



# Housing Profile

Elgin, Illinois  
Ring: 1 mile radius

The 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

Population		Households	
2010 Total Population	25,513	2018 Median Household Income	\$47,857
2018 Total Population	26,750	2023 Median Household Income	\$51,553
2023 Total Population	27,432	2018-2023 Annual Rate	1.50%
2018-2023 Annual Rate	0.50%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	8,562	100.0%	9,011	100.0%	9,323	100.0%
Occupied	7,655	89.4%	7,999	88.8%	8,197	87.9%
Owner	3,616	42.2%	3,221	35.7%	3,364	36.1%
Renter	4,039	47.2%	4,778	53.0%	4,833	51.8%
Vacant	907	10.6%	1,013	11.2%	1,126	12.1%

Owner Occupied Housing Units by Value	2018		2023	
	Number	Percent	Number	Percent
Total	3,222	100.0%	3,365	100.0%
<\$50,000	49	1.5%	37	1.1%
\$50,000-\$99,999	270	8.4%	205	6.1%
\$100,000-\$149,999	851	26.4%	759	22.6%
\$150,000-\$199,999	1,125	34.9%	1,167	34.7%
\$200,000-\$249,999	524	16.3%	612	18.2%
\$250,000-\$299,999	187	5.8%	245	7.3%
\$300,000-\$399,999	155	4.8%	225	6.7%
\$400,000-\$499,999	33	1.0%	63	1.9%
\$500,000-\$749,999	28	0.9%	52	1.5%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$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	\$169,600		\$179,199	
Average Value	\$180,214		\$196,159	

Census 2010 Housing Units	Number	Percent
Total	8,562	100.0%
In Urbanized Areas	8,562	100.0%
In Urban Clusters	0	0.0%
Rural Housing Units	0	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



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Census 2010 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	3,616	100.0%
Owned with a Mortgage/Loan	2,968	82.1%
Owned Free and Clear	648	17.9%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	900	100.0%
For Rent	351	39.0%
Rented- Not Occupied	14	1.6%
For Sale Only	202	22.4%
Sold - Not Occupied	33	3.7%
Seasonal/Recreational/Occasional Use	15	1.7%
For Migrant Workers	0	0.0%
Other Vacant	285	31.7%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	7,655	3,617	47.3%
15-24	418	52	12.4%
25-34	1,600	480	30.0%
35-44	1,788	830	46.4%
45-54	1,638	948	57.9%
55-64	1,225	738	60.2%
65-74	544	315	57.9%
75-84	289	169	58.5%
85+	153	85	55.6%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	7,656	3,617	47.2%
White Alone	4,938	2,649	53.6%
Black/African American	844	175	20.7%
American Indian/Alaska	107	53	49.5%
Asian Alone	163	76	46.6%
Pacific Islander Alone	2	2	100.0%
Other Race Alone	1,360	575	42.3%
Two or More Races	242	87	36.0%
Hispanic Origin	3,448	1,463	42.4%

Census 2010 Occupied Housing Units by Size and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	7,656	3,616	47.2%
1-Person	1,847	592	32.1%
2-Person	1,679	928	55.3%
3-Person	1,117	533	47.7%
4-Person	1,110	545	49.1%
5-Person	793	388	48.9%
6-Person	469	259	55.2%
7+ Person	641	371	57.9%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



# Housing Profile

Elgin, Illinois  
Ring: 3 mile radius

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Latitude: 42.0396  
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Population		Households	
2010 Total Population	98,204	2018 Median Household Income	\$58,996
2018 Total Population	101,786	2023 Median Household Income	\$63,492
2023 Total Population	103,636	2018-2023 Annual Rate	1.48%
2018-2023 Annual Rate	0.36%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	34,542	100.0%	35,790	100.0%	36,717	100.0%
Occupied	31,988	92.6%	32,935	92.0%	33,479	91.2%
Owner	21,306	61.7%	20,264	56.6%	20,848	56.8%
Renter	10,682	30.9%	12,671	35.4%	12,631	34.4%
Vacant	2,554	7.4%	2,855	8.0%	3,238	8.8%

Owner Occupied Housing Units by Value	2018		2023	
	Number	Percent	Number	Percent
Total	20,264	100.0%	20,848	100.0%
<\$50,000	502	2.5%	362	1.7%
\$50,000-\$99,999	1,212	6.0%	868	4.2%
\$100,000-\$149,999	3,864	19.1%	3,244	15.6%
\$150,000-\$199,999	5,680	28.0%	5,412	26.0%
\$200,000-\$249,999	3,569	17.6%	3,781	18.1%
\$250,000-\$299,999	2,406	11.9%	2,784	13.4%
\$300,000-\$399,999	1,682	8.3%	2,238	10.7%
\$400,000-\$499,999	717	3.5%	1,070	5.1%
\$500,000-\$749,999	568	2.8%	975	4.7%
\$750,000-\$999,999	35	0.2%	72	0.3%
\$1,000,000-\$1,499,999	19	0.1%	27	0.1%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	10	0.0%	15	0.1%
Median Value	\$190,088		\$207,115	
Average Value	\$216,559		\$242,122	

Census 2010 Housing Units	Number	Percent
Total	34,542	100.0%
In Urbanized Areas	34,542	100.0%
In Urban Clusters	0	0.0%
Rural Housing Units	0	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



