



Executive Summary

Rings: 1, 3, 5 mile radii

4807 Lincoln Hwy, Matteson, IL 60443, USA

Latitude: 41.5057

Longitude: -87.7331

	1 mile	3 mile	5 mile
Population			
2010 Population	4,762	55,785	153,059
2020 Population	4,821	54,955	151,336
2023 Population	4,740	54,366	150,326
2028 Population	4,629	53,932	148,724
2010-2020 Annual Rate	0.12%	-0.15%	-0.11%
2020-2023 Annual Rate	-0.52%	-0.33%	-0.21%
2023-2028 Annual Rate	-0.47%	-0.16%	-0.21%
2020 Male Population	45.6%	45.3%	46.1%
2020 Female Population	54.4%	54.7%	53.9%
2020 Median Age	43.9	42.7	40.9
2023 Male Population	46.8%	46.1%	46.8%
2023 Female Population	53.2%	53.9%	53.2%
2023 Median Age	41.9	42.3	40.5

In the identified area, the current year population is 150,326. In 2020, the Census count in the area was 151,336. The rate of change since 2020 was -0.21% annually. The five-year projection for the population in the area is 148,724 representing a change of -0.21% annually from 2023 to 2028. Currently, the population is 46.8% male and 53.2% female.

Median Age

The median age in this area is 40.5, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	8.7%	12.8%	27.2%
2023 Black Alone	83.7%	77.6%	58.2%
2023 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2023 Asian Alone	1.2%	1.1%	1.4%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	2.7%	3.4%	6.1%
2023 Two or More Races	3.5%	4.9%	6.5%
2023 Hispanic Origin (Any Race)	4.5%	6.7%	11.9%

Persons of Hispanic origin represent 11.9% of the population in the identified area compared to 19.4% 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 66.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	95	91	100
2010 Households	1,739	20,484	55,659
2020 Households	1,847	20,702	56,542
2023 Households	1,826	20,577	56,437
2028 Households	1,814	20,712	56,653
2010-2020 Annual Rate	0.60%	0.11%	0.16%
2020-2023 Annual Rate	-0.35%	-0.19%	-0.06%
2023-2028 Annual Rate	-0.13%	0.13%	0.08%
2023 Average Household Size	2.54	2.60	2.63

The household count in this area has changed from 56,542 in 2020 to 56,437 in the current year, a change of -0.06% annually. The five-year projection of households is 56,653, a change of 0.08% annually from the current year total. Average household size is currently 2.63, compared to 2.64 in the year 2020. The number of families in the current year is 38,730 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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

June 17, 2024



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Mortgage Income			
2023 Percent of Income for Mortgage	16.7%	15.4%	16.5%
Median Household Income			
2023 Median Household Income	\$86,567	\$76,610	\$76,158
2028 Median Household Income	\$97,454	\$84,167	\$83,672
2023-2028 Annual Rate	2.40%	1.90%	1.90%
Average Household Income			
2023 Average Household Income	\$101,048	\$95,415	\$99,896
2028 Average Household Income	\$116,163	\$108,661	\$113,293
2023-2028 Annual Rate	2.83%	2.63%	2.55%
Per Capita Income			
2023 Per Capita Income	\$37,397	\$36,295	\$37,634
2028 Per Capita Income	\$43,708	\$41,930	\$43,304
2023-2028 Annual Rate	3.17%	2.93%	2.85%
GINI Index			
2023 Gini Index	38.7	39.5	40.1

Households by Income

Current median household income is \$76,158 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$83,672 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$99,896 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$113,293 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$37,634 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$43,304 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	103	115	110
2010 Total Housing Units	1,815	22,006	60,225
2010 Owner Occupied Housing Units	1,349	15,987	42,694
2010 Renter Occupied Housing Units	390	4,497	12,965
2010 Vacant Housing Units	76	1,522	4,566
2020 Total Housing Units	1,963	22,353	60,862
2020 Owner Occupied Housing Units	1,360	14,989	40,997
2020 Renter Occupied Housing Units	487	5,713	15,545
2020 Vacant Housing Units	128	1,642	4,350
2023 Total Housing Units	1,954	22,268	61,004
2023 Owner Occupied Housing Units	1,472	15,640	42,661
2023 Renter Occupied Housing Units	354	4,937	13,776
2023 Vacant Housing Units	128	1,691	4,567
2028 Total Housing Units	1,960	22,540	61,638
2028 Owner Occupied Housing Units	1,494	16,015	43,408
2028 Renter Occupied Housing Units	321	4,697	13,245
2028 Vacant Housing Units	146	1,828	4,985
Socioeconomic Status Index			
2023 Socioeconomic Status Index	48.7	49.2	48.8

Currently, 69.9% of the 61,004 housing units in the area are owner occupied; 22.6%, renter occupied; and 7.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 60,862 housing units in the area and 7.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.07%. Median home value in the area is \$209,401, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.53% annually to \$261,297.

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