

# State of the County 2010

The State of the County report is a supplement to the 2004 Statistical Abstract. The report provides updated information concerning the resources and residents of Champaign County. The most recent data available in the year 2010 represents conditions of previous years. Most of the 2008 and 2009. All relevant dates are presented with the data.

The Champaign County Regional Planning Commission (CCRPC) is a repository of information on the cities villages and rural areas of Champaign County produced by various Federal, State and Local sources. CCRPC is responsible for disseminating this information to interested parties. For more information, please contact CCRPC.

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## Data Source Caution

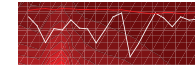
The American Community Survey (ACS) uses both sampling and averaging techniques to create data. These techniques introduce potential error, and reported data that may not have statistical significance. This report provides data as reported in the ACS, but makes note of the statistical significance of each value. Please use caution when using ACS data and making comparisons between data sources.

- Sampling errors are most frequent in populations of less than 20,000
- Two-month rule - ACS counts people where they have lived in the past two consecutive months.
- Averaging - by combining data from multiple surveys and multiple years, extreme changes will not be reflected in the statistics resulting in inflated or deflated reporting of trends.

## Contents

Population .....	1
Population of Incorporated Areas .....	2
Population of Townships .....	3
Components of Population Change .....	4
Income .....	5
Poverty .....	6
Employment .....	7
Labor Force and Unemployment .....	8
Housing Units .....	9
Housing Affordability .....	10
Retail Sales .....	11

# County Population Increases by 1% between 2008 and 2009.

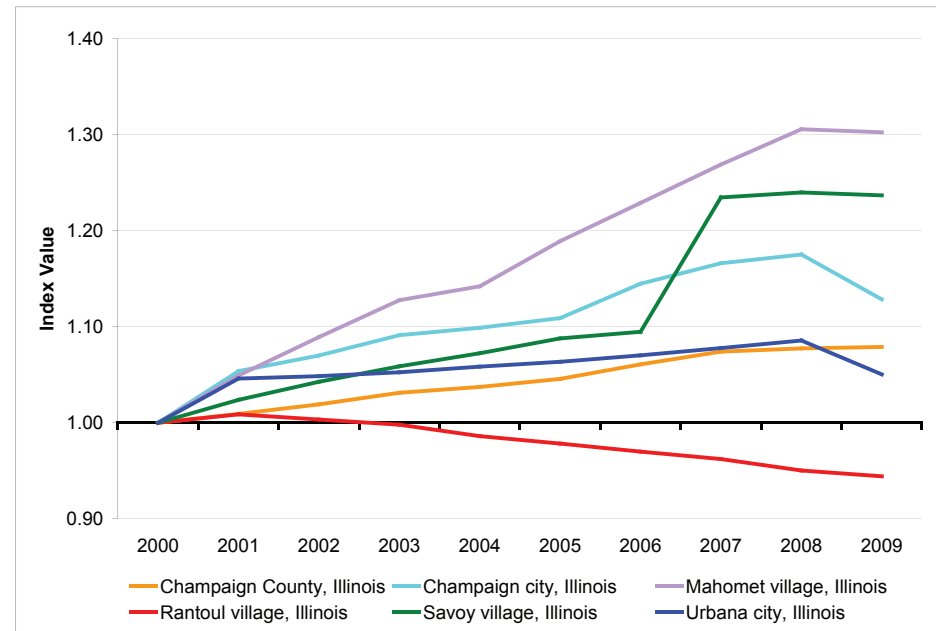


The population of Champaign County steadily increased at an estimated annual rate of 0.94% between 2000 and 2009.

Compared to other incorporated areas, City of Champaign has experienced the greatest population increase at nearly 10,000 people. The Village of Mahomet has experienced steady growth over the past nine years while the Village of Savoy experienced a significant growth event in 2006 - 2007. The Village of Rantoul experienced a steady decline until 2009 when it is estimated that the Village grew by 0.23% (58 people).

Overall, incorporated areas in Champaign County increased by an estimated 14.42 percent between 2000 and 2009. This is a significant increase from the two previous decades of between 3% and 4% increases.

Figure 1: Annual Population Growth Index



Source: U.S. Census Bureau - Population Estimates Program. Reference date July 1.

