

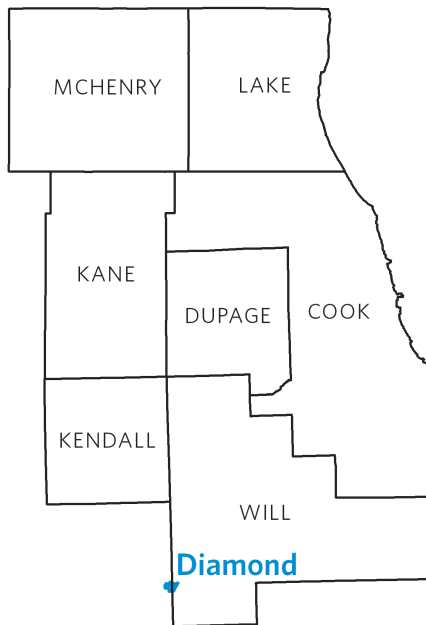


# Diamond

Community Data Snapshot

Municipality Series

July 2025 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](http://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](mailto: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 Diamond, which extends 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](mailto: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 Diamond.

### General Population Characteristics, 2023

	Diamond	Will County	CMAP Region
<b>Total Population</b>	2,900	698,450	8,485,926
<b>Total Households</b>	1,160	241,310	3,276,096
<b>Average Household Size</b>	2.5	2.9	2.5
<b>Percent Population Change, 2000-10</b>	81.4	34.9	3.5
<b>Percent Population Change, 2010-23</b>	14.8	3.1	0.6
<b>Percent Population Change, 2000-23</b>	108.2	39.1	4.2

Source: 2000 and 2010 Census, 2019-2023 American Community Survey five-year estimates.

### Race and Ethnicity, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>White (Non-Hispanic)</b>	2,608	89.9	417,514	59.8	4,119,620	48.5
<b>Hispanic or Latino (of Any Race)</b>	200	6.9	134,835	19.3	2,077,117	24.5
<b>Black (Non-Hispanic)</b>	0	0.0	80,482	11.5	1,359,554	16.0
<b>Asian (Non-Hispanic)</b>	0	0.0	41,812	6.0	649,017	7.6
<b>Other/Multiple Races (Non-Hispanic)</b>	92	3.2	23,807	3.4	280,618	3.3

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

### Age Cohorts, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Under 5</b>	188	6.5	38,558	5.5	475,109	5.6
<b>5 to 19</b>	649	22.4	147,779	21.2	1,624,391	19.1
<b>20 to 34</b>	567	19.6	128,022	18.3	1,742,314	20.5
<b>35 to 49</b>	579	20.0	143,906	20.6	1,704,607	20.1
<b>50 to 64</b>	635	21.9	141,755	20.3	1,627,982	19.2
<b>65 to 74</b>	90	3.1	60,431	8.7	784,080	9.2
<b>75 to 84</b>	128	4.4	27,755	4.0	371,447	4.4
<b>85 and Over</b>	64	2.2	10,244	1.5	155,996	1.8
<b>Median Age</b>	36.2		38.9		38.4	

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

**Educational Attainment\*, 2019-2023**

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	79	4.4	39,727	8.5	615,007	10.5
High School Diploma or Equivalent	700	38.5	120,047	25.7	1,290,688	22.0
Some College, No Degree	536	29.5	97,244	20.8	1,055,421	18.0
Associate's Degree	282	15.5	40,077	8.6	415,097	7.1
Bachelor's Degree	134	7.4	106,194	22.7	1,469,731	25.1
Graduate or Professional Degree	85	4.7	64,272	13.7	1,011,913	17.3

Source: 2019-2023 American Community Survey five-year estimates.  
 \*Highest degree or level of school completed by an individual.

