

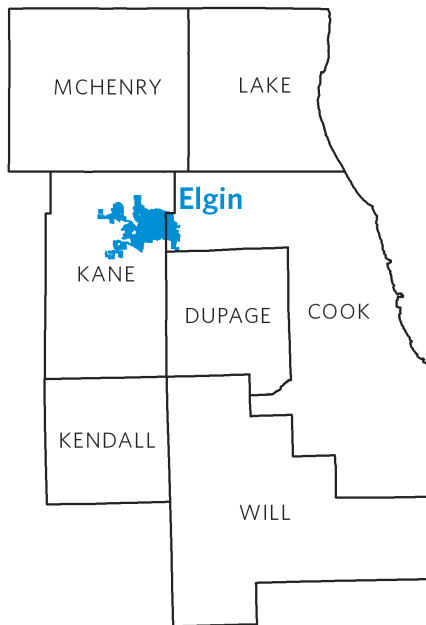


Elgin

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 Elgin, 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 Elgin.

General Population Characteristics, 2024

	Elgin	Kane County	CMAP Region
Total Population	114,934	517,255	8,495,320
Total Households	39,317	184,706	3,301,388
Average Household Size	2.9	2.8	2.5
Percent Population Change, 2000-10	14.5	27.5	3.5
Percent Population Change, 2010-24	6.2	0.4	0.8
Percent Population Change, 2000-24	21.6	28.0	4.3

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

Race and Ethnicity, 2020-2024

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	40,080	34.9	279,104	54.0	4,070,419	47.9
Hispanic or Latino (of Any Race)	55,973	48.7	172,723	33.4	2,106,868	24.8
Black (Non-Hispanic)	5,962	5.2	24,561	4.7	1,341,618	15.8
Asian (Non-Hispanic)	7,570	6.6	20,876	4.0	668,971	7.9
Other/Multiple Races (Non-Hispanic)	5,349	4.7	19,991	3.9	307,444	3.6

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

Universe: Total population

Age Cohorts, 2020-2024

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	7,851	6.8	29,631	5.7	462,655	5.4
5 to 19	24,273	21.1	107,579	20.8	1,610,678	19.0
20 to 34	23,026	20.0	95,131	18.4	1,751,152	20.6
35 to 49	23,329	20.3	102,785	19.9	1,707,049	20.1
50 to 64	20,921	18.2	101,738	19.7	1,612,962	19.0
65 to 74	9,838	8.6	48,253	9.3	803,224	9.5
75 to 84	4,071	3.5	23,813	4.6	388,880	4.6
85 and Over	1,625	1.4	8,325	1.6	158,720	1.9
Median Age	36.7		38.8		38.5	

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

Universe: Total population

Educational Attainment*, 2020-2024

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	14,035	18.6	43,584	12.6	608,225	10.3
High School Diploma or Equivalent	19,886	26.4	79,841	23.0	1,287,338	21.9
Some College, No Degree	15,038	20.0	66,077	19.0	1,039,489	17.7
Associate's Degree	6,030	8.0	25,385	7.3	417,149	7.1
Bachelor's Degree	13,226	17.6	84,911	24.5	1,493,459	25.4
Graduate or Professional Degree	7,098	9.4	47,135	13.6	1,042,387	17.7

Source: 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, 2020-2024

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	84,639	73.6	428,216	82.8	6,804,818	80.1
Foreign Born	30,295	26.4	89,039	17.2	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

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	55,596	51.9	332,494	68.2	5,427,887	67.6
Spanish	42,607	39.8	127,236	26.1	1,526,595	19.0
Russian, Polish, or other Slavic Languages	1,263	1.2	5,602	1.1	288,316	3.6
Chinese (incl. Mandarin, Cantonese)	173	0.2	869	0.2	93,083	1.2
Tagalog (incl. Filipino)	1,045	1.0	3,220	0.7	76,863	1.0
Arabic	118	0.1	1,078	0.2	65,592	0.8
Korean	88	0.1	491	0.1	36,471	0.5
Other Asian Languages	2,295	2.1	4,420	0.9	119,487	1.5
Other Indo-European Languages	3,572	3.3	10,932	2.2	336,581	4.2
Other/Unspecified Languages	326	0.3	1,282	0.3	61,790	0.8
TOTAL NON-ENGLISH	51,487	48.1	155,130	31.8	2,604,778	32.4
Speak English Less than "Very Well"*	20,231	18.9	57,644	11.8	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