Table 1: Select Annual Population Estimates

	Census 2000	2005	2008	2009	Special Census '08	Actual 9-Year Change	% Change '08-'09	% Change '05-'09	% Change '00 - '09
State of Illinois	12,419,293	12,674,452	12,842,954	12,910,409		491,116	0.53%	1.86%	3.95%
Champaign, MSA	210,275	218,494	224,191	226,132		15,857	0.87%	3.50%	7.54%
Champaign County	179,669	188,020	193,636	195,671		16,002	1.09%	4.15%	8.91%
Champaign	67,518	74,872	79,389	80,286		12,768	1.19%	7.23%	18.91%
Mahomet	4,877	5,840	6,422	6,664		1,787	4.66%	14.92%	36.64%
Rantoul	12,857	12,576	12,189	12,247		-610	.23%	-2.63%	-4.74%
Savoy	4,476	4,878	5,549	5,668	6,981	1,192	2.14%	16.14%	26.63%
Urbana	36,395	38,827	39,641	39,985	40,550	3,590	1.19%	3.31%	9.86%
Unincorporated County	37,072	33,251	32,258	30,635		-4,559	1.02%	-1.78%	-12.30%
Total Incorporated County	142,597	154,769	161,378	163,158		20,561	1.10%	5.42%	14.42%

Source: U.S. Census Bureau - Population Estimates Program. Reference date July 1.  
Note: % change calculations do not include special census statistics.

# Population is increasing in most incorporated areas.

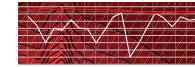


Table 2: Annual Population Estimates

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Special Census 2008
State of Illinois	12,437,645	12,507,833	12,558,229	12,597,981	12,645,295	12,674,452	12,718,011	12,779,417	12,842,954	12,910,409	
Champaign, MSA	210,501	211,790	213,353	215,649	216,860	218,494	221,242	223,586	224,191	226,132	
Ford County	14,209	14,143	14,087	14,034	14,049	13,975	13,957	14,056	13,943	13,911	
Piatt County	16,371	16,324	16,162	16,287	16,347	16,495	16,500	16,456	16,493	16,550	
Champaign County	179,931	181,346	183,102	185,280	186,361	187,870	190,599	192,975	193,562	195,671	
Bondville village	456	458	460	463	459	458	452	448	442	443	
Broadlands village	318	316	316	313	313	314	315	314	310	310	
Champaign city	70,468	71,143	72,250	73,670	74,199	74,870	77,292	78,733	79,341	80,286	
Fisher village	1,650	1,648	1,651	1,658	1,654	1,667	1,721	1,745	1,755	1,764	
Foosland village	90	90	90	89	89	89	87	87	85	86	
Gifford village	844	878	914	950	985	999	1,000	992	988	993	
Homer village	1,199	1,194	1,191	1,183	1,168	1,166	1,151	1,141	1,126	1,130	
Ivesdale village	289	288	287	286	284	283	280	277	273	274	
Longview village	153	152	152	152	151	150	148	147	145	145	
Ludlow village	373	371	373	376	377	376	371	369	364	365	
Mahomet village	5,020	5,117	5,312	5,499	5,570	5,799	5,993	6,188	6,367	6,664	
Ogden village	747	749	753	745	746	742	735	729	720	722	
Pesotum village	520	518	517	514	507	511	504	506	499	500	
Philo village	1,324	1,365	1,408	1,451	1,493	1,540	1,576	1,598	1,604	1,608	
Rantoul village	12,932	12,969	12,900	12,831	12,679	12,578	12,472	12,371	12,219	12,247	
Royal village	273	275	275	273	273	273	273	271	267	268	
Sadorus village	426	423	420	416	411	410	405	401	396	397	
St. Joseph village	2,979	3,033	3,093	3,282	3,471	3,668	3,836	3,961	4,027	4,051	
Savoy village	4,507	4,583	4,667	4,739	4,800	4,869	4,900	5,526	5,549	5,668	6,981
Sidney village	1,072	1,082	1,087	1,090	1,099	1,112	1,115	1,125	1,128	1,131	
Thomasboro village	1,234	1,237	1,242	1,238	1,232	1,232	1,224	1,220	1,213	1,239	
Tolono village	2,715	2,717	2,717	2,728	2,759	2,798	2,822	2,842	2,841	2,882	
Urbana city	37,847	38,069	38,159	38,306	38,521	38,703	38,948	39,225	39,513	39,985	40,550
Unincorporated County	32,573	32,738	32,894	32,993	33,020	33,101	32,792	32,616	32,184	32,513	
Incorporated County	147,358	148,608	150,208	152,287	153,341	154,769	157,807	160,359	161,378	163,158	

Source: U.S. Census Bureau - Population Estimates Program. Reference date July 1.

## Rural Townships are experiencing small population increases.

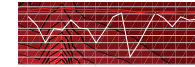
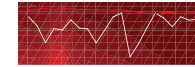