Universe: Population 25 years and older

**Nativity, 2019-2023**

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	2,882	99.4	607,458	87.0	6,827,326	80.5
Foreign Born	18	0.6	90,992	13.0	1,658,600	19.5

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

**Language Spoken at Home and Ability to Speak English, 2019-2023**

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	2,627	96.9	516,385	78.3	5,434,701	67.8
Spanish	57	2.1	85,318	12.9	1,517,770	18.9
Slavic Languages	6	0.2	12,411	1.9	284,004	3.5
Chinese	0	0.0	4,015	0.6	92,694	1.2
Tagalog	0	0.0	5,001	0.8	75,308	0.9
Arabic	0	0.0	4,011	0.6	63,580	0.8
Korean	0	0.0	922	0.1	35,008	0.4
Other Asian Languages	0	0.0	8,142	1.2	116,634	1.5
Other Indo-European Languages	22	0.8	19,589	3.0	330,350	4.1
Other/Unspecified Languages	0	0.0	4,098	0.6	60,768	0.8
<b>TOTAL NON-ENGLISH</b>	<b>85</b>	<b>3.1</b>	<b>143,507</b>	<b>21.7</b>	<b>2,576,116</b>	<b>32.2</b>
Speak English Less than "Very Well"*	0	0.0	50,768	7.7	965,360	12.1

Source: 2019-2023 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, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Number of People with a Disability</b>	471	16.2	66,836	9.6	878,107	10.3
One Type of Disability Only	283	9.8	36,084	5.2	470,370	5.5
Two or More Types of Disability	188	6.5	30,752	4.4	407,737	4.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

### Disability by Type, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Hearing Difficulty</b>	122	4.2	17,218	2.5	209,497	2.5
<b>Vision Difficulty</b>	107	3.7	10,736	1.5	166,646	2.0
<b>Cognitive Difficulty</b>	230	7.9	24,924	3.6	321,997	3.8
<b>Ambulatory Difficulty</b>	242	8.3	31,466	4.5	435,950	5.1
<b>Self-Care Difficulty</b>	124	4.3	13,147	1.9	170,525	2.0
<b>Independent Living Difficulty<sup>1*</sup></b>	163	7.8	24,865	4.7	329,972	5.1

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

[Click here](#) to learn more about how disability is defined for this dataset.

\*Universe: Total population over 18

<sup>1</sup>Does not include residents of nursing homes or skilled nursing facilities that provide long-term, nonacute care.

### Disability by Age Cohorts, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>0-17 with a Disability</b>	87	3.0	5,642	0.8	65,487	0.8
<b>18-64 with a Disability</b>	225	7.8	33,515	4.8	428,242	5.0
<b>65-74 with a Disability</b>	5	0.2	11,347	1.6	161,968	1.9
<b>75 and Over with a Disability</b>	154	5.3	16,332	2.3	222,410	2.6

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

### Health Insurance Coverage, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Uninsured</b>	62	2.1	36,888	5.3	654,731	7.7
Uninsured and disabled	19	0.7	2,162	0.3	43,267	0.5

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

Household Size, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>1-Person Household</b>	333	28.7	50,670	21.0	985,617	30.1
<b>2-Person Household</b>	261	22.5	73,190	30.3	1,008,017	30.8
<b>3-Person Household</b>	209	18.0	44,604	18.5	504,018	15.4
<b>4-or-More-Person Household</b>	357	30.8	72,846	30.2	778,444	23.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Family</b>	730	62.9	179,954	74.6	2,070,874	63.2
Single Parent with Child	182	15.7	18,736	7.8	257,654	7.9
<b>Non-Family</b>	430	37.1	61,356	25.4	1,205,222	36.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$25,000</b>	133	11.5	20,611	8.5	439,439	13.4
<b>\$25,000 to \$49,999</b>	294	25.3	28,071	11.6	476,017	14.5
<b>\$50,000 to \$74,999</b>	243	20.9	32,158	13.3	458,143	14.0
<b>\$75,000 to \$99,999</b>	94	8.1	30,837	12.8	407,824	12.4
<b>\$100,000 to \$149,999</b>	184	15.9	53,300	22.1	601,803	18.4
<b>\$150,000 and Over</b>	212	18.3	76,333	31.6	892,870	27.3
<b>Median Income</b>	\$60,000		\$107,799		\$91,211	
<b>Per Capita Income*</b>	\$34,675		\$46,216		\$49,183	