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Number of People with a Disability	11,766	10.2	49,598	9.6	900,445	10.6
One Type of Disability Only	6,805	5.9	28,119	5.4	486,435	5.7
Two or More Types of Disability	4,961	4.3	21,479	4.2	414,010	4.9

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

Universe: Total population

Disability by Type, 2020-2024

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Hearing Difficulty	2,450	2.1	13,014	2.5	214,075	2.5
Vision Difficulty	2,836	2.5	9,205	1.8	171,275	2.0
Cognitive Difficulty	4,150	3.6	18,104	3.5	334,479	3.9
Ambulatory Difficulty	5,073	4.4	22,370	4.3	437,316	5.1
Self-Care Difficulty	1,833	1.6	8,653	1.7	171,243	2.0
Independent Living Difficulty^{†*}	4,152	4.9	17,893	4.6	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

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0-17 with a Disability	1,030	0.9	3,966	0.8	66,935	0.8
18-64 with a Disability	6,317	5.5	23,769	4.6	436,241	5.1
65-74 with a Disability	2,023	1.8	9,245	1.8	166,015	2.0
75 and Over with a Disability	2,396	2.1	12,618	2.4	231,254	2.7

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

Universe: Total population

Health Insurance Coverage, 2020-2024

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Uninsured	12,291	10.7	40,060	7.7	646,573	7.6
Uninsured and disabled	798	0.7	2,408	0.5	43,842	0.5

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

Universe: Total population

Household Size, 2020-2024

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	8,926	22.7	41,759	22.6	1,004,516	30.4
2-Person Household	11,669	29.7	58,564	31.7	1,018,513	30.9
3-Person Household	6,358	16.2	30,949	16.8	501,858	15.2
4-or-More-Person Household	12,364	31.4	53,434	28.9	776,501	23.5

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

Universe: Occupied housing units

Household Type, 2020-2024

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	28,275	71.9	132,694	71.8	2,073,094	62.8
Single Parent with Child	3,846	9.8	15,493	8.4	255,272	7.7
Non-Family	11,042	28.1	52,012	28.2	1,228,294	37.2

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

Universe: Occupied housing units

Household Income, 2020-2024

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	3,924	10.0	16,630	9.0	437,334	13.2
\$25,000 to \$49,999	6,572	16.7	23,399	12.7	468,081	14.2
\$50,000 to \$74,999	5,350	13.6	25,758	13.9	451,436	13.7
\$75,000 to \$99,999	5,832	14.8	23,472	12.7	406,073	12.3
\$100,000 to \$149,999	8,800	22.4	38,351	20.8	604,303	18.3
\$150,000 and Over	8,839	22.5	57,096	30.9	934,161	28.3
Median Income	\$90,282		\$103,163		\$93,091	
Per Capita Income*	\$37,057		\$47,482		\$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

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
One or More Computing Devices	38,136	97.0	179,291	97.1	3,168,942	96.0
Smartphone(s) Only	3,450	8.8	11,673	6.3	265,765	8.1
No Computing Devices	1,181	3.0	5,415	2.9	132,446	4.0
Internet Access	37,724	95.9	175,798	95.2	3,122,435	94.6
Broadband Subscription	36,945	94.0	172,275	93.3	3,037,636	92.0
No Internet Access	1,593	4.1	8,908	4.8	178,953	5.4