Table 3: Annual Population Estimates

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Champaign County	179,931	181,346	183,102	185,280	186,361	187,870	190,599	192,975	193,562	195,671
Ayers township	441	442	446	448	453	458	460	459	454	456
Brown township	1,496	1,500	1,508	1,518	1,522	1,537	1,569	1,581	1,579	1,590
Champaign township	9,349	9,408	9,483	9,536	9,568	9,618	9,578	10,044	9,990	10,103
Champaign City township	70,468	71,143	72,250	73,670	74,199	74,870	77,292	78,733	79,341	80,286
Colfax township	251	257	263	270	278	284	285	284	283	285
Compromise township	1,432	1,467	1,507	1,547	1,585	1,604	1,601	1,590	1,577	1,586
Condit township	512	518	524	533	540	549	555	558	557	561
Crittenden township	347	353	360	369	377	385	385	384	381	384
Cunningham township	37,847	38,069	38,159	38,306	38,521	38,703	38,948	39,225	39,513	39,985
East Bend township	881	887	894	903	909	917	924	925	922	927
Harwood township	621	633	644	656	667	677	674	671	667	669
Hensley township	1,099	1,102	1,109	1,116	1,120	1,129	1,124	1,121	1,113	1,123
Kerr township	174	179	183	189	194	199	200	200	199	201
Ludlow township	4,771	4,786	4,778	4,768	4,732	4,708	4,668	4,634	4,578	4,591
Mahomet township	10,140	10,249	10,455	10,638	10,693	10,914	11,046	11,196	11,308	11,612
Newcomb township	1,006	1,011	1,018	1,026	1,031	1,040	1,040	1,037	1,030	1,036
Ogden township	1,597	1,607	1,617	1,615	1,623	1,626	1,616	1,606	1,587	1,594
Pesotum township	850	854	859	864	865	876	869	870	860	864
Philo township	1,779	1,826	1,875	1,926	1,975	2,029	2,063	2,083	2,086	2,093
Rantoul township	11,267	11,306	11,268	11,222	11,112	11,045	10,956	10,874	10,749	10,797
Raymond township	439	444	450	458	464	470	469	467	463	465
Sadorus township	1,040	1,042	1,045	1,048	1,049	1,055	1,047	1,039	1,028	1,033
St. Joseph township	4,626	4,682	4,748	4,941	5,131	5,332	5,484	5,597	5,644	5,675
Scott township	1,160	1,167	1,176	1,185	1,187	1,192	1,182	1,173	1,160	1,164
Sidney township	1,613	1,628	1,640	1,650	1,666	1,686	1,687	1,694	1,692	1,698
Somer township	1,331	1,340	1,348	1,353	1,356	1,360	1,347	1,338	1,322	1,326
South Homer township	1,585	1,584	1,585	1,582	1,572	1,575	1,558	1,546	1,527	1,533
Stanton township	475	481	487	494	501	507	505	503	499	502
Tolono township	3,764	3,786	3,808	3,842	3,893	3,953	3,982	4,119	4,125	4,193
Urbana township	7,570	7,595	7,615	7,607	7,578	7,572	7,485	7,424	7,328	7,339

Source: U.S. Census Bureau - Population Estimates Program. Reference date July 1.

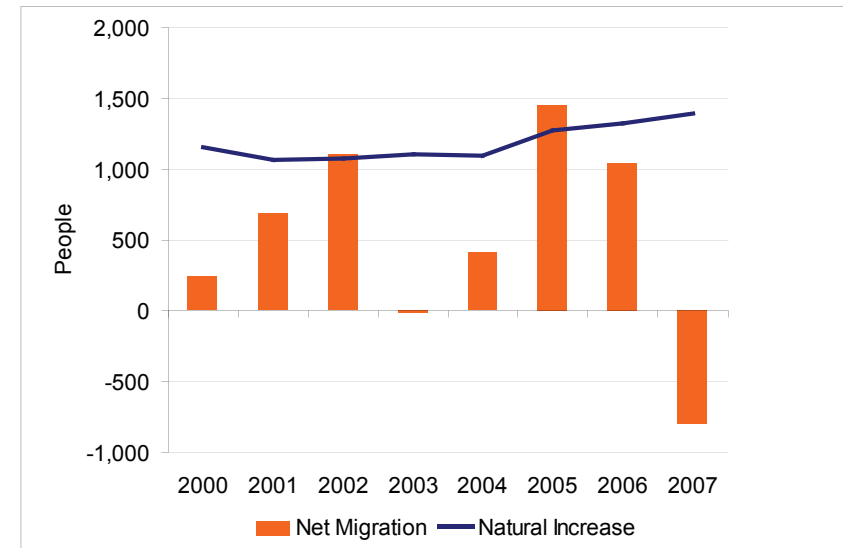
## Population change due to both natural increase and in-migration.



The components of population change show a natural increase in population for Champaign County. Migration is generally positive, meaning more people are moving into Champaign County than are leaving. However, in 2003 and 2007, the data shows more people leaving than coming (negative net migration).

Between 2000 and 2007 net migration was variable, ranging from +1457 to -806. Fluctuating migration patterns can be expected with highly mobile populations, such as college students and academics.