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

\*Universe: Total population

Household Computer and Internet Access, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>One or More Computing Devices</b>	1,083	93.4	232,991	96.6	3,123,104	95.3
Smartphone(s) Only	140	12.1	14,582	6.0	260,365	7.9
<b>No Computing Devices</b>	77	6.6	8,319	3.4	152,992	4.7
<b>Internet Access</b>	1,009	87.0	229,196	95.0	3,062,137	93.5
Broadband Subscription	995	85.8	224,935	93.2	2,976,465	90.9
<b>No Internet Access</b>	151	13.0	12,114	5.0	213,959	6.5

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

**Housing Occupancy and Tenure, 2019-2023**

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Occupied Housing Units</b>	1,160	99.5	241,310	95.5	3,276,096	93.2
Owner-Occupied*	919	79.2	199,128	82.5	2,116,804	64.6
Renter-Occupied*	241	20.8	42,182	17.5	1,159,292	35.4
<b>Vacant Housing Units</b>	6	0.5	11,374	4.5	239,417	6.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Housing units  
\*Universe: Occupied housing units

**Housing Costs as a Percentage of Household Income\*, 2019-2023**

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$20,000</b>	85	7.4	12,068	5.1	282,533	8.9
Less than 20 Percent	0	0.0	140	0.1	5,512	0.2
20 to 29 Percent	0	0.0	534	0.2	17,248	0.5
30 Percent or More	85	7.4	11,394	4.8	259,773	8.1
<b>\$20,000 to \$49,999</b>	334	29.0	32,880	13.9	562,059	17.6
Less than 20 Percent	0	0.0	3,069	1.3	53,141	1.7
20 to 29 Percent	93	8.1	6,015	2.5	92,118	2.9
30 Percent or More	241	20.9	23,796	10.1	416,800	13.1
<b>\$50,000 to \$74,999</b>	243	21.1	32,028	13.5	452,299	14.2
Less than 20 Percent	88	7.6	8,434	3.6	110,823	3.5
20 to 29 Percent	114	9.9	9,881	4.2	150,697	4.7
30 Percent or More	41	3.6	13,713	5.8	190,779	6.0
<b>\$75,000 or More</b>	490	42.5	159,535	67.5	1,891,958	59.3
Less than 20 Percent	373	32.4	103,876	43.9	1,236,129	38.8
20 to 29 Percent	105	9.1	40,689	17.2	470,193	14.7
30 Percent or More	12	1.0	14,970	6.3	185,636	5.8

Source: 2019-2023 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***
<b>Housing Costs</b>	19	23
<b>Transportation Costs</b>	19	23
<b>TOTAL H+T COSTS</b>	38	46

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 Diamond.

### Housing Type, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Single Family, Detached</b>	565	48.5	188,943	74.8	1,743,869	49.6
<b>Single Family, Attached</b>	171	14.7	28,611	11.3	267,616	7.6
<b>2 Units</b>	3	0.3	5,152	2.0	233,187	6.6
<b>3 or 4 Units</b>	59	5.1	6,113	2.4	276,611	7.9
<b>5 to 9 Units</b>	90	7.7	5,110	2.0	272,171	7.7
<b>10 to 19 Units</b>	14	1.2	6,586	2.6	158,373	4.5
<b>20 or More Units</b>	0	0.0	8,880	3.5	533,018	15.2
<b>Mobile Home/Other*</b>	264	22.6	3,289	1.3	30,668	0.9

Source: 2019-2023 American Community Survey five-year estimates.  
 \*\*Other\* includes boats, recreational vehicles (RVs), vans, etc.

Universe: Housing units

### Housing Size, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>0 or 1 Bedroom</b>	26	2.2	15,121	6.0	584,858	16.6
<b>2 Bedrooms</b>	403	34.6	48,649	19.3	974,700	27.7
<b>3 Bedrooms</b>	503	43.1	100,094	39.6	1,154,991	32.9
<b>4 Bedrooms</b>	233	20.0	73,063	28.9	616,835	17.5
<b>5 or More Bedrooms</b>	1	0.1	15,757	6.2	184,129	5.2
<b>Median Number of Rooms*</b>	5.4		6.5		6.0	

Source: 2019-2023 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, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Built 2010 or Later</b>	115	9.9	15,937	6.3	172,688	4.9
<b>Built 1990 to 2009</b>	488	41.9	120,017	47.5	764,770	21.8
<b>Built 1970 to 1989</b>	419	35.9	57,047	22.6	813,872	23.2
<b>Built 1940 to 1969</b>	132	11.3	42,030	16.6	1,032,806	29.4
<b>Built Before 1940</b>	12	1.0	17,653	7.0	731,377	20.8
<b>Median Year Built</b>	1991		1992		1970	

Source: 2019-2023 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 Diamond.

