

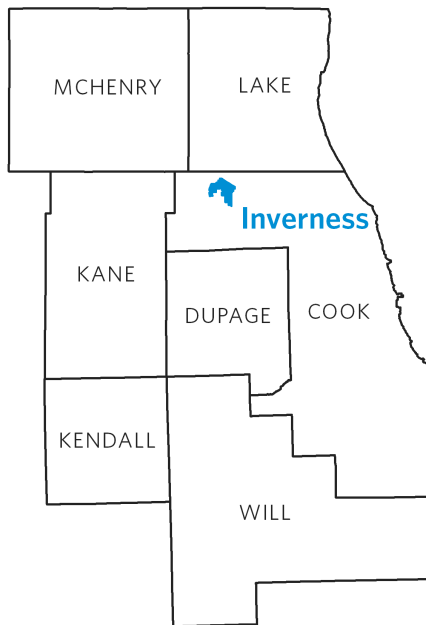


## Inverness

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](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 Inverness, 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](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 Inverness.

### General Population Characteristics, 2024

	Inverness	Cook County	CMAP Region
<b>Total Population</b>	7,275	5,182,090	8,495,320
<b>Total Households</b>	2,682	2,100,230	3,301,388
<b>Average Household Size</b>	2.7	2.4	2.5
<b>Percent Population Change, 2000-10</b>	9.6	-3.4	3.5
<b>Percent Population Change, 2010-24</b>	-1.7	-0.2	0.8
<b>Percent Population Change, 2000-24</b>	7.8	-3.6	4.3

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

### Race and Ethnicity, 2020-2024

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>White (Non-Hispanic)</b>	5,555	76.4	2,077,522	40.1	4,070,419	47.9
<b>Hispanic or Latino (of Any Race)</b>	48	0.7	1,387,163	26.8	2,106,868	24.8
<b>Black (Non-Hispanic)</b>	48	0.7	1,130,881	21.8	1,341,618	15.8
<b>Asian (Non-Hispanic)</b>	1,458	20.0	407,859	7.9	668,971	7.9
<b>Other/Multiple Races (Non-Hispanic)</b>	166	2.3	178,665	3.4	307,444	3.6

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

Universe: Total population

### Age Cohorts, 2020-2024

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Under 5</b>	310	4.3	280,520	5.4	462,655	5.4
<b>5 to 19</b>	1,144	15.7	935,109	18.0	1,610,678	19.0
<b>20 to 34</b>	709	9.7	1,145,837	22.1	1,751,152	20.6
<b>35 to 49</b>	981	13.5	1,044,009	20.1	1,707,049	20.1
<b>50 to 64</b>	1,813	24.9	949,459	18.3	1,612,962	19.0
<b>65 to 74</b>	1,445	19.9	487,190	9.4	803,224	9.5
<b>75 to 84</b>	709	9.7	237,130	4.6	388,880	4.6
<b>85 and Over</b>	164	2.3	102,836	2.0	158,720	1.9
<b>Median Age</b>	56.4		38.0		38.5	

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

Universe: Total population

### Educational Attainment\*, 2020-2024

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	153	2.8	416,621	11.4	608,225	10.3
High School Diploma or Equivalent	422	7.7	801,258	22.0	1,287,338	21.9
Some College, No Degree	803	14.6	624,173	17.1	1,039,489	17.7
Associate's Degree	359	6.5	243,881	6.7	417,149	7.1
Bachelor's Degree	2,143	38.9	900,648	24.7	1,493,459	25.4
Graduate or Professional Degree	1,629	29.6	654,953	18.0	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

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	5,593	76.9	4,055,022	78.3	6,804,818	80.1
Foreign Born	1,682	23.1	1,127,068	21.7	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

