

 **CMAP**
Community Data Snapshot | Manhattan

GENERAL POPULATION CHARACTERISTICS, 2016

	Community	Will County**	CMAP Region
Total Population	7,405	685,378	8,501,507
Total Households	2,339	224,959	3,081,930
Average Household Size	3.2	3.0	2.7
% Population Change, 2000-10	111.7	34.9	3.5
% Population Change, 2010-16	5.0	1.2	0.8
% Population Change, 2000-16	122.4	36.5	4.4

Source: 2000 and 2010 Census, 2016 American Community Survey five-year estimates.

**For municipalities located in more than one county, data provided is for the county containing the largest portion of the municipality.



RACE AND ETHNICITY, 2016

	Community		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White non-Hispanic	6,767	91.4	447,069	65.2	4,414,726	51.9
Hispanic or Latino	525	7.1	113,180	16.5	1,914,044	22.5
Black non-Hispanic	5	0.1	75,365	11.0	1,436,860	16.9
Asian non-Hispanic	56	0.8	34,899	5.1	572,098	6.7
All other categories	52	0.7	14,865	2.2	163,779	1.9

Source: 2016 American Community Survey, five-year estimates.

Universe: Total population.

AGE COHORTS, 2016

	Community		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
19 and under	2,677	36.2	201,716	29.4	2,243,626	26.4
20 to 34	1,548	20.9	122,887	17.9	1,812,767	21.3
35 to 49	1,579	21.3	153,469	22.4	1,738,296	20.4
50 to 64	1,072	14.5	130,783	19.1	1,632,283	19.2
65 to 74	352	4.8	46,477	6.8	613,214	7.2
75 to 84	104	1.4	21,356	3.1	316,184	3.7
85 and Older	73	1.0	8,690	1.3	145,137	1.7
Median Age*	31.0		37.0		36.7	

Source: 2016 American Community Survey five-year estimates.

Universe: Total population.

*Note that all regional medians were estimated using grouped frequency distributions.

HOUSEHOLD INCOME, 2016

	Community		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	149	6.4	28,527	12.7	601,256	19.5
\$25,000 to \$49,999	274	11.7	39,969	17.8	617,120	20.0
\$50,000 to \$74,999	487	20.8	40,088	17.8	516,512	16.8
\$75,000 to \$99,999	403	17.2	33,254	14.8	392,099	12.7
\$100,000 to \$149,999	699	29.9	45,796	20.4	484,440	15.7
\$150,000 and Over	327	14.0	37,325	16.6	470,503	15.3
Median Income	\$86,536		\$77,507		\$65,174	

Source: 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

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EDUCATIONAL ATTAINMENT, 2016

	Community		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Graduate	191	4.4	40,402	9.2	714,537	12.6
High School Graduate or Equivalency	1,254	28.8	118,245	26.9	1,322,237	23.3
Some College, No Degree	1,080	24.8	97,742	22.2	1,120,468	19.7
Associate's degree	360	8.3	36,580	8.3	390,333	6.9
Bachelor's Degree	977	22.4	94,754	21.5	1,300,121	22.9
Graduate or Professional Degree	495	11.4	52,531	11.9	838,350	14.7

Source: 2016 American Community Survey five-year estimates.

Universe: Population 25 and older.

HOUSING AND TENURE, 2016

	Community		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	2,339	97.2	224,959	93.8	3,081,930	91.2
Owner-Occupied*	1,955	83.6	182,341	81.1	1,959,620	63.6
Renter-Occupied*	384	16.4	42,618	18.9	1,122,310	36.4
Vacant Housing Units	67	2.8	14,994	6.2	297,034	8.8

Source: 2016 American Community Survey five-year estimates.

*Universe: Occupied housing units.

Universe: Total housing units.

HOUSING TYPE, 2016

	Community		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	1,770	73.6	178,465	74.4	1,692,480	50.1
Single Family, Attached	453	18.8	28,771	12.0	253,342	7.5
2 Units	9	0.4	5,020	2.1	236,321	7.0
3 or 4 Units	55	2.3	5,748	2.4	277,204	8.2
5 or more Units	119	4.9	18,408	7.7	893,514	26.4

Source: 2016 American Community Survey five-year estimates.

Universe: Total housing units excluding mobile, boat, RV, van, etc.