Figure 2: Components of Population Change



Source: U.S. Census Bureau - Population Estimates Program. Reference date July 1.  
Illinois Department of Public Health

Table 4: Components of Population Change

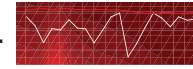
	Population <sup>1</sup>	Births <sup>2</sup>	Deaths <sup>2</sup>	Natural Increase <sup>3</sup>	Pop Change During Year <sup>3</sup>	Net Migration <sup>3</sup>
2000	179,948	2,260	1,107	1,153	1,398	245
2001	181,346	2,312	1,241	1,071	1,756	685
2002	183,102	2,226	1,150	1,076	2,178	1,102
2003	185,280	2,288	1,187	1,101	1,081	-20
2004	186,361	2,291	1,192	1,099	1,509	410
2005	187,870	2,490	1,218	1,272	2,729	1,457
2006	190,599	2,455	1,127	1,328	2,376	1,048
2007	192,975	2,508	1,115	1,393	587	-806
2008	193,562	2,482				

<sup>1</sup> Population totals for the years 2000 to 2008 are intercensal estimates from the U.S. Census Bureau as of July 1st of each year.

<sup>2</sup> Birth and death totals are from the Illinois Department of Public Health.

<sup>3</sup> Natural Increase, Population Change, and Net Migration calculated from population, births, and deaths.

## Measures of income have increased since 2000, but decreased in recent years.



Median household income is the median income of both family households and non-family households. A non family household may consist of a group of unrelated people or one person living alone. Median family income is the median income for family households only. Per capita income is the aggregate income divided by the population. Median family income is a better basis of comparison for Champaign County due to the significant student population which skews the household median income downward.

Median household income in Champaign County decreased between 2007 to 2008. Other measures appear to have decreased, but not at a level that is statistically significant. This means that the data is not conclusive. Data users cannot be certain of any change unless it is statistically significant.

Per capita personal income data from the Bureau of Economic Analysis shows that per capita income decreased between 2007 and 2008 for most Metropolitan Statistical Areas in Illinois. Champaign-Urbana is one that increased.

Table 5: Measures of Income

Champaign County	2000	2007	2008	% Change 2007-2008
Median Household Income	47,237	68,327	62,477	-8.6%
Median Family Income	65,755	(81,635)	(77,674)	(-4.9%)
Per Capita Income	24,641	(25,401)	(24,046)	(-5.3%)

Source: U.S. Census Bureau, Census 2000 & American Community Survey  
Adjusted for inflation to 2008 dollars

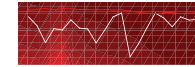
ACS figures are calculated to be significant at a 99 percent confidence level. Figures in parentheses are not statistically significant at a 99 percent confidence level.

Table 6: Per Capita Personal Income (in 2008 dollars)

Metropolitan Statistical Area	2005	2006	2007	2008	Change 2007-2008	% Change 2005-2008
United States	38,966	40,337	40,968	40,166	-802	3.08%
Illinois	40,981	42,455	43,389	42,540	-849	3.81%
Bloomington-Normal	29,362	30,055	30,366	30,231	-135	2.96%
Champaign-Urbana	32,639	33,150	34,249	34,723	474	6.38%
Chicago	44,121	45,827	46,648	45,377	-1,271	2.85%
Davenport-Moline-Rock Island, IA-IL	36,302	37,492	38,631	38,571	-60	6.25%
Decatur	36,929	37,767	39,310	39,147	-163	6.01%
Kankakee	30,465	30,828	31,609	31,449	-160	3.23%
Peoria-Pekin	37,782	39,773	40,919	40,787	-132	7.95%
Rockford	32,280	33,352	33,785	32,955	-830	2.09%
St. Louis, MO-IL	40,094	41,521	41,857	41,823	-34	4.31%
Springfield, IL	37,844	38,401	39,586	39,646	60	4.76%

Source: U.S. Department of Commerce Bureau of Economic Analysis, <http://www.bea.doc.gov/bea/regional/reis/> Table CA 1-3

Adjusted for inflation to 2008 dollars



Annual data regarding poverty from the ACS is not statistically significant. However, the three year estimates for 2006 to 2008 in Table 7 show a statistically significant increase in the percentage of people in poverty (16.1% to 19.7%).

The Small Area Income and Poverty Estimates program uses a model to combine survey data, population estimates and administrative records. There is an estimated increase in the percent of people in poverty for all selected cohorts from 2005 to 2008.

The United States Census Bureau has proposed the development of a new supplemental poverty measure based on expenditures for necessities including food, clothing, shelter, and utilities among families. This supplemental measure would not replace the official measure, but can be used in conjunction with other measures. The methodology and data for the estimate is expected to be available in the fall of 2011.

Table 7: Percent of Individuals Poverty

	2000	2007	2008	2006-2008	2009
United States	12.4	13.0	13.2	13.2	14.3
Illinois	10.7	(11.9)	12.2	(12.1)	(13.3)
Champaign County	16.1	(18.8)	(20.2)	19.7	(21.3)

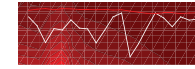
Source: U.S. Census Bureau, Census 2000 & American Community Survey  
ACS figures are calculated to be significant at a 99 percent confidence level. Figures in parentheses are not statistically significant at a 99 percent confidence level.