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	4,921	70.7	3,148,963	64.2	5,427,887	67.6
Spanish	26	0.4	1,031,829	21.1	1,526,595	19.0
Russian, Polish, or other Slavic Languages	538	7.7	207,055	4.2	288,316	3.6
Chinese (incl. Mandarin, Cantonese)	185	2.7	68,513	1.4	93,083	1.2
Tagalog (incl. Filipino)	0	0.0	48,595	1.0	76,863	1.0
Arabic	0	0.0	51,340	1.0	65,592	0.8
Korean	756	10.9	26,697	0.5	36,471	0.5
Other Asian Languages	94	1.3	68,378	1.4	119,487	1.5
Other Indo-European Languages	445	6.4	200,789	4.1	336,581	4.2
Other/Unspecified Languages	0	0.0	49,411	1.0	61,790	0.8
<b>TOTAL NON-ENGLISH</b>	<b>2,044</b>	<b>29.3</b>	<b>1,752,607</b>	<b>35.8</b>	<b>2,604,778</b>	<b>32.4</b>
Speak English Less than "Very Well"*	618	8.9	688,614	14.0	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

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Number of People with a Disability</b>	638	8.8	587,540	11.3	900,445	10.6
One Type of Disability Only	497	6.8	311,410	6.0	486,435	5.7
Two or More Types of Disability	141	1.9	276,130	5.3	414,010	4.9

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

Universe: Total population

Disability by Type, 2020-2024

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Hearing Difficulty</b>	210	2.9	129,886	2.5	214,075	2.5
<b>Vision Difficulty</b>	147	2.0	117,625	2.3	171,275	2.0
<b>Cognitive Difficulty</b>	205	2.8	219,496	4.2	334,479	3.9
<b>Ambulatory Difficulty</b>	182	2.5	296,871	5.7	437,316	5.1
<b>Self-Care Difficulty</b>	38	0.5	114,066	2.2	171,243	2.0
<b>Independent Living Difficulty<sup>†*</sup></b>	106	1.8	225,488	5.6	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.

<sup>\*</sup>Universe: Total population over 18

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

Disability by Age Cohorts, 2020-2024

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>0-17 with a Disability</b>	35	0.5	40,503	0.8	66,935	0.8
<b>18-64 with a Disability</b>	210	2.9	287,681	5.6	436,241	5.1
<b>65-74 with a Disability</b>	170	2.3	108,988	2.1	166,015	2.0
<b>75 and Over with a Disability</b>	223	3.1	150,368	2.9	231,254	2.7

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

Universe: Total population

Health Insurance Coverage, 2020-2024

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Uninsured</b>	339	4.7	454,597	8.8	646,573	7.6
Uninsured and disabled	17	0.2	31,475	0.6	43,842	0.5

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

Universe: Total population

### Household Size, 2020-2024

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>1-Person Household</b>	452	16.9	727,904	34.7	1,004,516	30.4
<b>2-Person Household</b>	1,231	45.9	629,256	30.0	1,018,513	30.9
<b>3-Person Household</b>	276	10.3	299,403	14.3	501,858	15.2
<b>4-or-More-Person Household</b>	723	27.0	443,667	21.1	776,501	23.5

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

Universe: Occupied housing units

### Household Type, 2020-2024

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Family</b>	2,153	80.3	1,210,089	57.6	2,073,094	62.8
Single Parent with Child	20	0.7	168,379	8.0	255,272	7.7
<b>Non-Family</b>	529	19.7	890,141	42.4	1,228,294	37.2

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

Universe: Occupied housing units

### Household Income, 2020-2024

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$25,000</b>	84	3.1	332,400	15.8	437,334	13.2
<b>\$25,000 to \$49,999</b>	145	5.4	329,767	15.7	468,081	14.2
<b>\$50,000 to \$74,999</b>	130	4.8	293,762	14.0	451,436	13.7
<b>\$75,000 to \$99,999</b>	293	10.9	255,847	12.2	406,073	12.3
<b>\$100,000 to \$149,999</b>	300	11.2	362,019	17.2	604,303	18.3
<b>\$150,000 and Over</b>	1,730	64.5	526,435	25.1	934,161	28.3
<b>Median Income</b>	\$207,434		\$83,498		\$93,091	
<b>Per Capita Income*</b>	\$96,936		\$49,329		\$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