HOUSING SIZE, 2016

	Community		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 to 1 Bedrooms	30	1.2	14,080	5.9	545,572	16.1
2 Bedrooms	471	19.6	48,394	20.2	970,924	28.7
3 Bedrooms	1,081	44.9	97,291	40.5	1,126,456	33.3
4 Bedrooms	765	31.8	67,105	28.0	580,797	17.2
5+ Bedrooms	59	2.5	13,083	5.5	155,215	4.6
Median Number of Rooms*	6.7		6.5		6.0	

Source: 2016 American Community Survey five-year estimates.

*Includes all rooms.

Universe: Total housing units.

HOUSING AGE, 2016

	Community		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 or Later	1,176	48.9	67,571	28.2	422,506	12.5
Built 1970 to 1999	784	32.6	111,372	46.4	1,142,676	33.8
Built 1940 to 1969	222	9.2	42,997	17.9	1,049,835	31.1
Built Before 1940	224	9.3	18,013	7.5	763,947	22.6
Median Year Built	1999		1990		1967	

Source: 2016 American Community Survey five-year estimates.

Universe: Total housing units.

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HOUSING & TRANSPORTATION (H+T)* COSTS, PERCENT OF INCOME PER HOUSEHOLD

	Median-Income Family	Low-Income Single-Parent Family	Moderate-Income Retired Couple	Moderate-Income Family
Housing Costs	30.2	53.3	39.1	37.2
Transportation Costs	24.3	35.4	15.4	23.8
H + T Costs	54.6	88.8	54.4	61.1

Source: Location Affordability Index, U.S. Dept. of Transportation and U.S. Dept. of Housing and Urban Development

*The purpose of the H+T Index is to isolate the effect of location on housing and transportation costs, grouped by common demographic characteristics that form four distinct household types. The values above represent the percent of household income that an average household within each of these types in the region would spend on housing and transportation if they lived in this county. The standard threshold of affordability is equal to 30 percent for housing costs and 45 percent for housing and transportation costs combined. For more information, visit <https://www.hudexchange.info/programs/location-affordability-index/>.

EMPLOYMENT STATUS, 2016

	Community		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	3,979	77.3	362,694	69.1	4,530,920	67.5
Employed(1)*	3,751	94.3	337,942	93.2	4,137,033	91.3
Unemployed*	228	5.7	24,556	6.8	381,643	8.4
Not In Labor Force	1,170	22.7	162,304	30.9	2,181,954	32.5

Source: 2016 American Community Survey five-year estimates.

(1) Does not include employed population in the Armed Forces.

Universe: Population aged 16 and over.

*Universe: In Labor Force

PRIVATE SECTOR EMPLOYMENT, 2017*

	Community		Will County		Six-County Region**	
	Count	Percent	Count	Percent	Count	Percent
Private Employment	N/A	N/A	202,554	N/A	3,555,979	N/A
Job Change (2001-11)	N/A	N/A	42,309	35.5	-296,468	-8.5
Job Change (2011-17)	N/A	N/A	41,224	25.6	363,553	11.4
Job Change (2001-17)	N/A	N/A	83,533	70.2	67,085	1.9
Private Sector Jobs per HH	N/A		0.90		1.15	

Source: Illinois Department of Employment Security (IDES).

*Figures exclude employees not covered by unemployment insurance.

**Kendall County is not included in IDES data.

EMPLOYMENT OF COMMUNITY RESIDENTS, 2015

EMPLOYMENT IN THE COMMUNITY, 2015

By Industry Sector			By Industry Sector		
	Count	Percent		Count	Percent
Health Care	498	13.5	Construction	386	36.8
Education	470	12.7	Education	205	19.6
Retail Trade	397	10.8	Retail Trade	132	12.6
Manufacturing	380	10.3	Health Care	77	7.3
Construction	280	7.6	Finance	65	6.2

By Employment Location			By Residence Location		
	Count	Percent		Count	Percent
Joliet	370	10.0	Manhattan	184	17.6
Chicago	272	7.4	Joliet	70	6.7
New Lenox	239	6.5	New Lenox	66	6.3
Manhattan	184	5.0	Chicago	32	3.1
Frankfort	137	3.7	Lockport	17	1.6

Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program.