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

Universe: Occupied housing units

Housing Occupancy and Tenure, 2020-2024

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	39,317	97.0	184,706	96.7	3,301,388	93.6
Owner-Occupied*	28,288	71.9	140,301	76.0	2,140,282	64.8
Renter-Occupied*	11,029	28.1	44,405	24.0	1,161,106	35.2
Vacant Housing Units	1,206	3.0	6,215	3.3	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

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$20,000	2,653	6.9	10,768	5.9	284,351	8.9
Less than 20 Percent	14	0.0	149	0.1	4,916	0.2
20 to 29 Percent	150	0.4	510	0.3	16,165	0.5
30 Percent or More	2,489	6.4	10,109	5.6	263,270	8.2
\$20,000 to \$49,999	7,407	19.1	27,084	14.9	548,567	17.1
Less than 20 Percent	739	1.9	2,811	1.5	49,943	1.6
20 to 29 Percent	1,047	2.7	4,142	2.3	85,571	2.7
30 Percent or More	5,621	14.5	20,131	11.1	413,053	12.9
\$50,000 to \$74,999	5,327	13.8	25,596	14.1	445,688	13.9
Less than 20 Percent	1,259	3.3	6,066	3.3	104,246	3.2
20 to 29 Percent	1,471	3.8	7,810	4.3	144,885	4.5
30 Percent or More	2,597	6.7	11,720	6.4	196,557	6.1
\$75,000 or More	23,339	60.3	118,506	65.1	1,934,018	60.2
Less than 20 Percent	15,773	40.7	79,292	43.6	1,259,840	39.2
20 to 29 Percent	5,900	15.2	28,068	15.4	475,559	14.8
30 Percent or More	1,666	4.3	11,146	6.1	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	24	30
Transportation Costs	18	21
TOTAL H+T COSTS	42	51

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 Elgin.

Housing Type, 2020-2024

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	25,096	61.9	131,922	69.1	1,744,963	49.5
Single Family, Attached	5,641	13.9	22,842	12.0	267,540	7.6
2 Units	1,794	4.4	5,859	3.1	225,323	6.4
3 or 4 Units	1,978	4.9	6,509	3.4	278,696	7.9
5 to 9 Units	1,668	4.1	5,806	3.0	272,436	7.7
10 to 19 Units	1,172	2.9	5,523	2.9	162,206	4.6
20 or More Units	1,954	4.8	10,850	5.7	545,750	15.5
Mobile Home/Other*	1,220	3.0	1,610	0.8	30,466	0.9

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

Universe: Housing units

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

Housing Size, 2020-2024

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	4,031	9.9	16,704	8.7	596,223	16.9
2 Bedrooms	12,146	30.0	44,739	23.4	970,902	27.5
3 Bedrooms	14,571	36.0	65,487	34.3	1,149,073	32.6
4 Bedrooms	8,025	19.8	50,837	26.6	621,544	17.6
5 or More Bedrooms	1,750	4.3	13,154	6.9	189,638	5.4
Median Number of Rooms*	5.8		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

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2010 or Later	2,968	7.3	16,085	8.4	198,138	5.6
Built 1990 to 2009	11,402	28.1	71,223	37.3	768,316	21.8
Built 1970 to 1989	9,636	23.8	39,519	20.7	812,639	23.0
Built 1940 to 1969	8,858	21.9	39,831	20.9	1,020,505	28.9
Built Before 1940	7,659	18.9	24,263	12.7	727,782	20.6
Median Year Built	1977		1985		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 Elgin.