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>One or More Computing Devices</b>	2,660	99.2	2,000,086	95.2	3,168,942	96.0
Smartphone(s) Only	29	1.1	197,093	9.4	265,765	8.1
<b>No Computing Devices</b>	22	0.8	100,144	4.8	132,446	4.0
<b>Internet Access</b>	2,660	99.2	1,968,080	93.7	3,122,435	94.6
Broadband Subscription	2,648	98.7	1,903,624	90.6	3,037,636	92.0
<b>No Internet Access</b>	22	0.8	132,150	6.3	178,953	5.4

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

Universe: Occupied housing units

**Housing Occupancy and Tenure, 2020-2024**

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Occupied Housing Units</b>	2,682	88.8	2,100,230	92.3	3,301,388	93.6
Owner-Occupied*	2,635	98.2	1,212,570	57.7	2,140,282	64.8
Renter-Occupied*	47	1.8	887,660	42.3	1,161,106	35.2
<b>Vacant Housing Units</b>	338	11.2	176,263	7.7	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**

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$20,000</b>	65	2.5	217,994	10.7	284,351	8.9
Less than 20 Percent	0	0.0	3,840	0.2	4,916	0.2
20 to 29 Percent	0	0.0	13,598	0.7	16,165	0.5
30 Percent or More	65	2.5	200,556	9.9	263,270	8.2
<b>\$20,000 to \$49,999</b>	145	5.5	389,231	19.1	548,567	17.1
Less than 20 Percent	10	0.4	35,421	1.7	49,943	1.6
20 to 29 Percent	0	0.0	60,268	3.0	85,571	2.7
30 Percent or More	135	5.1	293,542	14.4	413,053	12.9
<b>\$50,000 to \$74,999</b>	108	4.1	289,462	14.2	445,688	13.9
Less than 20 Percent	8	0.3	68,947	3.4	104,246	3.2
20 to 29 Percent	53	2.0	97,251	4.8	144,885	4.5
30 Percent or More	47	1.8	123,264	6.1	196,557	6.1
<b>\$75,000 or More</b>	2,323	88.0	1,137,184	55.9	1,934,018	60.2
Less than 20 Percent	1,408	53.3	735,884	36.2	1,259,840	39.2
20 to 29 Percent	396	15.0	280,125	13.8	475,559	14.8
30 Percent or More	519	19.7	121,175	6.0	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***
<b>Housing Costs</b>	47	59
<b>Transportation Costs</b>	19	23
<b>TOTAL H+T COSTS</b>	67	82

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 Inverness.

### Housing Type, 2020-2024

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Single Family, Detached</b>	2,581	85.5	900,824	39.6	1,744,963	49.5
<b>Single Family, Attached</b>	379	12.5	124,081	5.5	267,540	7.6
<b>2 Units</b>	0	0.0	203,431	8.9	225,323	6.4
<b>3 or 4 Units</b>	53	1.8	237,569	10.4	278,696	7.9
<b>5 to 9 Units</b>	0	0.0	221,658	9.7	272,436	7.7
<b>10 to 19 Units</b>	0	0.0	113,433	5.0	162,206	4.6
<b>20 or More Units</b>	7	0.2	456,751	20.1	545,750	15.5
<b>Mobile Home/Other*</b>	0	0.0	18,746	0.8	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

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>0 or 1 Bedroom</b>	0	0.0	481,226	21.1	596,223	16.9
<b>2 Bedrooms</b>	279	9.2	692,768	30.4	970,902	27.5
<b>3 Bedrooms</b>	748	24.8	707,318	31.1	1,149,073	32.6
<b>4 Bedrooms</b>	1,479	49.0	290,384	12.8	621,544	17.6
<b>5 or More Bedrooms</b>	514	17.0	104,797	4.6	189,638	5.4
<b>Median Number of Rooms*</b>	8.4		5.1		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