### Vehicles Available per Household, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>No Vehicle Available</b>	34	2.9	9,084	3.8	423,777	12.9
<b>1 Vehicle Available</b>	449	38.7	60,944	25.3	1,196,026	36.5
<b>2 Vehicles Available</b>	447	38.5	103,526	42.9	1,112,204	33.9
<b>3 or More Vehicles Available</b>	230	19.8	67,756	28.1	544,089	16.6

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

### Mode of Travel to Work, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Work at Home*</b>	53	3.8	46,876	13.3	690,746	16.4
<b>Drive Alone</b>	1,282	91.2	262,187	74.3	2,616,122	62.0
<b>Carpool</b>	38	2.7	27,217	7.7	326,525	7.7
<b>Transit</b>	0	0.0	8,577	2.4	376,771	8.9
<b>Walk or Bike</b>	17	1.2	2,993	0.8	147,732	3.5
<b>Other</b>	15	1.1	5,184	1.5	64,598	1.5
<b>TOTAL COMMUTERS</b>	1,352	96.2	306,158	86.7	3,531,748	83.6
<b>Mean Commute Time (Minutes)</b>	27.4		31.7		30.9	

Source: 2019-2023 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

	Diamond	Will County	CMAP Region
<b>Average Vehicle Miles Traveled per Year</b>	N/A	19,442	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 Diamond.

### Employment Status, 2019-2023

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>In Labor Force</b>	1,415	66.7	378,516	68.5	4,590,752	67.2
Employed†*	1,405	99.3	359,877	95.1	4,298,652	93.6
Unemployed*	10	0.7	18,332	4.8	278,175	6.1
<b>Not in Labor Force</b>	707	33.3	173,862	31.5	2,235,861	32.8

Source: 2019-2023 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\*, 2024

	Diamond		Will County		6-County Region**	
	Count	Percent	Count	Percent	Count	Percent
<b>Private Sector Employment</b>	N/A	N/A	225,535	N/A	3,560,776	N/A
<b>Job Change, 2014-24</b>	N/A	N/A	46,840	26.2	179,601	5.3
<b>Job Change, 2004-24</b>	N/A	N/A	97,178	75.7	252,854	7.6
<b>Private Sector Jobs per Household***</b>	N/A		0.93		1.09	

Source: Illinois Department of Employment Security, Where Workers Work report (2024).

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

\*\*Data is not available for Kendall County.

\*\*\*Based on households from 2019-2023 American Community Survey five-year estimates.

### Employment of Diamond Residents\*, 2022

TOP INDUSTRY SECTORS	Count	Percent
1. Education	2	40.0
2. Wholesale Trade	1	20.0
3. Real Estate	1	20.0
4. Other Service	1	20.0
5. N/A	N/A	N/A
TOP EMPLOYMENT LOCATIONS		
1. Crestwood	1	20.0
2. Elwood	1	20.0
3. Joliet	1	20.0
4. Elmhurst	1	20.0
5. N/A	N/A	N/A

### Employment in Diamond\*, 2022

TOP INDUSTRY SECTORS	Count	Percent
1. Retail Trade	9	75.0
2. Other Service	3	25.0
3. N/A	N/A	N/A
4. N/A	N/A	N/A
5. N/A	N/A	N/A
TOP RESIDENCE LOCATIONS		
1. Crest Hill	1	8.3
2. Chicago	1	8.3
3. Joliet	1	8.3
4. Hickory Hills	1	8.3
5. Mokena	1	8.3

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2022).

\*Excludes residents working outside of, and workers living outside of, the seven-county CMAP region.

## Land Use

The land use tables include general land use composition for Diamond.