Table 8: Annual Estimates of percent in poverty for Champaign County

	2005	Error	2006	Error	2007	Error	2008	Error
All ages in poverty	17.7	+/- 1.9	19.2	+/- 2.0	18.2	+/- 1.7	18.7	+/- 2.2
Under age 18 in poverty	15.5	+/- 3.0	16.6	+/- 3.0	18.4	+/- 3.0	16.8	+/- 3.0
Ages 5-7 in families in poverty	12.8	+/- 2.8	15.1	+/- 3.0	14.9	+/- 2.8	15.4	+/- 3.0

Source: U.S. Census Bureau, Small Area Income and Poverty Estimates  
Error represents the margin of error at the 90% confidence interval for each estimate.

## Majority of industry sectors recently experience a decline in employment.



Annual employment estimates are for the Champaign-Urbana Metropolitan Statistical Area (MSA) which includes Champaign, Ford, and Piatt Counties since 2003.

Employment between 2008 and 2009 decreased by an estimated 3.0 percent. The largest decreases were seen in durable goods manufacturing and other goods producing sectors. Increases were seen in government, although limited to state and local government.

Between 2005 and 2009, the MSA experienced growth in the Wholesale Trade, Information, Education and Health Services, and Government sectors.

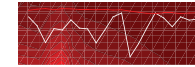
Table 9: Employment by Sector

	2000	2005	2006	2007	2008	2009	% Change 2008- 2009	% Change 2005- 2009
<b>Total Nonfarm</b>	104,100	111,500	112,000	112,700	113,500	110,100	-3.0%	-1.3%
<b>Total Private</b>	69,600	74,400	74,800	75,500	75,800	71,400	-5.8%	-4.0%
<b>Goods Producing</b>	14,700	15,000	14,700	14,600	14,200	12,000	-15.5%	-20.0%
Mining and Construction	3,800	4,300	4,200	4,100	4,400	3,700	-15.9%	-14.0%
Manufacturing	11,000	10,600	10,500	10,400	9,800	8,300	-15.3%	-21.7%
Durable Goods	6,000	5,800	5,600	5,300	4,700	3,700	-21.3%	-36.2%
Non-Durable Goods	4,900	4,900	4,900	5,100	5,100	4,600	-9.8%	-6.1%
<b>Service-Providing</b>	89,400	96,500	97,300	98,100	99,200	98,100	-1.1%	1.7%
Trade, Transportation, and Utilities	17,300	18,200	18,400	18,600	18,800	17,900	-4.8%	-1.6%
Wholesale Trade	2,800	3,800	3,900	4,100	4,300	4,000	-7.0%	5.3%
Retail Trade	11,500	10,800	11,200	11,400	11,300	10,600	-6.2%	-1.9%
Transportation, Warehousing, and Utilities	3,100	3,600	3,300	3,100	3,300	3,200	-3.0%	-11.1%
Information	2,600	2,500	2,700	2,800	2,600	2,600	0.0%	4.0%
Financial Activities	4,400	4,600	4,500	4,600	4,600	4,600	0.0%	0.0%
Professional and Business Services	7,200	7,800	8,000	8,000	8,400	7,700	-8.3%	-1.3%
Educational and Health Services	10,500	12,300	12,600	12,900	13,300	13,300	0.0%	8.1%
Leisure and Hospitality	9,800	10,700	10,600	10,700	10,500	10,100	-3.8%	-5.6%
Other Services	3,000	3,400	3,400	3,300	3,300	3,300	0.0%	-2.9%
Government	34,500	37,000	37,200	37,200	37,700	38,700	2.7%	4.6%
Federal Government	1,500	1,400	1,400	1,400	1,400	1,300	-7.1%	-7.1%
State Government	24,800	25,600	25,800	25,700	25,900	26,600	2.7%	3.9%
Local Government	8,300	10,000	10,000	10,200	10,400	10,700	2.9%	7.0%
Local Government, Educational Services	5,000	5,600	5,600	5,600	5,800	6,000	3.4%	7.1%

Source: Illinois Department of Employment Security, Industry Employment Estimates (CES).

Notes: The definition of the Champaign Urbana MSA changed from just Champaign County to include Ford and Piatt Counties in 2003.

## Unemployment increases drastically in 2008 and 2009.



Champaign County's labor force included 104,819 people in 2009. This is a decrease of 1.1 percent from 2008. The labor force for the region had seen increases prior to 2008.

Unemployment increased significantly between 2008 and 2009. Increases also occurred between 2000 and 2005. Locally, unemployment rates were at 8.2% for Champaign County and the City of Urbana and 7.9% for the City of Champaign in 2009.

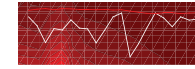
2009 employment in Illinois dropped the greatest at 4.9%. The labor force in Urbana dropped by a greater percentage that other jurisdictions.

