

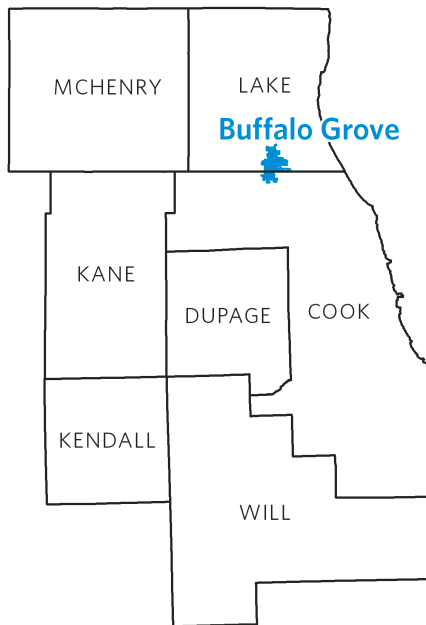


Buffalo Grove

Community Data Snapshot

Municipality Series

June 2026 Release



About the Community Data Snapshots

The Community Data Snapshots is a series of data profiles for every county, municipality, and Chicago Community Area (CCA) within the [Chicago Metropolitan Agency for Planning \(CMAP\)](#) seven-county northeastern Illinois region. The snapshots primarily feature data from the [American Community Survey \(ACS\) five-year estimates](#). All data sources are noted beneath each table.

CMAP publishes updated Community Data Snapshots annually, usually in July. The latest version can always be found on the CMAP website at cmap.illinois.gov/data/community-snapshots. Current and historical snapshot data is available in table format at the [CMAP Data Hub](#). Please direct any questions to info@cmap.illinois.gov.

To improve the Community Data Snapshots in the future, CMAP wants to hear from you! **Please take a quick survey** to describe how you use this data and what you would like to see in next year's snapshots.

User Notes

Definitions

For data derived from the ACS, the Community Data Snapshots uses terminology based on the [ACS subject definitions](#).

Margins of Error

The ACS is a sample-based data product. Exercise caution when using data from low-population communities, as the margins of error are often large compared to the estimates. For more details, please refer to the [ACS sample size and data quality methodology](#).

Regional Values

Regional values are estimated by aggregating ACS data for the seven counties that compose the CMAP region. These counties are Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will.

Median Values

The Census Bureau encourages users to aggregate small levels of geographies into larger areas to estimate median values for those areas. Median values for the aggregated geographies (CCAs and the CMAP region) are estimated from the [grouped frequency distributions](#) reported in the ACS.

Municipalities Located in Multiple Counties

County data is presented for the CMAP county containing the largest portion of the municipality's population, as of the 2020 decennial census.

Municipalities That Extend Beyond the CMAP Region

Values derived from CMAP analyses are generally restricted to geographies that fall within the CMAP regional boundaries. Specifically, values in the General Land Use, Equalized Assessed Value, and Water Supply tables only represent the portion of each municipality that falls within the seven-county CMAP region. This snapshot is for Buffalo Grove, which does *not* extend beyond the CMAP region.

Comparing ACS Data Across Past Community Data Snapshots

When using multiple releases of the CDS, please take care not to compare overlapping ACS 5-year estimates. The Census Bureau provides [specific guidance](#) for when it is appropriate to compare ACS data across time. Please contact CMAP staff at info@cmap.illinois.gov if you have additional questions.

Population and Households

The population and household tables include general demographic, social, and economic characteristics summarized for Buffalo Grove.

General Population Characteristics, 2024

	Buffalo Grove	Lake County	CMAP Region
Total Population	42,891	714,223	8,495,320
Total Households	16,213	258,455	3,301,388
Average Household Size	2.6	2.7	2.5
Percent Population Change, 2000-10	-3.3	9.2	3.5
Percent Population Change, 2010-24	3.4	1.5	0.8
Percent Population Change, 2000-24	-0.0	10.8	4.3

Source: 2000 and 2010 Census, 2020-2024 American Community Survey five-year estimates.