### General Land Use, 2020

	Acres	Percent
<b>Single-Family Residential</b>	15.2	3.4
<b>Multi-Family Residential</b>	0.0	0.0
<b>Commercial</b>	19.2	4.3
<b>Industrial</b>	3.9	0.9
<b>Institutional</b>	13.8	3.1
<b>Mixed Use</b>	0.0	0.0
<b>Transportation and Other</b>	45.2	10.2
<b>Agricultural</b>	304.1	68.4
<b>Open Space</b>	26.0	5.9
<b>Vacant</b>	17.1	3.9
<b>TOTAL</b>	444.5	100.0

Source: Chicago Metropolitan Agency for Planning analysis of the 2020 [Land Use Inventory](#).

## Tax Base

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

### General Merchandise Retail Sales, 2024

	Diamond	Will County	CMAP Region
<b>General Merchandise</b>	\$37,857,708	\$12,837,351,064	\$145,067,000,000
<b>Total Retail Sales</b>	\$44,795,977	\$15,621,215,626	\$183,977,000,000
<b>Total Sales per Capita*</b>	\$15,447	\$22,366	\$21,680

Source: Illinois Department of Revenue, 2024.

\*Per capita calculations based on population from 2019-2023 American Community Survey five-year estimates.

### Equalized Assessed Value, 2023

<b>Residential</b>	\$54,013,351
<b>Commercial</b>	\$10,931,197
<b>Industrial</b>	\$0
<b>Railroad</b>	\$0
<b>Farm</b>	\$83,708
<b>Mineral</b>	\$0
<b>TOTAL</b>	\$65,028,256

Source: Illinois Department of Revenue, 2023.

### Change Over Time

The time series tables include comparisons of current 2019-2023 ACS estimates to historic year estimates from the 2000 Census and 2009-2013 ACS. Historic data may not be available for municipalities that were incorporated after 2000.

#### Race and Ethnicity, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
<b>White (Non-Hispanic)</b>	94.8	85.9	89.9
<b>Hispanic or Latino (of Any Race)</b>	3.5	7.3	6.9
<b>Black (Non-Hispanic)</b>	0.0	3.0	0.0
<b>Asian (Non-Hispanic)</b>	0.1	1.1	0.0
<b>Other/Multiple Races (Non-Hispanic)</b>	1.7	2.7	3.2

Source: 2000 Census; 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Total population

#### Age Cohorts, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
<b>19 and Under</b>	29.9	31.5	28.9
<b>20 to 34</b>	20.0	19.4	19.6
<b>35 to 49</b>	23.5	22.9	20.0
<b>50 to 64</b>	16.7	18.3	21.9
<b>65 and Over</b>	9.9	8.0	9.7
<b>Median Age</b>	35.1	34.1	36.2

Source: 2000 Census; 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Total population

#### Educational Attainment\*, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
<b>Less than High School Diploma</b>	15.2	11.0	4.4
<b>High School Diploma or Equivalent</b>	44.6	38.5	38.5
<b>Some College, No Degree</b>	26.3	33.0	29.5
<b>Associate's Degree</b>	4.8	5.3	15.5
<b>Bachelor's Degree</b>	6.0	8.1	7.4
<b>Graduate or Professional Degree</b>	3.0	4.1	4.7

Source: 2000 Census; 2009-2013 and 2019-2023 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**

	2009-2013 Percent	2019-2023 Percent
<b>Native</b>	97.9	99.4
<b>Foreign Born</b>	2.1	0.6

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Total population

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

	2009-2013 Percent	2019-2023 Percent
<b>English Only</b>	96.1	96.9
<b>Spanish</b>	2.6	2.1
<b>Slavic Languages</b>	0.2	0.2
<b>Chinese</b>	0.0	0.0
<b>Tagalog</b>	0.4	0.0
<b>Arabic</b>	0.0	0.0
<b>Korean</b>	0.1	0.0
<b>Other Asian Languages</b>	0.5	0.0
<b>Other Indo-European Languages</b>	0.1	0.8
<b>Other/Unspecified Languages</b>	0.0	0.0
<b>TOTAL NON-ENGLISH</b>	3.9	3.1
Speak English Less than "Very Well"*	0.8	0.0

Source: 2009-2013 and 2019-2023 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."