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MODE OF TRAVEL TO WORK, 2016

	Community		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	73	N/A	14,087	N/A	194,259	N/A
Drive Alone	3,208	88.0	278,589	87.7	2,813,343	72.6
Carpool	261	7.2	19,893	6.3	327,567	8.5
Transit	168	4.6	12,816	4.0	524,527	13.5
Walk or Bike	8	0.2	2,859	0.9	163,011	4.2
Other	0	0.0	3,511	1.1	45,348	1.2
TOTAL COMMUTERS	3,645	100.0	317,668	100.0	3,873,796	100.0
Mean Commute Time	N/A		32.7		N/A	

Source: 2016 American Community Survey five-year estimates.

*Not included in "total commuters."

Universe: Workers 16 years and older.

ANNUAL VEHICLE MILES TRAVELED (VMT) PER HOUSEHOLD, 2016

	Community	Will County	CMAP Region
Average Vehicle Miles Traveled	N/A	26,430	16,723

Source: CMAP analysis of US Census Bureau, HERE, and Illinois Environmental Protection Agency data.

VEHICLES AVAILABLE, 2016

	Community		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	40	1.7	8,482	3.8	394,381	12.8
1 Vehicle Available	406	17.4	57,561	25.6	1,106,996	35.9
2 Vehicles Available	1,219	52.1	100,746	44.8	1,094,644	35.5
3 or More Vehicles Available	674	28.8	58,170	25.9	485,909	15.8

Source: 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

GENERAL MERCHANDISE RETAIL SALES, 2017

	Community	Will County	CMAP Region
Total Retail Sales*	\$27,970,129	\$9,602,208,063	\$126,927,851,088
Total Sales per Capita**	\$3,777	\$14,010	\$14,930

Source: Illinois Department of Revenue, 2017.

*Does not include qualifying food, drugs, and medical appliances.

**Per capita calculations based on population from 2016 ACS 5-year estimates.

EQUALIZED ASSESSED VALUE (2017), PARK ACCESS (2013) AND WALK SCORE (2016)

Residential	\$159,411,010	Accessible Park Acreage per 1,000 Residents*	
Commercial	\$13,131,001		
Industrial	\$14,213,662	Community	26.1
Railroad	\$96,905	Will County	8.9
Farm	\$1,042,254	Region	5.6
Mineral	\$0	Walk Score**	N/A
TOTAL	\$187,894,832		

Source: Illinois Department of Revenue, 2017.

CMAP calculations of 2013 Land Use Inventory,
2016 American Community Survey

*Neighborhood parks (under 35 acres) are considered accessible by residents living within 0.5 miles; community parks (35 or more acres) are considered accessible by residents living within 1 mile.

**Walk Score is a number between 0 and 100 that measures the average walkability of a municipality; walkscore.com (2016).

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GENERAL LAND USE, 2013

	Acres	Percent
Single-Family Residential	784.9	18.7
Multi-Family Residential	10.5	0.2
Commercial	50.7	1.2
Industrial	62.8	1.5
Institutional	53.2	1.3
Mixed Use	0.5	0.0
Transportation and Other	609.9	14.5
Agricultural	1,989.4	47.3
Open Space	136.5	3.2
Vacant	504.7	12.0
TOTAL	4,203.2	100.0

Source: Chicago Metropolitan Agency for Planning Parcel-Based Land Use Inventory.

HOUSEHOLD SIZE, 2016

	Community		Will County	CMAP Region
	Count	Percent	Percent	Percent
1 Person Household	360	15.4	20.5	28.6
2 People Household	640	27.4	29.2	30.0
3 People Household	450	19.2	17.4	15.8
4 or more People Household	889	38.0	32.9	25.6
Total Households	2,339		224,959	3,081,930

Source: 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

HOUSEHOLD TYPE, 2016

	Community		Will County	CMAP Region
	Count	Percent	Percent	Percent
Family	1,886	80.6	75.7	65.4
Single Parent with Child	209	8.9	8.4	8.7
Non-Family	453	19.4	24.3	34.6

Source: 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

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HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2016