Table 10: Labor Force, Employment and Unemployment

	2000	2005	2006	2007	2008	2009	% Change 2008- 2009	% Change 2005- 2009
<b>United States (thousands)</b>								
Labor Force	142,583	149,320	151,428	153,124	154,287	154,142	-0.1%	3.2%
Employed	137,359	141,730	144,427	146,046	145,363	139,878	-3.8%	-1.3%
Unemployed	5,692	7,591	7,000	7,078	8,924	14,265	59.8%	87.9%
Unemployment Rate	4.0	5.1	4.6	4.6	5.8	9.3	60.3%	82.4%
<b>Illinois (thousands)</b>								
Labor Force	6,468	6,404	6,524	6,659	6,676	6,606	-1.0%	3.2%
Employed	6,177	6,033	6,222	6,319	6,248	5,941	-4.9%	-1.5%
Unemployed	291	371	302	340	428	665	55.2%	79.3%
Unemployment Rate	4.5	5.8	4.6	5.1	6.4	10.1	57.8%	74.1%
<b>Champaign County</b>								
Labor Force	100,969	100,832	102,215	104,579	105,974	104,819	-1.1%	4.0%
Employed	98,534	96,509	98,226	99,926	99,895	96,240	-3.7%	-0.3%
Unemployed	2,435	4,323	3,989	4,653	6,079	8,579	41.1%	98.5%
Unemployment Rate	2.4	4.3	3.9	4.4	5.7	8.2	43.9%	90.7%
<b>Champaign City</b>								
Labor Force	39,515	39,040	40,517	41,448	43,395	42,861	-1.2%	9.8%
Employed	38,591	37,374	39,009	39,690	40,989	39,490	-3.7%	5.7%
Unemployed	924	1,666	1,508	1,758	2,406	3,371	40.1%	102.3%
Unemployment Rate	2.3	4.3	3.7	4.2	5.5	7.9	43.6%	83.7%
<b>Urbana City</b>								
Labor Force	21,815	20,049	20,369	20,751	20,805	20,499	-1.5%	2.2%
Employed	21,240	19,174	19,537	19,810	19,538	18,824	-3.7%	-1.8%
Unemployed	575	875	832	941	1,267	1,675	32.2%	91.4%
Unemployment Rate	2.6	4.4	4.1	4.5	6.1	8.2	34.4%	86.4%

Source: Illinois Department of Employment Security, Labor Force and Unemployment Statistics (LAUS), <http://lmi.state.il.us>; U.S. Bureau of Labor Statistics

## Rate of new housing starts slows.



A total of 478 new housing units were built in Champaign County in 2009. 327 of these units were single family and 151 were multi-family. This is an increase of 3.5% from 2006.

The Village of Mahomet experienced the greatest percentage of growth, adding 255 units (11.5%) since 2006. The City of Champaign experienced the highest number of homes added, with 1,366 between 2006 and 2009. 29.5% of these were single family homes while the other 70.5% were multi family homes. The Village of Rantoul experienced the smallest amount of growth at 0.001 percent (5 units) between 2006 and 2009.

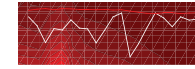
Locations have recently experienced a decreased rate of new housing starts, with the exception of Savoy.

Table 11: Changes in Housing Units

	2000	2006	2007	2008	2009	Added Housing Units in 2009	Annual % Change in Housing Units 2006-2009	Annual % Change in Housing Units 2008-2009
<b>Champaign County</b>	<b>75,280</b>	<b>83,732</b>	<b>85,263</b>	<b>86,164</b>	<b>86,624</b>	<b>478</b>	<b>1.15%</b>	<b>0.53%</b>
Single Family Units	40,841	46,098	46,681	47,014	47,341	327	0.90%	0.70%
Multi Family Units	34,439	37,634	38,582	39,150	39,301	151	1.48%	0.39%
<b>Champaign City</b>	<b>28,605</b>	<b>32,234</b>	<b>33,033</b>	<b>33,457</b>	<b>33,600</b>	<b>143</b>	<b>1.41%</b>	<b>0.43%</b>
Single Family Units	13,834	15,715	15,921	16,018	16,116	98	0.85%	0.61%
Multi Family Units	14,771	16,519	17,112	17,439	17,484	45	1.95%	0.26%
<b>Unincorporated County</b>	<b>13,356</b>	<b>14,274</b>	<b>14,326</b>	<b>14,372</b>	<b>14,399</b>	<b>27</b>	<b>0.29%</b>	<b>0.19%</b>
Single Family Units	9,406	10,260	10,312	10,358	10,385	27	0.41%	0.26%
Multi Family Units	3,950	4,014	4,014	4,014	4,014	0	0.00%	0.00%
<b>Mahomet</b>	<b>1,703</b>	<b>2,221</b>	<b>2,322</b>	<b>2,430</b>	<b>2,476</b>	<b>46</b>	<b>3.83%</b>	<b>1.89%</b>
Single Family Units	1,499	1,993	2,078	2,121	2,167	46	2.91%	2.17%
Multi Family Units	204	228	244	309	309	0	11.84%	0.00%
<b>Rantoul</b>	<b>6,165</b>	<b>6,237</b>	<b>6,241</b>	<b>6,241</b>	<b>6,242</b>	<b>1</b>	<b>0.03%</b>	<b>0.02%</b>
Single Family Units	2,849	2,876	2,880	2,880	2,881	1	0.06%	0.03%
Multi Family Units	3,316	3,361	3,361	3,361	3,361	0	0.00%	0.00%
<b>Savoy</b>	<b>2,088</b>	<b>2,716</b>	<b>2,764</b>	<b>2,818</b>	<b>2,900</b>	<b>82</b>	<b>2.26%</b>	<b>2.91%</b>
Single Family Units	706	913	959	1,013	1,091	78	6.50%	7.70%
Multi Family Units	1,382	1,803	1,805	1,805	1,809	4	0.11%	0.22%
<b>Urbana</b>	<b>15,243</b>	<b>16,902</b>	<b>17,313</b>	<b>17,539</b>	<b>17,698</b>	<b>159</b>	<b>1.57%</b>	<b>0.91%</b>
Single Family Units	6,258	7,051	7,134	7,184	7,241	57	0.90%	0.79%
Multi Family Units	8,985	9,851	10,179	10,355	10,457	102	2.05%	0.99%

