



Executive Summary

Drive Times: 5, 10, 15 drive time minute radii

4807 211th St, Matteson, IL 60443, USA

Latitude: 41.5056

Longitude: -87.7331

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	16,908	102,830	281,252
2020 Population	16,618	101,185	273,520
2023 Population	16,437	100,068	271,626
2028 Population	16,655	98,748	268,855
2010-2020 Annual Rate	-0.17%	-0.16%	-0.28%
2020-2023 Annual Rate	-0.34%	-0.34%	-0.21%
2023-2028 Annual Rate	0.26%	-0.27%	-0.20%
2020 Male Population	45.2%	45.7%	47.1%
2020 Female Population	54.8%	54.3%	52.9%
2020 Median Age	41.2	41.5	40.1
2023 Male Population	46.5%	46.3%	47.6%
2023 Female Population	53.5%	53.7%	52.4%
2023 Median Age	39.2	41.3	39.6

In the identified area, the current year population is 271,626. In 2020, the Census count in the area was 273,520. The rate of change since 2020 was -0.21% annually. The five-year projection for the population in the area is 268,855 representing a change of -0.20% annually from 2023 to 2028. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 39.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	8.9%	20.5%	35.5%
2023 Black Alone	82.8%	67.3%	47.0%
2023 American Indian/Alaska Native Alone	0.3%	0.3%	0.5%
2023 Asian Alone	1.0%	1.1%	1.8%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	2.8%	4.9%	7.7%
2023 Two or More Races	4.2%	5.8%	7.5%
2023 Hispanic Origin (Any Race)	5.4%	9.5%	15.3%

Persons of Hispanic origin represent 15.3% 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 73.4 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	82	96	96
2010 Households	5,914	37,280	100,664
2020 Households	6,159	37,772	101,137
2023 Households	6,181	37,617	101,112
2028 Households	6,359	37,721	101,628
2010-2020 Annual Rate	0.41%	0.13%	0.05%
2020-2023 Annual Rate	0.11%	-0.13%	-0.01%
2023-2028 Annual Rate	0.57%	0.06%	0.10%
2023 Average Household Size	2.62	2.62	2.66

The household count in this area has changed from 101,137 in 2020 to 101,112 in the current year, a change of -0.01% annually. The five-year projection of households is 101,628, a change of 0.10% annually from the current year total. Average household size is currently 2.66, compared to 2.67 in the year 2020. The number of families in the current year is 70,125 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	16.5%	16.0%	17.6%
Median Household Income			
2023 Median Household Income	\$79,143	\$76,407	\$72,148
2028 Median Household Income	\$90,180	\$83,713	\$80,398
2023-2028 Annual Rate	2.65%	1.84%	2.19%
Average Household Income			
2023 Average Household Income	\$94,734	\$97,784	\$97,558
2028 Average Household Income	\$109,100	\$110,665	\$110,921
2023-2028 Annual Rate	2.86%	2.51%	2.60%
Per Capita Income			
2023 Per Capita Income	\$35,476	\$36,756	\$36,441
2028 Per Capita Income	\$41,436	\$42,264	\$42,072
2023-2028 Annual Rate	3.15%	2.83%	2.92%
GINI Index			
2023 Gini Index	39.3	40.2	40.4

Households by Income

Current median household income is \$72,148 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$80,398 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$97,558 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$110,921 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$36,441 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$42,072 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	107	113	104
2010 Total Housing Units	6,290	40,386	109,065
2010 Owner Occupied Housing Units	4,375	29,022	76,332
2010 Renter Occupied Housing Units	1,539	8,257	24,332
2010 Vacant Housing Units	376	3,106	8,401
2020 Total Housing Units	6,600	40,718	109,256
2020 Owner Occupied Housing Units	4,207	27,497	73,057
2020 Renter Occupied Housing Units	1,952	10,275	28,080
2020 Vacant Housing Units	471	2,974	8,035
2023 Total Housing Units	6,618	40,655	109,638
2023 Owner Occupied Housing Units	4,589	28,499	75,844
2023 Renter Occupied Housing Units	1,592	9,118	25,268
2023 Vacant Housing Units	437	3,038	8,526
2028 Total Housing Units	6,777	41,044	110,768
2028 Owner Occupied Housing Units	4,841	29,002	77,334
2028 Renter Occupied Housing Units	1,518	8,719	24,294
2028 Vacant Housing Units	418	3,323	9,140
Socioeconomic Status Index			
2023 Socioeconomic Status Index	49.7	48.6	47.7

Currently, 69.2% of the 109,638 housing units in the area are owner occupied; 23.0%, renter occupied; and 7.8% 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 109,256 housing units in the area and 7.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.11%. Median home value in the area is \$211,195, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.37% annually to \$261,549.

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