sales	8.6%
Administrative Support	8.9%
Services	17.6%
Blue Collar	21.0%
Farming/Forestry/Fishing	0.5%
Construction/Extraction	3.3%
Installation/Maintenance/Repair	3.5%
Production	6.6%
Transportation/Material Moving	7.1%
2020 Households by Type	
Total	2,322
Married Couple Households	59.5%
With Own Children <18	26.1%
Without Own Children <18	33.4%
Cohabitating Couple Households	4.6%
With Own Children <18	1.9%
Without Own Children <18	2.7%
Male Householder, No Spouse/Partner	12.8%
Living Alone	9.6%
65 Years and over	2.8%
With Own Children <18	1.1%
Without Own Children <18, With Relatives	1.6%
No Relatives Present	0.5%
Female Householder, No Spouse/Partner	23.1%
Living Alone	14.5%
65 Years and over	8.1%
With Own Children <18	5.7%
Without Own Children <18, With Relatives	2.7%
No Relatives Present	0.2%
2020 Households by Size	
Total	2,322
1 Person Household	24.1%
2 Person Household	34.6%
3 Person Household	15.2%
4 Person Household	15.0%
5 Person Household	7.5%
6 Person Household	2.4%
7 + Person Household	1.1%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Market Profile

Mount Zion village, IL (1751206)
Mount Zion village, IL (1751206)
Geography: Place

	Mount Zion vi...
2020 Households by Tenure and Mortgage Status	
Total	2,322
Owner Occupied	77.6%
Owned with a Mortgage/Loan	53.8%
Owned Free and Clear	23.8%
Renter Occupied	22.4%
2025 Affordability, Mortgage and Wealth	
Housing Affordability Index	147
Percent of Income for Mortgage	13.3%
Wealth Index	94
2020 Housing Units By Urban/ Rural Status	
Total	2,502
Urban Housing Units	98.0%
Rural Housing Units	2.0%
2020 Population By Urban/ Rural Status	
Total	6,019
Urban Population	97.2%
Rural Population	2.8%

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: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Top 3 Tapestry Segments	
1.	Classic Comfort (K4)
2.	Flourishing Families (H1)
3.	Loyal Locals (K3)
2025 Consumer Spending	
Apparel & Services: Total $	$5,350,306
Average Spent	$2,355.93
Spending Potential Index	96
Education: Total $	$3,916,548
Average Spent	$1,724.59
Spending Potential Index	97
Entertainment/Recreation: Total $	$9,285,662
Average Spent	$4,088.80
Spending Potential Index	100
Food at Home: Total $	$16,326,469
Average Spent	$7,189.11
Spending Potential Index	97
Food Away from Home: Total $	$8,942,387
Average Spent	$3,937.64
Spending Potential Index	95
Health Care: Total $	$18,169,579
Average Spent	$8,000.70
Spending Potential Index	103
HH Furnishings & Equipment: Total $	$6,649,137
Average Spent	$2,927.85
Spending Potential Index	101
Personal Care Products & Services: Total $	$2,339,003
Average Spent	$1,029.94
Spending Potential Index	98
Shelter: Total $	$55,883,781
Average Spent	$24,607.57
Spending Potential Index	92
Support Payments/Cash Contributions/Gifts in Kind: Total $	$7,640,043
Average Spent	$3,364.18
Spending Potential Index	102
Travel: Total $	$8,001,441
Average Spent	$3,523.31
Spending Potential Index	98
Vehicle Maintenance & Repairs: Total $	$3,018,598
Average Spent	$1,329.19
Spending Potential Index	99

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 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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