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Built 2010 or Later</b>	143	4.7	114,864	5.0	198,138	5.6
<b>Built 1990 to 2009</b>	790	26.2	322,599	14.2	768,316	21.8
<b>Built 1970 to 1989</b>	1,306	43.2	448,001	19.7	812,639	23.0
<b>Built 1940 to 1969</b>	682	22.6	758,643	33.3	1,020,505	28.9
<b>Built Before 1940</b>	99	3.3	632,386	27.8	727,782	20.6
<b>Median Year Built</b>	1984		1961		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 Inverness.

### Vehicles Available per Household, 2020-2024

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>No Vehicle Available</b>	0	0.0	378,260	18.0	429,242	13.0
<b>1 Vehicle Available</b>	499	18.6	871,670	41.5	1,213,932	36.8
<b>2 Vehicles Available</b>	1,219	45.5	597,002	28.4	1,112,702	33.7
<b>3 or More Vehicles Available</b>	964	35.9	253,298	12.1	545,512	16.5

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

Universe: Occupied housing units

### Mode of Travel to Work, 2020-2024

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Work at Home*</b>	928	29.5	480,070	18.9	783,713	18.5
<b>Drive Alone</b>	1,981	62.9	1,392,162	54.8	2,558,570	60.5
<b>Carpool</b>	40	1.3	196,668	7.7	328,727	7.8
<b>Transit</b>	107	3.4	300,955	11.8	344,109	8.1
<b>Walk or Bike</b>	1	0.0	125,563	4.9	151,058	3.6
<b>Other</b>	90	2.9	44,544	1.8	65,884	1.6
<b>TOTAL COMMUTERS</b>	2,219	70.5	2,059,892	81.1	3,448,348	81.5
<b>Mean Commute Time (Minutes)</b>	26.1		31.5		30.5	

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

Universe: Workers 16 years and older

\*Not included in total commuters or mean commute time.

### Annual Vehicle Miles Traveled per Household\*, 2023

	Inverness	Cook County	CMAP Region
<b>Average Vehicle Miles Traveled per Year</b>	18,708	11,618	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 Inverness.

### Employment Status, 2020-2024

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>In Labor Force</b>	3,324	55.2	2,794,546	66.2	4,610,045	67.1
Employed <sup>†*</sup>	3,214	96.7	2,597,162	92.9	4,310,932	93.5
Unemployed*	110	3.3	195,726	7.0	284,304	6.2
<b>Not in Labor Force</b>	2,696	44.8	1,427,420	33.8	2,255,280	32.9

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

Universe: Population 16 years and older

<sup>†</sup>Does not include employed population in the Armed Forces.

\*Universe: In labor force

### Private Sector Employment\*, 2025

	Inverness		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Private Sector Employment</b>	N/A	N/A	2,247,360	N/A	3,607,704	N/A
<b>Job Change, 2015-25</b>	N/A	N/A	59,835	2.7	141,870	4.1
<b>Job Change, 2005-25</b>	N/A	N/A	95,315	4.4	259,486	7.7
<b>Private Sector Jobs per Household**</b>	N/A		1.07		1.09	

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

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

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

### Employment of Inverness Residents\*, 2023

TOP INDUSTRY SECTORS	Count	Percent
<b>1. Professional</b>	448	12.9
<b>2. Health Care</b>	418	12.0
<b>3. Education</b>	345	9.9
<b>4. Manufacturing</b>	322	9.2
<b>5. Finance</b>	275	7.9
TOP EMPLOYMENT LOCATIONS		
<b>1. Chicago</b>	632	18.1
<b>2. Schaumburg</b>	266	7.6
<b>3. Palatine</b>	193	5.5
<b>4. Arlington Heights</b>	136	3.9
<b>5. Rolling Meadows</b>	96	2.8

