

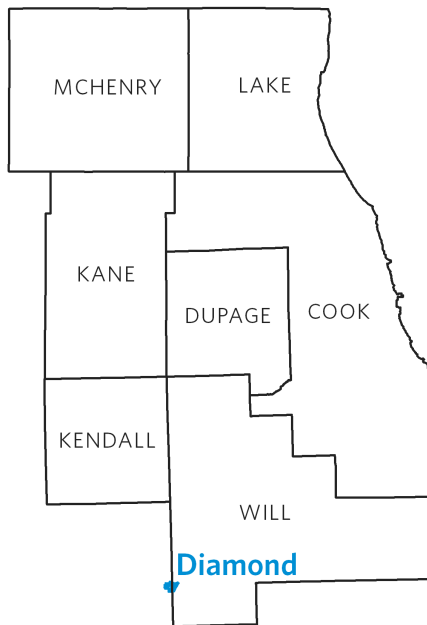


Diamond

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 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 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, 2024

	Diamond	Will County	CMAP Region
Total Population	2,984	701,462	8,495,320
Total Households	1,137	244,273	3,301,388
Average Household Size	2.6	2.8	2.5
Percent Population Change, 2000-10	81.4	34.9	3.5
Percent Population Change, 2010-24	18.1	3.5	0.8
Percent Population Change, 2000-24	114.2	39.7	4.3

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

Race and Ethnicity, 2020-2024

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	2,477	83.0	411,061	58.6	4,070,419	47.9
Hispanic or Latino (of Any Race)	369	12.4	138,703	19.8	2,106,868	24.8
Black (Non-Hispanic)	39	1.3	81,162	11.6	1,341,618	15.8
Asian (Non-Hispanic)	0	0.0	43,981	6.3	668,971	7.9
Other/Multiple Races (Non-Hispanic)	99	3.3	26,555	3.8	307,444	3.6

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

Universe: Total population

Age Cohorts, 2020-2024

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	228	7.6	38,073	5.4	462,655	5.4
5 to 19	727	24.4	146,026	20.8	1,610,678	19.0
20 to 34	524	17.6	129,503	18.5	1,751,152	20.6
35 to 49	608	20.4	143,708	20.5	1,707,049	20.1
50 to 64	607	20.3	141,885	20.2	1,612,962	19.0
65 to 74	115	3.9	62,342	8.9	803,224	9.5
75 to 84	115	3.9	29,671	4.2	388,880	4.6
85 and Over	60	2.0	10,254	1.5	158,720	1.9
Median Age	35.5		39.1		38.5	

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

Universe: Total population

Educational Attainment*, 2020-2024

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	69	3.7	38,704	8.2	608,225	10.3
High School Diploma or Equivalent	741	39.9	118,960	25.2	1,287,338	21.9
Some College, No Degree	500	26.9	97,152	20.6	1,039,489	17.7
Associate's Degree	308	16.6	40,503	8.6	417,149	7.1
Bachelor's Degree	144	7.8	106,720	22.6	1,493,459	25.4
Graduate or Professional Degree	95	5.1	70,402	14.9	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

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	2,875	96.3	606,506	86.5	6,804,818	80.1
Foreign Born	109	3.7	94,956	13.5	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

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	2,562	93.0	514,631	77.6	5,427,887	67.6
Spanish	149	5.4	87,076	13.1	1,526,595	19.0
Russian, Polish, or other Slavic Languages	8	0.3	13,228	2.0	288,316	3.6
Chinese (incl. Mandarin, Cantonese)	0	0.0	4,171	0.6	93,083	1.2
Tagalog (incl. Filipino)	0	0.0	4,960	0.7	76,863	1.0
Arabic	0	0.0	3,574	0.5	65,592	0.8
Korean	0	0.0	903	0.1	36,471	0.5
Other Asian Languages	0	0.0	8,253	1.2	119,487	1.5
Other Indo-European Languages	37	1.3	22,782	3.4	336,581	4.2
Other/Unspecified Languages	0	0.0	3,811	0.6	61,790	0.8
TOTAL NON-ENGLISH	194	7.0	148,758	22.4	2,604,778	32.4
Speak English Less than "Very Well"*	0	0.0	50,737	7.6	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

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Number of People with a Disability	427	14.3	69,307	9.9	900,445	10.6
One Type of Disability Only	278	9.3	37,799	5.4	486,435	5.7
Two or More Types of Disability	149	5.0	31,508	4.5	414,010	4.9