Race and Ethnicity, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	24,954	58.2	401,332	56.2	4,070,419	47.9
Hispanic or Latino (of Any Race)	2,478	5.8	177,631	24.9	2,106,868	24.8
Black (Non-Hispanic)	1,443	3.4	45,196	6.3	1,341,618	15.8
Asian (Non-Hispanic)	12,755	29.7	61,505	8.6	668,971	7.9
Other/Multiple Races (Non-Hispanic)	1,261	2.9	28,559	4.0	307,444	3.6

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	1,888	4.4	37,967	5.3	462,655	5.4
5 to 19	9,373	21.9	150,631	21.1	1,610,678	19.0
20 to 34	5,879	13.7	131,530	18.4	1,751,152	20.6
35 to 49	10,220	23.8	138,013	19.3	1,707,049	20.1
50 to 64	8,757	20.4	143,290	20.1	1,612,962	19.0
65 to 74	4,194	9.8	67,898	9.5	803,224	9.5
75 to 84	1,914	4.5	32,258	4.5	388,880	4.6
85 and Over	666	1.6	12,636	1.8	158,720	1.9
Median Age	42.0		39.1		38.5	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	928	3.2	44,725	9.4	608,225	10.3
High School Diploma or Equivalent	2,819	9.6	93,189	19.6	1,287,338	21.9
Some College, No Degree	3,579	12.2	79,209	16.7	1,039,489	17.7
Associate's Degree	1,892	6.4	31,437	6.6	417,149	7.1
Bachelor's Degree	11,053	37.6	130,975	27.6	1,493,459	25.4
Graduate or Professional Degree	9,130	31.1	95,774	20.1	1,042,387	17.7

Source: 2020-2024 American Community Survey five-year estimates.
 *Highest degree or level of school completed by an individual.

Universe: Population 25 years and older

Nativity, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	26,545	61.9	572,508	80.2	6,804,818	80.1
Foreign Born	16,346	38.1	141,715	19.8	1,690,502	19.9

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Language Spoken at Home and Ability to Speak English, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	22,392	54.6	463,738	68.6	5,427,887	67.6
Spanish	1,786	4.4	128,317	19.0	1,526,595	19.0
Russian, Polish, or other Slavic Languages	5,507	13.4	20,709	3.1	288,316	3.6
Chinese (incl. Mandarin, Cantonese)	1,384	3.4	7,641	1.1	93,083	1.2
Tagalog (incl. Filipino)	407	1.0	7,288	1.1	76,863	1.0
Arabic	101	0.2	1,482	0.2	65,592	0.8
Korean	1,349	3.3	4,607	0.7	36,471	0.5
Other Asian Languages	3,653	8.9	13,618	2.0	119,487	1.5
Other Indo-European Languages	4,071	9.9	26,337	3.9	336,581	4.2
Other/Unspecified Languages	353	0.9	2,519	0.4	61,790	0.8
TOTAL NON-ENGLISH	18,611	45.4	212,518	31.4	2,604,778	32.4
Speak English Less than "Very Well"*	5,695	13.9	71,963	10.6	979,229	12.2

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Population 5 years and older

*For people who speak a language other than English at home, the ACS asks whether they speak English "very well," "well," "not well," or "not at all."

Population with a Disability, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Number of People with a Disability	3,050	7.1	68,433	9.6	900,445	10.6
One Type of Disability Only	1,638	3.8	38,440	5.4	486,435	5.7
Two or More Types of Disability	1,412	3.3	29,993	4.2	414,010	4.9

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Disability by Type, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Hearing Difficulty	736	1.7	19,254	2.7	214,075	2.5
Vision Difficulty	569	1.3	13,057	1.8	171,275	2.0
Cognitive Difficulty	1,231	2.9	26,187	3.7	334,479	3.9
Ambulatory Difficulty	1,322	3.1	29,875	4.2	437,316	5.1
Self-Care Difficulty	481	1.1	12,459	1.7	171,243	2.0
Independent Living Difficulty^{†*}	1,105	3.4	22,658	4.3	336,594	5.1

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Learn more about [how disability is defined](#) for this dataset.

*Universe: Total population over 18

[†]Does not include residents of nursing homes or skilled nursing facilities that provide long-term, nonacute care.