Vehicles Available per Household, 2020-2024

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	2,184	5.6	8,597	4.7	429,242	13.0
1 Vehicle Available	11,692	29.7	49,892	27.0	1,213,932	36.8
2 Vehicles Available	15,441	39.3	77,837	42.1	1,112,702	33.7
3 or More Vehicles Available	10,000	25.4	48,380	26.2	545,512	16.5

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

Universe: Occupied housing units

Mode of Travel to Work, 2020-2024

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	7,206	12.8	42,136	15.9	783,713	18.5
Drive Alone	40,389	71.5	187,539	70.7	2,558,570	60.5
Carpool	5,915	10.5	23,609	8.9	328,727	7.8
Transit	1,059	1.9	4,349	1.6	344,109	8.1
Walk or Bike	759	1.3	3,797	1.4	151,058	3.6
Other	1,183	2.1	3,888	1.5	65,884	1.6
TOTAL COMMUTERS	49,305	87.2	223,182	84.1	3,448,348	81.5
Mean Commute Time (Minutes)	28.2		27.8		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

	Elgin	Kane County	CMAP Region
Average Vehicle Miles Traveled per Year	17,907	18,057	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 Elgin.

Employment Status, 2020-2024

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	61,853	69.0	284,754	69.5	4,610,045	67.1
Employed†*	57,942	93.7	270,875	95.1	4,310,932	93.5
Unemployed*	3,783	6.1	13,632	4.8	284,304	6.2
Not in Labor Force	27,831	31.0	125,203	30.5	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

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Private Sector Employment	42,510	N/A	178,702	N/A	3,607,704	N/A
Job Change, 2015-25	-494	-1.1	6,774	3.9	141,870	4.1
Job Change, 2005-25	2,130	5.3	7,554	4.4	259,486	7.7
Private Sector Jobs per Household**	1.08		0.97		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 Elgin Residents*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Manufacturing	7,578	14.3
2. Health Care	6,450	12.2
3. Retail Trade	5,275	10.0
4. Administration	4,475	8.4
5. Education	4,034	7.6
TOP EMPLOYMENT LOCATIONS		
1. Elgin	10,516	19.8
2. Chicago	5,593	10.6
3. Schaumburg	2,615	4.9
4. St. Charles	1,524	2.9
5. South Elgin	1,276	2.4

Employment in Elgin*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Education	7,799	14.6
2. Manufacturing	6,945	13.0
3. Health Care	6,735	12.6
4. Wholesale Trade	5,431	10.2
5. Administration	5,255	9.8
TOP RESIDENCE LOCATIONS		
1. Elgin	10,516	19.7
2. Chicago	2,468	4.6
3. Carpentersville	1,830	3.4
4. Unincorporated Kane County	1,776	3.3
5. South Elgin	1,691	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 Elgin.

General Land Use, 2023

	Acres	Percent
Single-Family Residential	7,519.0	30.3
Multi-Family Residential	419.5	1.7
Commercial	1,147.4	4.6
Industrial	2,299.1	9.3
Institutional	1,608.2	6.5
Mixed Use	9.6	0.0
Transportation and Other	4,687.3	18.9
Agricultural	3,293.3	13.3
Open Space	2,382.4	9.6
Vacant	1,413.5	5.7
TOTAL	24,779.3	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 Elgin.

General Merchandise Retail Sales, 2025

	Elgin	Kane County	CMAP Region
General Merchandise	\$2,054,750,538	\$9,601,896,670	\$169,979,000,000
Total Retail Sales	\$2,608,269,820	\$11,971,087,246	\$214,930,000,000
Total Sales per Capita*	\$22,694	\$23,143	\$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	\$2,605,280,823
Commercial	\$526,958,396
Industrial	\$734,644,346
Railroad	\$1,370,941
Farm	\$2,958,522
Mineral	\$1,255,462
TOTAL	\$3,872,468,490

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)	53.8	41.3	34.9
Hispanic or Latino (of Any Race)	34.3	44.4	48.7
Black (Non-Hispanic)	6.5	6.5	5.2
Asian (Non-Hispanic)	3.8	6.2	6.6
Other/Multiple Races (Non-Hispanic)	1.6	1.5	4.7

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	31.9	31.4	27.9
20 to 34	25.3	22.2	20.0
35 to 49	22.6	20.4	20.3
50 to 64	11.7	16.6	18.2
65 and Over	8.6	9.5	13.5
Median Age	30.9	32.9	36.7