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

Universe: Total population

Disability by Type, 2020-2024

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Hearing Difficulty	104	3.5	17,635	2.5	214,075	2.5
Vision Difficulty	61	2.0	11,394	1.6	171,275	2.0
Cognitive Difficulty	215	7.2	26,483	3.8	334,479	3.9
Ambulatory Difficulty	220	7.4	31,815	4.5	437,316	5.1
Self-Care Difficulty	94	3.2	12,902	1.8	171,243	2.0
Independent Living Difficulty^{1*}	130	6.3	24,982	4.7	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

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

Disability by Age Cohorts, 2020-2024

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0-17 with a Disability	94	3.2	6,124	0.9	66,935	0.8
18-64 with a Disability	193	6.5	34,804	5.0	436,241	5.1
65-74 with a Disability	11	0.4	11,803	1.7	166,015	2.0
75 and Over with a Disability	129	4.3	16,576	2.4	231,254	2.7

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

Universe: Total population

Health Insurance Coverage, 2020-2024

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Uninsured	57	1.9	36,416	5.2	646,573	7.6
Uninsured and disabled	18	0.6	2,169	0.3	43,842	0.5

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

Universe: Total population

Household Size, 2020-2024

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	270	23.7	51,545	21.1	1,004,516	30.4
2-Person Household	253	22.3	74,854	30.6	1,018,513	30.9
3-Person Household	195	17.2	44,501	18.2	501,858	15.2
4-or-More-Person Household	419	36.9	73,373	30.0	776,501	23.5

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

Universe: Occupied housing units

Household Type, 2020-2024

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	779	68.5	182,022	74.5	2,073,094	62.8
Single Parent with Child	171	15.0	19,260	7.9	255,272	7.7
Non-Family	358	31.5	62,251	25.5	1,228,294	37.2

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

Universe: Occupied housing units

Household Income, 2020-2024

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	72	6.3	20,897	8.6	437,334	13.2
\$25,000 to \$49,999	286	25.2	27,535	11.3	468,081	14.2
\$50,000 to \$74,999	240	21.1	32,394	13.3	451,436	13.7
\$75,000 to \$99,999	106	9.3	30,751	12.6	406,073	12.3
\$100,000 to \$149,999	196	17.2	51,939	21.3	604,303	18.3
\$150,000 and Over	237	20.8	80,757	33.1	934,161	28.3
Median Income	\$73,201		\$109,984		\$93,091	
Per Capita Income*	\$37,611		\$47,516		\$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

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
One or More Computing Devices	1,062	93.4	236,978	97.0	3,168,942	96.0
Smartphone(s) Only	135	11.9	15,156	6.2	265,765	8.1
No Computing Devices	75	6.6	7,295	3.0	132,446	4.0
Internet Access	989	87.0	234,036	95.8	3,122,435	94.6
Broadband Subscription	983	86.5	229,973	94.1	3,037,636	92.0
No Internet Access	148	13.0	10,237	4.2	178,953	5.4

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

Universe: Occupied housing units

Housing Occupancy and Tenure, 2020-2024

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	1,137	99.4	244,273	96.1	3,301,388	93.6
Owner-Occupied*	910	80.0	202,150	82.8	2,140,282	64.8
Renter-Occupied*	227	20.0	42,123	17.2	1,161,106	35.2
Vacant Housing Units	7	0.6	10,005	3.9	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

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$20,000	51	4.5	12,733	5.3	284,351	8.9
Less than 20 Percent	0	0.0	137	0.1	4,916	0.2
20 to 29 Percent	0	0.0	549	0.2	16,165	0.5
30 Percent or More	51	4.5	12,047	5.0	263,270	8.2
\$20,000 to \$49,999	296	26.3	31,700	13.2	548,567	17.1
Less than 20 Percent	0	0.0	2,950	1.2	49,943	1.6
20 to 29 Percent	118	10.5	5,514	2.3	85,571	2.7
30 Percent or More	178	15.8	23,236	9.7	413,053	12.9
\$50,000 to \$74,999	240	21.3	32,337	13.5	445,688	13.9
Less than 20 Percent	64	5.7	8,155	3.4	104,246	3.2
20 to 29 Percent	123	10.9	9,498	4.0	144,885	4.5
30 Percent or More	53	4.7	14,684	6.1	196,557	6.1
\$75,000 or More	539	47.9	162,648	67.9	1,934,018	60.2
Less than 20 Percent	385	34.2	106,601	44.5	1,259,840	39.2
20 to 29 Percent	138	12.3	40,552	16.9	475,559	14.8
30 Percent or More	16	1.4	15,495	6.5	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	19	23
Transportation Costs	19	23
TOTAL H+T COSTS	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, 2020-2024