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Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	21,306	100.0%
Owned with a Mortgage/Loan	17,128	80.4%
Owned Free and Clear	4,178	19.6%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	2,570	100.0%
For Rent	883	34.4%
Rented- Not Occupied	41	1.6%
For Sale Only	769	29.9%
Sold - Not Occupied	76	3.0%
Seasonal/Recreational/Occasional Use	86	3.3%
For Migrant Workers	0	0.0%
Other Vacant	715	27.8%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	31,988	21,307	66.6%
15-24	1,162	190	16.4%
25-34	6,071	2,953	48.6%
35-44	7,118	4,601	64.6%
45-54	6,993	5,109	73.1%
55-64	5,478	4,333	79.1%
65-74	2,755	2,200	79.9%
75-84	1,644	1,335	81.2%
85+	767	586	76.4%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	31,987	21,306	66.6%
White Alone	23,041	16,713	72.5%
Black/African American	2,569	763	29.7%
American Indian/Alaska	316	186	58.9%
Asian Alone	1,586	1,255	79.1%
Pacific Islander Alone	6	6	100.0%
Other Race Alone	3,731	1,992	53.4%
Two or More Races	738	391	53.0%
Hispanic Origin	9,997	5,505	55.1%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	31,988	21,307	66.6%
1-Person	7,323	4,303	58.8%
2-Person	8,760	6,463	73.8%
3-Person	4,971	3,323	66.8%
4-Person	4,673	3,088	66.1%
5-Person	2,952	1,904	64.5%
6-Person	1,562	1,043	66.8%
7+ Person	1,747	1,183	67.7%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



# Housing Profile

Elgin, Illinois  
Ring: 5 mile radius

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Latitude: 42.0396  
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Population		Households	
2010 Total Population	172,059	2018 Median Household Income	\$74,628
2018 Total Population	178,958	2023 Median Household Income	\$79,553
2023 Total Population	184,059	2018-2023 Annual Rate	1.29%
2018-2023 Annual Rate	0.56%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	61,295	100.0%	63,517	100.0%	65,754	100.0%
Occupied	57,623	94.0%	59,645	93.9%	61,291	93.2%
Owner	43,813	71.5%	43,152	67.9%	44,409	67.5%
Renter	13,810	22.5%	16,493	26.0%	16,882	25.7%
Vacant	3,672	6.0%	3,871	6.1%	4,463	6.8%

Owner Occupied Housing Units by Value	2018		2023	
	Number	Percent	Number	Percent
Total	43,151	100.0%	44,410	100.0%
<\$50,000	1,111	2.6%	799	1.8%
\$50,000-\$99,999	1,629	3.8%	1,122	2.5%
\$100,000-\$149,999	5,092	11.8%	4,073	9.2%
\$150,000-\$199,999	9,664	22.4%	8,576	19.3%
\$200,000-\$249,999	7,399	17.1%	7,257	16.3%
\$250,000-\$299,999	5,913	13.7%	6,330	14.3%
\$300,000-\$399,999	7,056	16.4%	8,531	19.2%
\$400,000-\$499,999	2,957	6.9%	4,015	9.0%
\$500,000-\$749,999	1,921	4.5%	3,064	6.9%
\$750,000-\$999,999	207	0.5%	363	0.8%
\$1,000,000-\$1,499,999	134	0.3%	188	0.4%
\$1,500,000-\$1,999,999	11	0.0%	16	0.0%
\$2,000,000+	57	0.1%	76	0.2%
Median Value	\$227,568		\$252,986	
Average Value	\$261,072		\$291,530	

Census 2010 Housing Units	Number	Percent
Total	61,295	100.0%
In Urbanized Areas	61,133	99.7%
In Urban Clusters	0	0.0%
Rural Housing Units	162	0.3%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



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Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	43,812	100.0%
Owned with a Mortgage/Loan	36,112	82.4%
Owned Free and Clear	7,700	17.6%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	3,672	100.0%
For Rent	1,118	30.4%
Rented- Not Occupied	53	1.4%
For Sale Only	1,214	33.1%
Sold - Not Occupied	141	3.8%
Seasonal/Recreational/Occasional Use	183	5.0%
For Migrant Workers	0	0.0%
Other Vacant	963	26.2%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	57,623	43,812	76.0%
15-24	1,492	332	22.3%
25-34	10,007	6,176	61.7%
35-44	13,517	10,304	76.2%
45-54	13,217	10,733	81.2%
55-64	10,069	8,587	85.3%
65-74	5,233	4,448	85.0%
75-84	2,889	2,371	82.1%
85+	1,199	861	71.8%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	57,623	43,813	76.0%
White Alone	44,257	35,484	80.2%
Black/African American	3,317	1,258	37.9%
American Indian/Alaska	393	244	62.1%
Asian Alone	4,066	3,592	88.3%
Pacific Islander Alone	13	13	100.0%
Other Race Alone	4,491	2,555	56.9%
Two or More Races	1,086	667	61.4%
Hispanic Origin	12,394	7,354	59.3%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	57,624	43,813	76.0%
1-Person	12,267	8,166	66.6%
2-Person	16,869	13,782	81.7%
3-Person	9,433	7,324	77.6%
4-Person	9,419	7,408	78.6%
5-Person	5,061	3,813	75.3%
6-Person	2,350	1,720	73.2%
7+ Person	2,225	1,600	71.9%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.