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	26.2	21.4	18.6
High School Diploma or Equivalent	25.0	26.5	26.4
Some College, No Degree	21.4	21.0	20.0
Associate's Degree	6.8	7.1	8.0
Bachelor's Degree	14.5	16.5	17.6
Graduate or Professional Degree	6.0	7.5	9.4

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	74.0	73.6
Foreign Born	26.0	26.4

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	53.3	51.9
Spanish	39.2	39.8
Russian, Polish, or other Slavic Languages	0.9	1.2
Chinese (incl. Mandarin, Cantonese)	0.5	0.2
Tagalog (incl. Filipino)	1.9	1.0
Arabic	0.1	0.1
Korean	0.1	0.1
Other Asian Languages	2.0	2.1
Other Indo-European Languages	1.7	3.3
Other/Unspecified Languages	0.4	0.3
TOTAL NON-ENGLISH	46.7	48.1
Speak English Less than "Very Well"*	26.3	18.9

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	82.8	89.2
No Health Insurance	17.2	10.8

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	23.4	22.7
2-Person Household	25.5	29.7
3-Person Household	15.4	16.2
4-or-More-Person Household	35.8	31.4

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	71.7	71.9
Single Parent with Child	10.1	9.8
Non-Family	28.3	28.1

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	\$79,281	\$90,282

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	96.6	93.2	97.0
Owner-Occupied*	70.2	67.9	71.9
Renter-Occupied*	29.8	32.1	28.1
Vacant Housing Units	3.4	6.8	3.0

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	11.7	6.9
Less than 20 Percent	0.6	0.0
20 to 29 Percent	0.7	0.4
30 Percent or More	10.3	6.4
\$20,000 to \$49,999	29.5	19.1
Less than 20 Percent	3.2	1.9
20 to 29 Percent	5.5	2.7
30 Percent or More	20.9	14.5
\$50,000 to \$74,999	18.3	13.8
Less than 20 Percent	5.1	3.3
20 to 29 Percent	6.0	3.8
30 Percent or More	7.1	6.7
\$75,000 or More	38.6	60.3
Less than 20 Percent	22.2	40.7
20 to 29 Percent	12.9	15.2
30 Percent or More	3.6	4.3

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 Percent	2020-2024 Percent
Single Family, Detached	58.4	61.9
Single Family, Attached	12.9	13.9
2 Units	6.9	4.4
3 or 4 Units	5.8	4.9
5 or More Units	13.4	11.8
Mobile Home/Other*	2.6	3.0

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 Percent	2020-2024 Percent
0 or 1 Bedroom	9.8	9.9
2 Bedrooms	31.9	30.0
3 Bedrooms	37.9	36.0
4 Bedrooms	16.5	19.8
5 or More Bedrooms	3.9	4.3
Median Number of Rooms*	5.7	5.8

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	5.3	5.6
1 Vehicle Available	30.8	29.7
2 Vehicles Available	40.8	39.3
3 or More Vehicles Available	23.1	25.4

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*	2.7	12.8
Drive Alone	80.4	71.5
Carpool	12.0	10.5
Transit	2.4	1.9
Walk or Bike	1.6	1.3
Other	1.0	2.1
TOTAL COMMUTERS	97.3	87.2
Mean Commute Time (Minutes)	28.5	28.2

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	71.0	69.0
Employed†*	90.4	93.7
Unemployed*	9.6	6.1
Not in Labor Force	29.0	31.0

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 Elgin*

Water Source(s): Deep Groundwater, Fox River**

	2008 MGD***	2018 MGD***	Percent Change
Total Water Withdrawals	12.39	10.36	-16.4

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

	Elgin			CMAP Region		
	2008	2018	Percent Change	2008	2018	Percent Change
Gallons per Capita per Day*	117.4	91.8	-21.8	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	\$40.69	\$73.33	80.2	10.3
Sewer	\$25.68	\$19.20	-25.2	-4.7
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: 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.