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	559	48.9	189,298	74.4	1,744,963	49.5
Single Family, Attached	158	13.8	28,912	11.4	267,540	7.6
2 Units	0	0.0	5,216	2.1	225,323	6.4
3 or 4 Units	66	5.8	6,744	2.7	278,696	7.9
5 to 9 Units	69	6.0	5,262	2.1	272,436	7.7
10 to 19 Units	13	1.1	7,077	2.8	162,206	4.6
20 or More Units	0	0.0	8,460	3.3	545,750	15.5
Mobile Home/Other*	279	24.4	3,309	1.3	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

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	25	2.2	15,663	6.2	596,223	16.9
2 Bedrooms	341	29.8	48,571	19.1	970,902	27.5
3 Bedrooms	515	45.0	100,631	39.6	1,149,073	32.6
4 Bedrooms	242	21.2	72,750	28.6	621,544	17.6
5 or More Bedrooms	21	1.8	16,663	6.6	189,638	5.4
Median Number of Rooms*	5.5		6.5		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

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2010 or Later	106	9.3	19,007	7.5	198,138	5.6
Built 1990 to 2009	496	43.4	118,387	46.6	768,316	21.8
Built 1970 to 1989	370	32.3	57,193	22.5	812,639	23.0
Built 1940 to 1969	135	11.8	42,156	16.6	1,020,505	28.9
Built Before 1940	37	3.2	17,535	6.9	727,782	20.6
Median Year Built	1991		1992		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 Diamond.

Vehicles Available per Household, 2020-2024

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	21	1.8	9,521	3.9	429,242	13.0
1 Vehicle Available	412	36.2	61,918	25.3	1,213,932	36.8
2 Vehicles Available	473	41.6	103,138	42.2	1,112,702	33.7
3 or More Vehicles Available	231	20.3	69,696	28.5	545,512	16.5

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

Universe: Occupied housing units

Mode of Travel to Work, 2020-2024

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	42	3.0	52,068	14.7	783,713	18.5
Drive Alone	1,227	86.7	258,587	72.9	2,558,570	60.5
Carpool	126	8.9	28,431	8.0	328,727	7.8
Transit	0	0.0	7,253	2.0	344,109	8.1
Walk or Bike	9	0.6	3,032	0.9	151,058	3.6
Other	11	0.8	5,115	1.4	65,884	1.6
TOTAL COMMUTERS	1,373	97.0	302,418	85.3	3,448,348	81.5
Mean Commute Time (Minutes)	26.3		31.4		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

	Diamond	Will County	CMAP Region
Average Vehicle Miles Traveled per Year	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, 2020-2024

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	1,421	66.6	380,899	68.3	4,610,045	67.1
Employed†*	1,415	99.6	361,706	95.0	4,310,932	93.5
Unemployed*	6	0.4	18,747	4.9	284,304	6.2
Not in Labor Force	712	33.4	176,775	31.7	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

	Diamond		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Private Sector Employment	N/A	N/A	227,213	N/A	3,607,704	N/A
Job Change, 2015-25	N/A	N/A	43,616	23.8	141,870	4.1
Job Change, 2005-25	N/A	N/A	93,781	70.3	259,486	7.7
Private Sector Jobs per Household**	N/A		0.93		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 Diamond Residents*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Professional	1	50.0
2. Health Care	1	50.0
3. N/A	N/A	N/A
4. N/A	N/A	N/A
5. N/A	N/A	N/A
TOP EMPLOYMENT LOCATIONS		
1. Chicago	1	50.0
2. Westmont	1	50.0
3. nan		N/A
4. nan		N/A
5. nan		N/A

Employment in Diamond*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Retail Trade	13	81.2
2. Other Service	3	18.8
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. Unincorporated Will County	4	25.0
2. Grundy County, Illinois	2	12.5
3. Kankakee County, Illinois	2	12.5
4. Lake County, Indiana	2	12.5
5. Aurora	1	6.2

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 Diamond.

General Land Use, 2023

	Acres	Percent
Single-Family Residential	31.3	7.0
Multi-Family Residential	0.0	0.0
Commercial	19.2	4.3
Industrial	3.9	0.9
Institutional	13.8	3.1
Mixed Use	0.0	0.0
Transportation and Other	45.2	10.2
Agricultural	287.3	64.6
Open Space	26.5	6.0
Vacant	17.4	3.9
TOTAL	444.5	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 Diamond.