### Employment in Inverness\*, 2023

TOP INDUSTRY SECTORS	Count	Percent
<b>1. Education</b>	431	22.0
<b>2. Public Administration</b>	340	17.3
<b>3. Health Care</b>	226	11.5
<b>4. Professional</b>	194	9.9
<b>5. Other Service</b>	158	8.1
TOP RESIDENCE LOCATIONS		
<b>1. Palatine</b>	230	11.7
<b>2. Chicago</b>	136	6.9
<b>3. Hoffman Estates</b>	116	5.9
<b>4. Schaumburg</b>	82	4.2
<b>5. Arlington Heights</b>	69	3.5

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 Inverness.

### General Land Use, 2023

	Acres	Percent
<b>Single-Family Residential</b>	3,247.2	75.8
<b>Multi-Family Residential</b>	3.6	0.1
<b>Commercial</b>	13.7	0.3
<b>Industrial</b>	0.0	0.0
<b>Institutional</b>	44.5	1.0
<b>Mixed Use</b>	0.0	0.0
<b>Transportation and Other</b>	558.8	13.1
<b>Agricultural</b>	5.4	0.1
<b>Open Space</b>	241.1	5.6
<b>Vacant</b>	166.9	3.9
<b>TOTAL</b>	4,281.3	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 Inverness.

### General Merchandise Retail Sales, 2025

	Inverness	Cook County	CMAP Region
<b>General Merchandise</b>	\$41,483,944	\$92,798,106,747	\$169,979,000,000
<b>Total Retail Sales</b>	\$46,471,287	\$120,224,000,000	\$214,930,000,000
<b>Total Sales per Capita*</b>	\$6,388	\$23,200	\$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

<b>Residential</b>	\$491,283,927
<b>Commercial</b>	\$17,848,186
<b>Industrial</b>	\$0
<b>Railroad</b>	\$55,998
<b>Farm</b>	\$75,705
<b>Mineral</b>	\$0
<b>TOTAL</b>	\$509,263,816

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
<b>White (Non-Hispanic)</b>	90.5	86.8	76.4
<b>Hispanic or Latino (of Any Race)</b>	1.9	0.8	0.7
<b>Black (Non-Hispanic)</b>	0.7	0.2	0.7
<b>Asian (Non-Hispanic)</b>	6.2	10.8	20.0
<b>Other/Multiple Races (Non-Hispanic)</b>	0.7	1.3	2.3

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
<b>19 and Under</b>	27.1	24.1	20.0
<b>20 to 34</b>	8.6	5.9	9.7
<b>35 to 49</b>	24.4	20.4	13.5
<b>50 to 64</b>	28.0	27.8	24.9
<b>65 and Over</b>	11.9	21.8	31.9
<b>Median Age</b>	44.9	49.5	56.4

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
<b>Less than High School Diploma</b>	6.0	2.0	2.8
<b>High School Diploma or Equivalent</b>	14.3	13.2	7.7
<b>Some College, No Degree</b>	19.5	14.9	14.6
<b>Associate's Degree</b>	6.2	4.7	6.5
<b>Bachelor's Degree</b>	31.2	33.2	38.9
<b>Graduate or Professional Degree</b>	22.7	31.9	29.6

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
<b>Native</b>	82.8	76.9
<b>Foreign Born</b>	17.2	23.1

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

Universe: Total population

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

	2010-2014 Percent	2020-2024 Percent
<b>English Only</b>	77.0	70.7
<b>Spanish</b>	1.6	0.4
<b>Russian, Polish, or other Slavic Languages</b>	5.5	7.7
<b>Chinese (incl. Mandarin, Cantonese)</b>	1.6	2.7
<b>Tagalog (incl. Filipino)</b>	0.9	0.0
<b>Arabic</b>	0.9	0.0
<b>Korean</b>	0.6	10.9
<b>Other Asian Languages</b>	3.1	1.3
<b>Other Indo-European Languages</b>	8.5	6.4
<b>Other/Unspecified Languages</b>	0.1	0.0
<b>TOTAL NON-ENGLISH</b>	23.0	29.3
Speak English Less than "Very Well"*	4.5	8.9