	Community		Will County	CMAP Region
	Count	Percent	Percent	Percent
Less than \$20,000	93	4	8.1	13.0
Less than 20 percent	0	0	0.2	0.4
20 to 29 percent	11	0.5	0.5	0.9
30 percent or more	82	3.5	7.4	11.7
\$20,000 to \$49,999	323	13.8	20.9	24.1
Less than 20 percent	35	1.5	2.8	2.8
20 to 29 percent	95	4.1	4.8	5.6
30 percent or more	193	8.3	13.3	15.7
\$50,000 to \$74,999	465	19.9	17.7	16.6
Less than 20 percent	126	5.4	5.4	5.5
20 to 29 percent	159	6.8	5.7	5.6
30 percent or more	180	7.7	6.6	5.5
\$75,000 or More	1,417	60.6	51.5	43.5
Less than 20 percent	745	31.9	31.7	28.0
20 to 29 percent	535	22.9	14.8	11.4
30 percent or more	137	5.9	5.0	4.0

Source: 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

NATIVITY, 2016

	Community		Will County	CMAP Region
	Count	Percent	Percent	Percent
Native	6,645	97.5	87.6	79.7
Foreign Born	168	2.5	12.4	20.3

Source: 2016 American Community Survey five-year estimates.

Universe: Population 5 years and older.

LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH, 2016

	Community		Will County	CMAP Region
	Count	Percent	Percent	Percent
English Only	6,562	96.3	80.4	69.0
Language Other than English	251	3.7	19.6	31.0
Speak English less than "very well"	81	1.2	7.4	12.5

Source: 2016 American Community Survey five-year estimates.

Universe: Population 5 years and older.

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LANGUAGE SPOKEN AT HOME, 2016

	Community		Will County	CMAP Region
	Count	Percent	Percent	Percent
English	6,562	96.3	80.4	69.0
Spanish	89	1.3	11.8	18.3
Slavic	29	0.4	1.5	3.5
Chinese	23	0.3	0.5	1.1
Tagalog	22	0.3	0.8	0.9
Arabic	0	0.0	0.5	0.7
Korean	0	0.0	0.2	0.5
Other Asian Languages	0	0.0	1.0	1.2
Other Indo-European Languages	88	1.3	2.8	4.1
Other / Unspecified Languages	0	0	0.5	0.7

Source: 2016 American Community Survey five-year estimates.

Universe: Population 5 years and older.

RACE AND ETHNICITY

	2000	2010	2016
	Percent	Percent	Percent
White non-Hispanic	95.6	95.1	91.4
Hispanic or Latino	3.0	3.4	7.1
Black non-Hispanic	0.2	0.5	0.1
Asian non-Hispanic	0.2	0.8	0.8
All other categories	0.9	0.3	0.7

Source: 2000 Census, 2010, 2016 American Community Survey five-year estimates.

Universe: Total population.

AGE COHORTS

	2000	2010	2016
	Percent	Percent	Percent
19 and under	35.6	34.0	36.2
20 to 34	19.1	22.5	20.9
35 to 49	26.2	23.3	21.3
50 to 64	11.8	14.8	14.5
65 and Older	7.3	4.7	7.1
Median Age	32.3	31.8	31.0

Source: 2000 Census, 2010, 2016 American Community Survey five-year estimates.

Universe: Total population.

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HOUSEHOLD INCOME

	2010 (In 2016 Dollars)	2016 (In 2016 Dollars)
Median Income*	\$80,489	\$86,536

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

* Adjusted for inflation

EDUCATIONAL ATTAINMENT

	2000 Percent	2010 Percent	2016 Percent
Less than High School Graduate	7.1	2.5	4.4
High School Graduate or Equivalency	35.9	28.1	28.8
Some College, No Degree	29.2	27.6	24.8
Associate's degree	8.6	13.1	8.3
Bachelor's Degree	15.2	19.9	22.4
Graduate or Professional Degree	4.0	8.8	11.4

Source: 2000 Census, 2010, 2016 American Community Survey five-year estimates.

Universe: Population 25 and older.

HOUSING AND TENURE

	2000 Percent	2010 Percent	2016 Percent
Occupied Housing Units	98.4	93.5	97.2
Owner-Occupied*	80.2	90.4	83.6
Renter-Occupied*	19.8	9.6	16.4
Vacant Housing Units	1.6	6.5	2.8

Source: 2000 Census, 2010, 2016 American Community Survey five-year estimates.

Universe: Total housing units.

*Universe: Occupied housing units.