Disability by Age Cohorts, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0-17 with a Disability	241	0.6	5,839	0.8	66,935	0.8
18-64 with a Disability	1,268	3.0	33,591	4.7	436,241	5.1
65-74 with a Disability	643	1.5	12,064	1.7	166,015	2.0
75 and Over with a Disability	898	2.1	16,939	2.4	231,254	2.7

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Health Insurance Coverage, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Uninsured	1,626	3.8	48,085	6.7	646,573	7.6
Uninsured and disabled	142	0.3	3,399	0.5	43,842	0.5

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Household Size, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	3,853	23.8	60,715	23.5	1,004,516	30.4
2-Person Household	4,558	28.1	84,868	32.8	1,018,513	30.9
3-Person Household	3,277	20.2	42,594	16.5	501,858	15.2
4-or-More-Person Household	4,525	27.9	70,278	27.2	776,501	23.5

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	11,877	73.3	184,528	71.4	2,073,094	62.8
Single Parent with Child	802	4.9	18,915	7.3	255,272	7.7
Non-Family	4,336	26.7	73,927	28.6	1,228,294	37.2

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	1,511	9.3	25,034	9.7	437,334	13.2
\$25,000 to \$49,999	1,191	7.3	31,070	12.0	468,081	14.2
\$50,000 to \$74,999	1,730	10.7	31,403	12.2	451,436	13.7
\$75,000 to \$99,999	1,609	9.9	29,513	11.4	406,073	12.3
\$100,000 to \$149,999	3,522	21.7	48,606	18.8	604,303	18.3
\$150,000 and Over	6,650	41.0	92,829	35.9	934,161	28.3
Median Income	\$129,395		\$110,416		\$93,091	
Per Capita Income*	\$62,568		\$57,153		\$50,613	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

*Universe: Total population

Household Computer and Internet Access, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
One or More Computing Devices	15,733	97.0	251,175	97.2	3,168,942	96.0
Smartphone(s) Only	836	5.2	16,367	6.3	265,765	8.1
No Computing Devices	480	3.0	7,280	2.8	132,446	4.0
Internet Access	15,659	96.6	248,369	96.1	3,122,435	94.6
Broadband Subscription	15,424	95.1	243,715	94.3	3,037,636	92.0
No Internet Access	554	3.4	10,086	3.9	178,953	5.4

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	16,213	97.7	258,455	95.5	3,301,388	93.6
Owner-Occupied*	12,945	79.8	193,403	74.8	2,140,282	64.8
Renter-Occupied*	3,268	20.2	65,052	25.2	1,161,106	35.2
Vacant Housing Units	380	2.3	12,163	4.5	225,992	6.4

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Housing units
*Universe: Occupied housing units

Housing Costs as a Percentage of Household Income*, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$20,000	645	4.1	15,702	6.2	284,351	8.9
Less than 20 Percent	10	0.1	285	0.1	4,916	0.2
20 to 29 Percent	0	0.0	626	0.2	16,165	0.5
30 Percent or More	635	4.1	14,791	5.9	263,270	8.2
\$20,000 to \$49,999	1,543	9.9	36,145	14.3	548,567	17.1
Less than 20 Percent	86	0.6	3,785	1.5	49,943	1.6
20 to 29 Percent	214	1.4	5,378	2.1	85,571	2.7
30 Percent or More	1,243	8.0	26,982	10.7	413,053	12.9
\$50,000 to \$74,999	1,719	11.0	31,015	12.3	445,688	13.9
Less than 20 Percent	319	2.0	7,635	3.0	104,246	3.2
20 to 29 Percent	698	4.5	9,488	3.8	144,885	4.5
30 Percent or More	702	4.5	13,892	5.5	196,557	6.1
\$75,000 or More	11,664	74.9	169,909	67.2	1,934,018	60.2
Less than 20 Percent	6,829	43.9	113,577	44.9	1,259,840	39.2
20 to 29 Percent	3,412	21.9	39,194	15.5	475,559	14.8
30 Percent or More	1,423	9.1	17,138	6.8	198,619	6.2

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

*Excludes households with zero/negative income, and renting households paying no cash rent.

Housing & Transportation (H+T) Costs as a Percentage of Household Income*, 2018-2022

	Median-Income Family**	Moderate-Income Family***
Housing Costs	37	46
Transportation Costs	18	21
TOTAL H+T COSTS	55	67

Source: Center for Neighborhood Technology (CNT), [H+T Affordability Index](#) (2018-2022).

*The purpose of the H+T Index is to isolate the effect of location on housing and transportation costs, and is reported for different household typologies. The values above represent the percent of household income that an average household of each type spends on housing and transportation. The standard threshold of affordability is 30% for housing costs alone, and 45% for housing and transportation costs combined.

**"Median-income family" assumes a 4-person, 2-commuter household with income equal to the regional median.

***"Moderate-income family" assumes a 3-person, 1-commuter household with income equal to 80% of the regional median.

Housing Characteristics

The housing characteristics tables include housing unit estimates by housing type, size, and age summarized for Buffalo Grove.