General Merchandise Retail Sales, 2025

	Diamond	Will County	CMAP Region
General Merchandise	\$51,655,525	\$15,433,009,533	\$169,979,000,000
Total Retail Sales	\$83,644,979	\$18,469,068,493	\$214,930,000,000
Total Sales per Capita*	\$28,031	\$26,329	\$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	\$58,471,219
Commercial	\$11,690,830
Industrial	\$0
Railroad	\$0
Farm	\$93,168
Mineral	\$0
TOTAL	\$70,255,217

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)	94.8	84.5	83.0
Hispanic or Latino (of Any Race)	3.5	8.6	12.4
Black (Non-Hispanic)	0.0	3.1	1.3
Asian (Non-Hispanic)	0.1	0.9	0.0
Other/Multiple Races (Non-Hispanic)	1.7	2.9	3.3

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	29.9	33.8	32.0
20 to 34	20.0	21.4	17.6
35 to 49	23.5	20.7	20.4
50 to 64	16.7	15.8	20.3
65 and Over	9.9	8.3	9.7
Median Age	35.1	32.2	35.5

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	15.2	10.4	3.7
High School Diploma or Equivalent	44.6	37.7	39.9
Some College, No Degree	26.3	28.5	26.9
Associate's Degree	4.8	7.1	16.6
Bachelor's Degree	6.0	10.8	7.8
Graduate or Professional Degree	3.0	5.5	5.1

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	98.6	96.3
Foreign Born	1.4	3.7

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	96.3	93.0
Spanish	2.5	5.4
Russian, Polish, or other Slavic Languages	0.2	0.3
Chinese (incl. Mandarin, Cantonese)	0.0	0.0
Tagalog (incl. Filipino)	0.3	0.0
Arabic	0.0	0.0
Korean	0.0	0.0
Other Asian Languages	0.4	0.0
Other Indo-European Languages	0.3	1.3
Other/Unspecified Languages	0.0	0.0
TOTAL NON-ENGLISH	3.7	7.0
Speak English Less than "Very Well"*	0.8	0.0

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	90.8	98.1
No Health Insurance	9.2	1.9

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	27.1	23.7
2-Person Household	26.4	22.3
3-Person Household	16.5	17.2
4-or-More-Person Household	30.1	36.9

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	67.0	68.5
Single Parent with Child	13.2	15.0
Non-Family	33.0	31.5

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	\$74,644	\$73,201

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	92.3	89.4	99.4
Owner-Occupied*	75.5	66.9	80.0
Renter-Occupied*	24.5	33.1	20.0
Vacant Housing Units	7.7	10.6	0.6

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	20.7	4.5
Less than 20 Percent	0.0	0.0
20 to 29 Percent	1.5	0.0
30 Percent or More	19.2	4.5
\$20,000 to \$49,999	22.1	26.3
Less than 20 Percent	4.6	0.0
20 to 29 Percent	6.9	10.5
30 Percent or More	10.6	15.8
\$50,000 to \$74,999	15.0	21.3
Less than 20 Percent	6.6	5.7
20 to 29 Percent	5.8	10.9
30 Percent or More	2.5	4.7
\$75,000 or More	38.6	47.9
Less than 20 Percent	22.8	34.2
20 to 29 Percent	15.4	12.3
30 Percent or More	0.4	1.4

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	46.1	48.9
Single Family, Attached	16.9	13.8
2 Units	5.3	0.0
3 or 4 Units	2.3	5.8
5 or More Units	12.1	7.2
Mobile Home/Other*	17.3	24.4

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	8.5	2.2
2 Bedrooms	34.4	29.8
3 Bedrooms	45.6	45.0
4 Bedrooms	11.1	21.2
5 or More Bedrooms	0.4	1.8
Median Number of Rooms*	5.2	5.5

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	6.3	1.8
1 Vehicle Available	39.2	36.2
2 Vehicles Available	34.6	41.6
3 or More Vehicles Available	19.8	20.3

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*	0.9	3.0
Drive Alone	84.7	86.7
Carpool	11.3	8.9
Transit	0.5	0.0
Walk or Bike	2.6	0.6
Other	0.0	0.8
TOTAL COMMUTERS	99.1	97.0
Mean Commute Time (Minutes)	25.4	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	66.1	66.6
Employed ^{†*}	86.7	99.6
Unemployed*	13.3	0.4
Not in Labor Force	33.9	33.4

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 Diamond*

Water Source(s): Deep Groundwater**

	2008 MGD***	2018 MGD***	Percent Change
Total Water Withdrawals	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
Gallons per Capita per Day*	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 (2024 Dollars)	2022 (2024 Dollars)	Percent Change	Annualized Percent Change
Drinking Water	N/A	\$46.49	N/A	N/A
Sewer	N/A	\$31.55	N/A	N/A
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: N/A

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