



Executive Summary

Elgin, Illinois
Rings: 1, 3, 5 mile radii

Elgin Development Group a division of the Elgin Area Chamber
31 S. Grove Street, Elgin, IL 60120
elgindevelopment.com | 847-741-5663

Latitude: 42.0396
Longitude: -88.2832

	1 mile	3 mile	5 mile
Population			
2000 Population	26,572	91,377	144,682
2010 Population	25,513	98,204	172,059
2018 Population	26,750	101,786	178,958
2023 Population	27,432	103,636	184,059
2000-2010 Annual Rate	-0.41%	0.72%	1.75%
2010-2018 Annual Rate	0.58%	0.44%	0.48%
2018-2023 Annual Rate	0.50%	0.36%	0.56%
2018 Male Population	51.0%	50.0%	49.7%
2018 Female Population	49.0%	50.0%	50.3%
2018 Median Age	29.7	33.4	35.6

In the identified area, the current year population is 178,958. In 2010, the Census count in the area was 172,059. The rate of change since 2010 was 0.48% annually. The five-year projection for the population in the area is 184,059 representing a change of 0.56% annually from 2018 to 2023. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 29.7, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	56.1%	62.3%	67.1%
2018 Black Alone	9.2%	7.3%	5.5%
2018 American Indian/Alaska Native Alone	1.9%	1.4%	1.0%
2018 Asian Alone	2.1%	6.2%	10.1%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	25.8%	18.7%	12.8%
2018 Two or More Races	4.9%	4.0%	3.6%
2018 Hispanic Origin (Any Race)	63.9%	49.1%	34.5%

Persons of Hispanic origin represent 34.5% of the population in the identified area compared to 18.3% 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 74.6 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	8,139	30,765	49,434
2010 Households	7,655	31,988	57,623
2018 Total Households	7,998	32,935	59,646
2023 Total Households	8,197	33,479	61,291
2000-2010 Annual Rate	-0.61%	0.39%	1.54%
2010-2018 Annual Rate	0.53%	0.35%	0.42%
2018-2023 Annual Rate	0.49%	0.33%	0.55%
2018 Average Household Size	3.30	3.03	2.96

The household count in this area has changed from 57,623 in 2010 to 59,646 in the current year, a change of 0.42% annually. The five-year projection of households is 61,291, a change of 0.55% annually from the current year total. Average household size is currently 2.96, compared to 2.95 in the year 2010. The number of families in the current year is 43,222 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2018 Median Household Income	\$47,857	\$58,996	\$74,628
2023 Median Household Income	\$51,553	\$63,492	\$79,553
2018-2023 Annual Rate	1.50%	1.48%	1.29%
Average Household Income			
2018 Average Household Income	\$61,382	\$75,665	\$91,739
2023 Average Household Income	\$68,378	\$84,163	\$102,029
2018-2023 Annual Rate	2.18%	2.15%	2.15%
Per Capita Income			
2018 Per Capita Income	\$18,882	\$24,847	\$31,074
2023 Per Capita Income	\$20,956	\$27,524	\$34,475
2018-2023 Annual Rate	2.11%	2.07%	2.10%

Current median household income is \$74,628 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$79,553 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$91,739 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$102,029 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$31,074 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$34,475 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	8,503	31,863	50,996
2000 Owner Occupied Housing Units	4,156	21,358	37,982
2000 Renter Occupied Housing Units	3,983	9,408	11,452
2000 Vacant Housing Units	364	1,097	1,562
2010 Total Housing Units	8,562	34,542	61,295
2010 Owner Occupied Housing Units	3,616	21,306	43,813
2010 Renter Occupied Housing Units	4,039	10,682	13,810
2010 Vacant Housing Units	907	2,554	3,672
2018 Total Housing Units	9,011	35,790	63,517
2018 Owner Occupied Housing Units	3,221	20,264	43,152
2018 Renter Occupied Housing Units	4,778	12,671	16,493
2018 Vacant Housing Units	1,013	2,855	3,871
2023 Total Housing Units	9,323	36,717	65,754
2023 Owner Occupied Housing Units	3,364	20,848	44,409
2023 Renter Occupied Housing Units	4,833	12,631	16,882
2023 Vacant Housing Units	1,126	3,238	4,463

Currently, 67.9% of the 63,517 housing units in the area are owner occupied; 26.0%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 61,295 housing units in the area - 71.5% owner occupied, 22.5% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 1.60%. Median home value in the area is \$227,568, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.14% annually to \$252,986.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.