Housing Type, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	8,914	53.7	180,263	66.6	1,744,963	49.5
Single Family, Attached	2,253	13.6	27,922	10.3	267,540	7.6
2 Units	132	0.8	6,761	2.5	225,323	6.4
3 or 4 Units	735	4.4	8,986	3.3	278,696	7.9
5 to 9 Units	1,006	6.1	10,160	3.8	272,436	7.7
10 to 19 Units	1,211	7.3	11,750	4.3	162,206	4.6
20 or More Units	2,284	13.8	20,292	7.5	545,750	15.5
Mobile Home/Other*	58	0.3	4,484	1.7	30,466	0.9

Source: 2020-2024 American Community Survey five-year estimates.
 *"Other" includes boats, recreational vehicles (RVs), vans, etc.

Universe: Housing units

Housing Size, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	1,789	10.8	25,265	9.3	596,223	16.9
2 Bedrooms	3,941	23.8	61,893	22.9	970,902	27.5
3 Bedrooms	4,985	30.0	91,827	33.9	1,149,073	32.6
4 Bedrooms	5,079	30.6	71,692	26.5	621,544	17.6
5 or More Bedrooms	799	4.8	19,941	7.4	189,638	5.4
Median Number of Rooms*	6.2		6.3		6.0	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

*Includes living rooms, dining rooms, kitchens, bedrooms, etc., that are separated by built-in, floor-to-ceiling walls. Excludes bathrooms, porches, balconies, foyers, halls, and unfinished basements.

Housing Age, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2010 or Later	335	2.0	15,025	5.6	198,138	5.6
Built 1990 to 2009	3,657	22.0	90,111	33.3	768,316	21.8
Built 1970 to 1989	9,752	58.8	81,672	30.2	812,639	23.0
Built 1940 to 1969	2,661	16.0	61,114	22.6	1,020,505	28.9
Built Before 1940	188	1.1	22,696	8.4	727,782	20.6
Median Year Built	1981		1983		1970	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

Transportation

The transportation tables include vehicle availability by household, mode of travel to work, and annual vehicle miles traveled for Buffalo Grove.

Vehicles Available per Household, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	604	3.7	11,807	4.6	429,242	13.0
1 Vehicle Available	5,553	34.3	74,610	28.9	1,213,932	36.8
2 Vehicles Available	7,823	48.3	112,075	43.4	1,112,702	33.7
3 or More Vehicles Available	2,233	13.8	59,963	23.2	545,512	16.5

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	7,208	32.1	70,334	19.5	783,713	18.5
Drive Alone	13,051	58.1	237,282	65.7	2,558,570	60.5
Carpool	1,094	4.9	30,514	8.5	328,727	7.8
Transit	635	2.8	9,748	2.7	344,109	8.1
Walk or Bike	220	1.0	7,894	2.2	151,058	3.6
Other	239	1.1	5,177	1.4	65,884	1.6
TOTAL COMMUTERS	15,239	67.9	290,615	80.5	3,448,348	81.5
Mean Commute Time (Minutes)	26.3		28.5		30.5	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Workers 16 years and older

*Not included in total commuters or mean commute time.

Annual Vehicle Miles Traveled per Household*, 2023

	Buffalo Grove	Lake County	CMAP Region
Average Vehicle Miles Traveled per Year	14,410	17,473	13,828

Source: Chicago Metropolitan Agency for Planning analysis of 2023 Illinois Environmental Protection Agency, HERE Technologies, and Census Bureau data. In 2023, the methodology for an adjustment of VMT for new cars (<4 years old) was discontinued. Estimates are not fully comparable to previous years.

*Data not available for all communities in the CMAP region.

Employment

The employment tables include general workforce characteristics for Buffalo Grove.

Employment Status, 2020-2024

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	23,418	68.2	388,679	68.2	4,610,045	67.1
Employed ^{†*}	22,771	97.2	357,378	91.9	4,310,932	93.5
Unemployed*	639	2.7	19,545	5.0	284,304	6.2
Not in Labor Force	10,895	31.8	180,899	31.8	2,255,280	32.9

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Population 16 years and older

[†]Does not include employed population in the Armed Forces.