Household Size, Over Time

	2009-2013 Percent	2019-2023 Percent
<b>1-Person Household</b>	23.2	28.7
<b>2-Person Household</b>	28.9	22.5
<b>3-Person Household</b>	20.2	18.0
<b>4-or-More-Person Household</b>	27.8	30.8

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, Over Time

	2009-2013 Percent	2019-2023 Percent
<b>Family</b>	72.5	62.9
Single Parent with Child	15.7	15.7
<b>Non-Family</b>	27.5	37.1

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, Over Time

	2009-2013 (2023 Dollars)	2019-2023 (2023 Dollars)
<b>Median Income</b>	\$74,688	\$60,000

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
<b>Occupied Housing Units</b>	92.3	88.4	99.5
Owner-Occupied*	75.5	70.3	79.2
Renter-Occupied*	24.5	29.7	20.8
<b>Vacant Housing Units</b>	7.7	11.6	0.5

Source: 2000 Census; 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Housing units

\*Universe: Occupied housing units

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

	2009-2013	2019-2023
	Percent	Percent
<b>Less than \$20,000</b>	16.7	7.4
Less than 20 Percent	0.6	0.0
20 to 29 Percent	0.7	0.0
30 Percent or More	15.4	7.4
<b>\$20,000 to \$49,999</b>	23.6	29.0
Less than 20 Percent	5.5	0.0
20 to 29 Percent	9.3	8.1
30 Percent or More	8.8	20.9
<b>\$50,000 to \$74,999</b>	20.4	21.1
Less than 20 Percent	10.6	7.6
20 to 29 Percent	4.5	9.9
30 Percent or More	5.3	3.6
<b>\$75,000 or More</b>	35.9	42.5
Less than 20 Percent	18.5	32.4
20 to 29 Percent	16.8	9.1
30 Percent or More	0.5	1.0

Source: 2009-2013 and 2019-2023 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

	2009-2013	2019-2023
	Percent	Percent
Single Family, Detached	46.4	48.5
Single Family, Attached	15.8	14.7
2 Units	4.2	0.3
3 or 4 Units	1.8	5.1
5 or More Units	12.3	8.9
Mobile Home/Other*	19.6	22.6

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Housing units

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

Housing Size, Over Time

	2009-2013	2019-2023
	Percent	Percent
0 or 1 Bedroom	6.2	2.2
2 Bedrooms	36.1	34.6
3 Bedrooms	45.1	43.1
4 Bedrooms	12.3	20.0
5 or More Bedrooms	0.4	0.1
Median Number of Rooms*	5.1	5.4

Source: 2009-2013 and 2019-2023 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

	2009-2013 Percent	2019-2023 Percent
No Vehicle Available	6.3	2.9
1 Vehicle Available	35.5	38.7
2 Vehicles Available	36.3	38.5
3 or More Vehicles Available	22.0	19.8

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, Over Time

	2009-2013 Percent	2019-2023 Percent
Work at Home*	0.0	3.8
Drive Alone	82.4	91.2
Carpool	14.1	2.7
Transit	0.0	0.0
Walk or Bike	2.7	1.2
Other	0.8	1.1
<b>TOTAL COMMUTERS</b>	100.0	96.2
<b>Mean Commute Time (Minutes)</b>	22.8	27.4

Source: 2009-2013 and 2019-2023 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

	2009-2013 Percent	2019-2023 Percent
<b>In Labor Force</b>	66.0	66.7
Employed†*	86.4	99.3
Unemployed*	13.6	0.7
<b>Not in Labor Force</b>	34.0	33.3

Source: 2009-2013 and 2019-2023 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 Diamond\*

**Water Source(s):** Deep Groundwater\*\*

	2008 MGD***	2018 MGD***	Percent Change
<b>Total Water Withdrawals</b>	0.26	0.18	-30.2

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

	Diamond			CMAP Region		
	2008	2018	Percent Change	2008	2018	Percent Change
<b>Gallons per Capita per Day*</b>	N/A	N/A	N/A	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
	(2023 Dollars)	(2023 Dollars)		
<b>Drinking Water</b>	N/A	\$45.16	N/A	N/A
<b>Sewer</b>	N/A	\$30.64	N/A	N/A
<b>Combined***</b>	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: N/A

	<b>2017</b>
<b>Nonrevenue Water (Millions of Gallons per Day)**</b>	N/A
<b>Annual Cost of Nonrevenue Water</b>	N/A
<b>Percent of Nonrevenue Water to Water Supplied***</b>	N/A

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.