Source: U.S. Census Bureau, Building Permits Branch

## Housing is becoming less affordable.

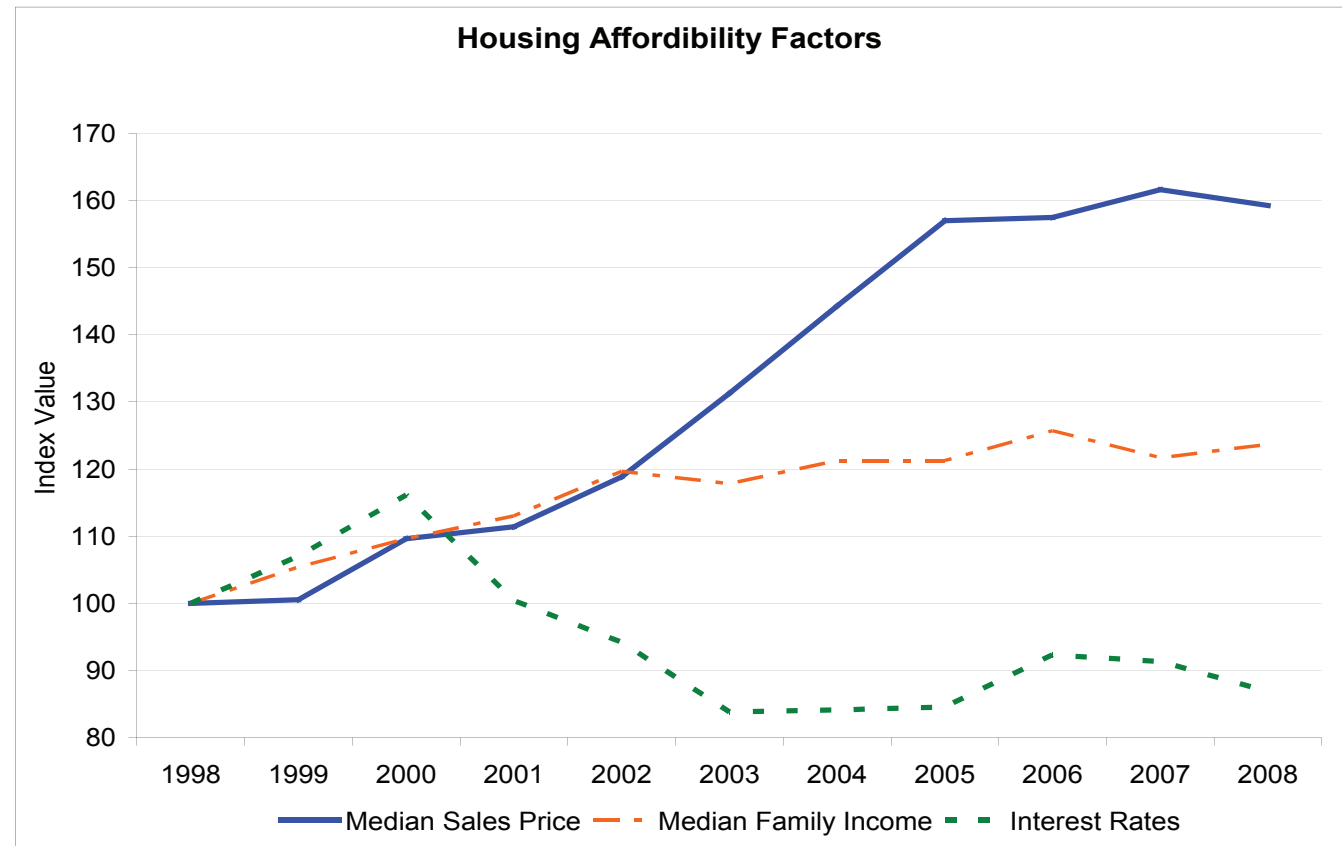


The housing affordability factors show the change in three factors important to housing affordability. Median sale price of homes has continued to increase while median family income and interest rates have remained relatively stable since 2003.