*Universe: In labor force

Private Sector Employment*, 2025

	Buffalo Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Private Sector Employment	18,766	N/A	276,809	N/A	3,607,704	N/A
Job Change, 2015-25	3,499	22.9	-3,429	-1.2	141,870	4.1
Job Change, 2005-25	1,942	11.5	697	0.3	259,486	7.7
Private Sector Jobs per Household**	1.16		1.07		1.09	

Source: Illinois Department of Employment Security, Where Workers Work report (2025), Illinois at Work report (2025).

*Figures exclude employees not covered by unemployment insurance. Data not available for all communities in the CMAP region.

**Based on households from 2020-2024 American Community Survey five-year estimates.

Employment of Buffalo Grove Residents*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Professional	2,598	12.9
2. Health Care	2,336	11.6
3. Manufacturing	2,034	10.1
4. Education	1,804	9.0
5. Retail Trade	1,736	8.6
TOP EMPLOYMENT LOCATIONS		
1. Chicago	3,505	17.4
2. Buffalo Grove	1,127	5.6
3. Unincorporated Lake County	702	3.5
4. Arlington Heights	697	3.5
5. Northbrook	690	3.4

Employment in Buffalo Grove*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Manufacturing	2,336	16.0
2. Professional	2,022	13.8
3. Wholesale Trade	1,801	12.3
4. Retail Trade	1,382	9.5
5. Education	1,311	9.0
TOP RESIDENCE LOCATIONS		
1. Chicago	1,501	10.3
2. Buffalo Grove	1,127	7.7
3. Arlington Heights	582	4.0
4. Unincorporated Lake County	499	3.4
5. Wheeling	467	3.2

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2023).

*Includes workers and workplaces outside the seven-county CMAP region, including neighboring states such as Indiana, Wisconsin, and Iowa.

Land Use

The land use tables include general land use composition for Buffalo Grove.

General Land Use, 2023

	Acres	Percent
Single-Family Residential	2,556.1	41.7
Multi-Family Residential	242.5	4.0
Commercial	486.0	7.9
Industrial	365.5	6.0
Institutional	240.7	3.9
Mixed Use	0.8	0.0
Transportation and Other	1,344.2	21.9
Agricultural	21.8	0.4
Open Space	683.1	11.1
Vacant	188.0	3.1
TOTAL	6,128.6	100.0

Source: Chicago Metropolitan Agency for Planning analysis of the 2023 [Land Use Inventory](#).

Tax Base

The tax base tables include retail sales and equalized assessed values for Buffalo Grove.

General Merchandise Retail Sales, 2025

	Buffalo Grove	Lake County	CMAP Region
General Merchandise	\$1,054,134,593	\$16,488,085,087	\$169,979,000,000
Total Retail Sales	\$1,339,409,359	\$20,167,211,115	\$214,930,000,000
Total Sales per Capita*	\$31,228	\$28,237	\$25,300

Source: Illinois Department of Revenue, 2025.

*Per capita calculations based on population from 2020-2024 American Community Survey five-year estimates.

Equalized Assessed Value, 2024

Residential	\$1,665,137,821
Commercial	\$359,794,082
Industrial	\$1,206,277
Railroad	\$46,311
Farm	\$672,215
Mineral	\$0
TOTAL	\$2,026,856,706

Source: Illinois Department of Revenue, 2024.

Change Over Time

The time series tables include comparisons of current 2020-2024 ACS estimates to historic year estimates from the 2000 Census and 2010-2014 ACS. Historic data may not be available for municipalities that were incorporated after 2000.

Race and Ethnicity, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
White (Non-Hispanic)	86.5	74.7	58.2
Hispanic or Latino (of Any Race)	3.3	3.9	5.8
Black (Non-Hispanic)	0.7	1.9	3.4
Asian (Non-Hispanic)	8.4	17.8	29.7
Other/Multiple Races (Non-Hispanic)	1.0	1.7	2.9

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
19 and Under	30.6	24.5	26.3
20 to 34	15.2	15.0	13.7
35 to 49	30.0	22.4	23.8
50 to 64	15.1	24.8	20.4
65 and Over	9.0	13.2	15.8
Median Age	37.4	42.8	42.0

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
Less than High School Diploma	4.7	3.1	3.2
High School Diploma or Equivalent	14.0	12.1	9.6
Some College, No Degree	19.3	15.3	12.2
Associate's Degree	6.2	5.8	6.4
Bachelor's Degree	35.4	36.3	37.6
Graduate or Professional Degree	20.5	27.4	31.1

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Population 25 years and older

*Highest degree or level of school completed by an individual.