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
<b>With Health Insurance Coverage</b>	97.1	95.3
<b>No Health Insurance</b>	2.9	4.7

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
<b>1-Person Household</b>	13.4	16.9
<b>2-Person Household</b>	44.0	45.9
<b>3-Person Household</b>	17.6	10.3
<b>4-or-More-Person Household</b>	25.0	27.0

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
<b>Family</b>	86.6	80.3
Single Parent with Child	2.6	0.7
<b>Non-Family</b>	13.4	19.7

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

Universe: Occupied housing units

### Household Income, Over Time

	2010-2014 (2024 Dollars)	2020-2024 (2024 Dollars)
<b>Median Income</b>	\$207,952	\$207,434

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
<b>Occupied Housing Units</b>	97.9	94.6	88.8
Owner-Occupied*	97.8	95.9	98.2
Renter-Occupied*	2.2	4.1	1.8
<b>Vacant Housing Units</b>	2.1	5.4	11.2

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
<b>Less than \$20,000</b>	0.8	2.5
Less than 20 Percent	0.4	0.0
20 to 29 Percent	0.0	0.0
30 Percent or More	0.4	2.5
<b>\$20,000 to \$49,999</b>	11.4	5.5
Less than 20 Percent	0.6	0.4
20 to 29 Percent	0.0	0.0
30 Percent or More	10.9	5.1
<b>\$50,000 to \$74,999</b>	11.8	4.1
Less than 20 Percent	3.6	0.3
20 to 29 Percent	2.2	2.0
30 Percent or More	6.1	1.8
<b>\$75,000 or More</b>	75.6	88.0
Less than 20 Percent	48.6	53.3
20 to 29 Percent	13.4	15.0
30 Percent or More	13.6	19.7

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	84.9	85.5
Single Family, Attached	8.7	12.5
2 Units	0.0	0.0
3 or 4 Units	3.3	1.8
5 or More Units	2.5	0.2
Mobile Home/Other*	0.6	0.0

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	2020-2024
	Percent	Percent
0 or 1 Bedroom	0.0	0.0
2 Bedrooms	7.9	9.2
3 Bedrooms	31.9	24.8
4 Bedrooms	44.0	49.0
5 or More Bedrooms	16.2	17.0
Median Number of Rooms*	9.0	8.4

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	2.3	0.0
1 Vehicle Available	13.8	18.6
2 Vehicles Available	55.2	45.5
3 or More Vehicles Available	28.7	35.9

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*	6.1	29.5
Drive Alone	83.5	62.9
Carpool	4.1	1.3
Transit	5.4	3.4
Walk or Bike	0.0	0.0
Other	1.0	2.9
<b>TOTAL COMMUTERS</b>	<b>93.9</b>	<b>70.5</b>
<b>Mean Commute Time (Minutes)</b>	<b>34.9</b>	<b>26.1</b>

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
<b>In Labor Force</b>	<b>57.8</b>	<b>55.2</b>
Employed†*	92.6	96.7
Unemployed*	7.4	3.3
<b>Not in Labor Force</b>	<b>42.2</b>	<b>44.8</b>

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 Inverness\*

Water Source(s): N/A\*\*

	2008 MGD***	2018 MGD***	Percent Change
<b>Total Water Withdrawals</b>	N/A	N/A	N/A

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

	Inverness			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 (2024 Dollars)	2022 (2024 Dollars)	Percent Change	Annualized Percent Change
<b>Drinking Water</b>	N/A	N/A	N/A	N/A
<b>Sewer</b>	N/A	N/A	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.