Between 2000 and 2008, median sales price increased by 45%, while median family income increased by 13% and interest rates decreased by 25%.

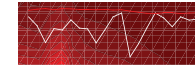
The growing disparity between median sales price and median family income indicates the growing burden of housing costs.

Figure 3: Housing Affordability Factors



Sources: National Association of Realtors, United States Department of Housing and Urban Development, and the U.S. Federal Home Loan Mortgage Corporation.

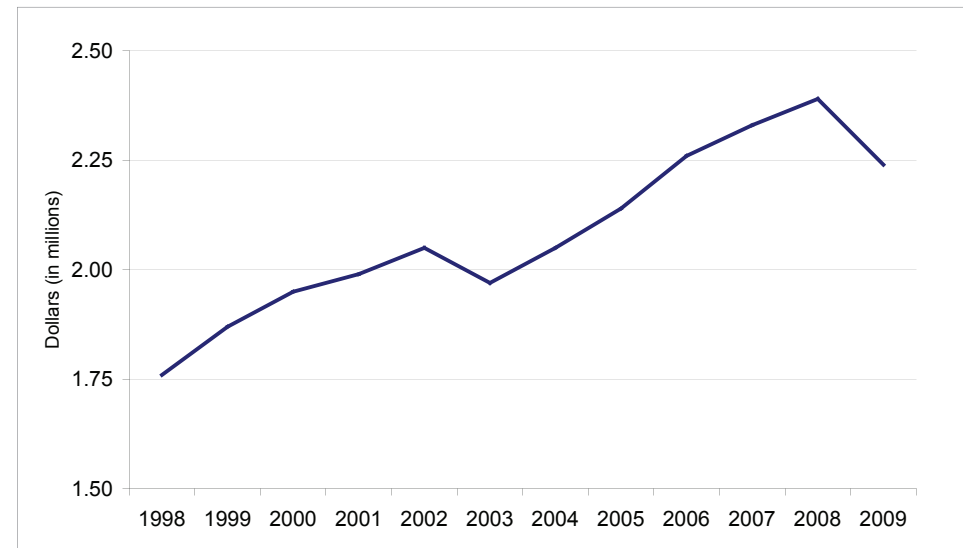
## Retail Sales concentrated in City of Champaign.



Total retail sales volume for Champaign County exceeded \$2 billion in 2009. This is down 6 percent from 2008. The City of Champaign realized the majority of sales, with 58.3% of all retail sales occurring within corporate limits. City of Urbana follows with 18.3% of retail sales occurring within corporate limits.

An analysis of retail sales per capita shows the Village of Savoy has the highest percent of sales volume compared to share of population in Champaign County at 186.3%. This means that Savoy has a higher sales volume than is expected if all residents in the County only shopped within their community. Table 11 shows that the City of Champaign follows with 161.9%.

Figure 4: Total Annual Sales Volume, 1998-2009



Sources: 2009 Sales Volume from Illinois Department of Revenue; Population totals from American Community Survey 1 Year Estimates 2009, U.S. Census Bureau.

Table 12: Retail Sales and Population Comparison

Location	Sales Volume		Population		Sales per Capita	
	in dollars	Distribution	Totals	Distribution	in \$'s	Comparison
Champaign County	\$2,146,716,208	100.0%	195,671	100.0%	\$10,971.05	100.0%
Unincorporated Champaign County	\$97,455,383	4.5%	30,635	15.7%	\$3,181.18	29.0%
City of Champaign	\$1,425,669,313	66.4%	80,286	41.0%	\$17,757.38	161.9%
Village of Mahomet	\$54,313,116	2.5%	6,664	3.4%	\$8,150.23	74.3%
Village of Rantoul	\$128,915,508	6.0%	12,247	6.3%	\$10,526.29	95.9%
Village of Savoy	\$142,651,895	6.6%	6,981	3.6%	\$20,434.31	186.3%
City of Urbana	\$449,479,492	20.9%	40,550	20.7%	\$11,084.57	101.0%
Other Incorporated Champaign County	\$149,318,744	7.0%	18,308	9.4%	\$8,155.93	74.3%

Sources: 2009 Sales Volume from Illinois Department of Revenue; Population totals from American Community Survey 1 Year Estimates 2009, U.S. Census Bureau.