Nativity, Over Time

	2010-2014 Percent	2020-2024 Percent
Native	71.5	61.9
Foreign Born	28.5	38.1

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Language Spoken at Home and Ability to Speak English, Over Time

	2010-2014 Percent	2020-2024 Percent
English Only	67.5	54.6
Spanish	2.7	4.4
Russian, Polish, or other Slavic Languages	12.7	13.4
Chinese (incl. Mandarin, Cantonese)	3.6	3.4
Tagalog (incl. Filipino)	1.3	1.0
Arabic	0.0	0.2
Korean	2.8	3.3
Other Asian Languages	3.7	8.9
Other Indo-European Languages	4.9	9.9
Other/Unspecified Languages	0.9	0.9
TOTAL NON-ENGLISH	32.5	45.4
Speak English Less than "Very Well"*	11.4	13.9

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Population 5 years and older

*For people who speak a language other than English at home, the ACS asks whether they speak English "very well," "well," "not well," or "not at all."

Health Insurance Coverage, Over Time

	2010-2014 Percent	2020-2024 Percent
With Health Insurance Coverage	94.9	96.2
No Health Insurance	5.1	3.8

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Civilian non-institutional population

Household Size, Over Time

	2010-2014 Percent	2020-2024 Percent
1-Person Household	24.7	23.8
2-Person Household	33.7	28.1
3-Person Household	19.3	20.2
4-or-More-Person Household	22.3	27.9

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, Over Time

	2010-2014 Percent	2020-2024 Percent
Family	71.8	73.3
Single Parent with Child	5.5	4.9
Non-Family	28.2	26.7

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, Over Time

	2010-2014 (2024 Dollars)	2020-2024 (2024 Dollars)
Median Income	\$128,223	\$129,395

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
Occupied Housing Units	97.2	96.7	97.7
Owner-Occupied*	87.1	80.2	79.8
Renter-Occupied*	12.9	19.8	20.2
Vacant Housing Units	2.8	3.3	2.3

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

*Universe: Occupied housing units

Housing Costs as a Percentage of Household Income*, Over Time

	2010-2014	2020-2024
	Percent	Percent
Less than \$20,000	7.0	4.1
Less than 20 Percent	0.2	0.1
20 to 29 Percent	0.4	0.0
30 Percent or More	6.4	4.1
\$20,000 to \$49,999	16.2	9.9
Less than 20 Percent	1.7	0.6
20 to 29 Percent	2.8	1.4
30 Percent or More	11.7	8.0
\$50,000 to \$74,999	13.7	11.0
Less than 20 Percent	3.8	2.0
20 to 29 Percent	3.6	4.5
30 Percent or More	6.2	4.5
\$75,000 or More	61.6	74.9
Less than 20 Percent	34.7	43.9
20 to 29 Percent	18.5	21.9
30 Percent or More	8.3	9.1

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

*Excludes households with zero/negative income, and renting households paying no cash rent.

Housing Type, Over Time

	2010-2014	2020-2024
	Percent	Percent
Single Family, Detached	52.1	53.7
Single Family, Attached	16.5	13.6
2 Units	0.5	0.8
3 or 4 Units	4.2	4.4
5 or More Units	26.7	27.1
Mobile Home/Other*	0.0	0.3

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

*"Other" includes boats, recreational vehicles (RVs), vans, etc.

Housing Size, Over Time

	2010-2014	2020-2024
	Percent	Percent
0 or 1 Bedroom	11.9	10.8
2 Bedrooms	25.7	23.8
3 Bedrooms	30.1	30.0
4 Bedrooms	28.6	30.6
5 or More Bedrooms	3.7	4.8
Median Number of Rooms*	6.2	6.2

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

*Includes living rooms, dining rooms, kitchens, bedrooms, etc., that are separated by built-in, floor-to-ceiling walls.

Excludes bathrooms, porches, balconies, foyers, halls, and unfinished basements.

Vehicles Available per Household, Over Time

	2010-2014 Percent	2020-2024 Percent
No Vehicle Available	4.7	3.7
1 Vehicle Available	31.0	34.3
2 Vehicles Available	48.1	48.3
3 or More Vehicles Available	16.2	13.8

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, Over Time

	2010-2014 Percent	2020-2024 Percent
Work at Home*	5.2	32.1
Drive Alone	82.4	58.1
Carpool	4.8	4.9
Transit	5.5	2.8
Walk or Bike	0.7	1.0
Other	1.4	1.1
TOTAL COMMUTERS	94.8	67.9
Mean Commute Time (Minutes)	29.5	26.3

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Workers 16 years and older

*Not included in total commuters or mean commute time.