HOUSING TYPE

	2010 Percent	2016 Percent
Single Family, Detached	70.2	73.6
Single Family, Attached	20.4	18.8
2 Units	0.0	0.4
3 or 4 Units	3.3	2.3
5 or more Units	6.1	4.9

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Total housing units.

Excludes mobile, boat, RV, van, etc.

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HOUSING SIZE

	2010 Percent	2016 Percent
0 to 1 Bedrooms	1.4	1.2
2 Bedrooms	18.1	19.6
3 Bedrooms	56.7	44.9
4 Bedrooms	21.6	31.8
5+ Bedrooms	2.1	2.5
Median Number of Rooms*	6.3	6.7

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Total housing units.

*Includes all rooms.

HOUSING AGE

	2010 Percent	2016 Percent
Built 2000 or Later	44.9	48.9
Built 1970 to 1999	38.3	32.6
Built 1940 to 1969	8.5	9.2
Built Before 1940	8.2	9.3
Median Year Built	1998	1999

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Total housing units.

EMPLOYMENT STATUS

	2010 Percent	2016 Percent
In Labor Force	78.1	77.3
Employed(1)*	98.5	94.3
Unemployed*	1.5	5.7
Not In Labor Force	21.9	22.7

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Population aged 16 and over.

(1) Does not include employed population in the Armed Forces.

*Universe: In Labor Force

VEHICLES AVAILABLE

	2010 Percent	2016 Percent
No Vehicle Available	1.1	1.7
1 Vehicle Available	26.2	17.4
2 Vehicles Available	51.9	52.1
3 or More Vehicles Available	20.8	28.8

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

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MODE OF TRAVEL TO WORK

	2010 Percent	2016 Percent
<i>Work at Home*</i>	N/A	N/A
Drive Alone	87.6	88.0
Carpool	5.7	7.2
Transit	4.9	4.6
Walk or Bike	1.8	0.2
Other	0.0	0.0
TOTAL COMMUTERS	3,400	3,645
Mean Commute Time	35.5	N/A

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Workers 16 years and older.

*Not included in "total commuters."

HOUSEHOLD SIZE

	2010 Percent	2016 Percent
1 Person Household	18.9	15.4
2 People Household	31.4	27.4
3 People Household	18.5	19.2
4 or more People Household	31.2	38.0
Total Households	2,265	2,339

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

HOUSEHOLD TYPE

	2010 Percent	2016 Percent
Family	74.6	80.6
Single Parent with Child	6.1	8.9
Non-Family	25.4	19.4

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

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HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME

	2010 Percent	2016 Percent
Less than \$20,000	3.4	4.0
Less than 20 percent	0.0	0.0
20 to 29 percent	0.0	0.5
30 percent or more	3.4	3.5
\$20,000 to \$49,999	20.3	13.8
Less than 20 percent	1.4	1.5
20 to 29 percent	5.2	4.1
30 percent or more	13.8	8.3
\$50,000 to \$74,999	20.4	19.9
Less than 20 percent	3.1	5.4
20 to 29 percent	4.7	6.8
30 percent or more	12.6	7.7
\$75,000 or More	55.9	60.6
Less than 20 percent	19.4	31.9
20 to 29 percent	23.2	22.9
30 percent or more	13.3	5.9

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

NATIVITY

	2010 Percent	2016 Percent
Native	98.6	97.5
Foreign Born	1.4	2.5

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Population 5 years and older.

LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH

	2010 Percent	2016 Percent
English Only	97.1	96.3
Language Other than English	2.9	3.7
Speak English less than "very well"	0.4	1.2

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Population 5 years and older

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LANGUAGE SPOKEN AT HOME

	2010 Percent	2016 Percent
English	97.1	96.3
Spanish	2.0	1.3
Slavic	0.7	0.4
Chinese	0.0	0.3
Tagalog	0.0	0.3
Arabic	0.0	0.0
Korean	0.0	0.0
Other Asian Languages	0.0	0.0
Other Indo-European Languages	0.2	1.3
Other / Unspecified Languages	0.0	0.0

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Population 5 years and older.

For More Information

Last updated September 2018

Please direct inquiries to info@cmap.illinois. To access other Community Data Snapshots for municipalities and counties in the Chicago Metropolitan Agency for Planning's seven-county northeastern Illinois region, visit <http://www.cmap.illinois.gov/data/community-snapshots>.



Chicago Metropolitan
Agency for Planning

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