Employment Status, Over Time

	2010-2014 Percent	2020-2024 Percent
In Labor Force	73.4	68.2
Employed†*	93.4	97.2
Unemployed*	6.6	2.7
Not in Labor Force	26.6	31.8

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Population 16 years and older

†Does not include employed population in the Armed Forces.

*Universe: In labor force

Water Supply

CMAP supports an integrated approach to water resource management, and encourages communities to incorporate water supply and demand considerations into land use, transportation, and infrastructure investment decisions. Assessing demand, price, and loss trends of a community can inform decisions that strengthen regional water supply management, maintain drinking water infrastructure, and manage demand. CMAP’s ON TO 2050 plan contains [more information](#) about how communities can coordinate and conserve our shared water supply resources.

Water Source and Demand Trends of Buffalo Grove*

Water Source(s): Lake Michigan (Deep Groundwater)**

	2008 MGD***	2018 MGD***	Percent Change
Total Water Withdrawals	4.14	3.66	-11.5

Source: Analysis of Illinois Water Inventory Program water withdrawal data (2008-2018), Illinois Department of Natural Resources, Lake Michigan Allocation Program, 2018.

*Only available for municipalities with community water suppliers providing service to the majority of the community. Reported water withdrawals do not include private, industrial, commercial, or residential wells/intakes.

**For communities with multiple sources, the sources are listed by withdrawal volume from largest to smallest. If a community is a Lake Michigan permittee, backup source(s) are listed in parentheses.

***Millions of gallons per day.

Daily Water Demand per Capita

	Buffalo Grove			CMAP Region		
	2008	2018	Percent Change	2008	2018	Percent Change
Gallons per Capita per Day*	98.9	85.0	-14.0	142.9	116.9	-18.2

Source: Analysis of Illinois Water Inventory Program water withdrawal data (2008-2018), Illinois Department of Natural Resources, Lake Michigan Allocation Program, 2018.

*Gallons of water per capita per day (GPCD) is calculated by dividing the water usage by the population (and then again by 365). Population values come from the U.S. Census. The prevalence of private residential wells or community water suppliers that provide water outside of the municipal boundary could lead to artificially lower or higher GPCD values respectively.

Residential Water and Wastewater Price Trends*

MONTHLY COST PER 5,000 GALLONS**	2016	2022	Percent Change	Annualized Percent Change
	(2024 Dollars)	(2024 Dollars)		
Drinking Water	\$30.43	\$48.16	58.3	8.0
Sewer	\$26.14	\$8.15	-68.8	-17.7
Combined***	N/A	N/A	N/A	N/A

Source: Illinois-Indiana Sea Grant Water Rates Data for Northeastern Illinois, IISG19-RCE-RLA-031.

*Only available for communities with water utilities and that responded to data requests. Percent changes and prices were adjusted for inflation using the U.S. Bureau of Labor Statistics’ Consumer Price Index for All Urban Consumers (CPI-U).

**Monthly water bills are calculated as: *monthly base charge + ((5,000 gallons – water provision included in base charge) × \$/1,000 gallons)*. Note that actual billing calculation practices may vary across communities.

***Some utilities combine drinking water and sewer prices, rather than separating them as two distinct rates.

Water Loss*

Reporting utility: Buffalo Grove

	2017
Nonrevenue Water (Millions of Gallons per Day)**	0.48
Annual Cost of Nonrevenue Water	\$468,052
Percent of Nonrevenue Water to Water Supplied***	12.8

Source: Illinois Department of Natural Resources, Lake Michigan Allocation Program, 2017.

*Data is only regionally available for Lake Michigan permittees; water losses from other communities and industrial and commercial businesses are not reported to the state.

**Nonrevenue water is the difference between net annual pumpage (water supplied) and billed, authorized consumption. Non-revenue water includes water that is lost from the system due to underregistration of meters, systematic data handling errors, leakage anywhere within the distribution system, unauthorized consumption, or unbilled authorized consumption.

***The threshold for permit compliance is no more than 10%. Permittees that exceed the threshold are required to submit a water system improvement plan.