

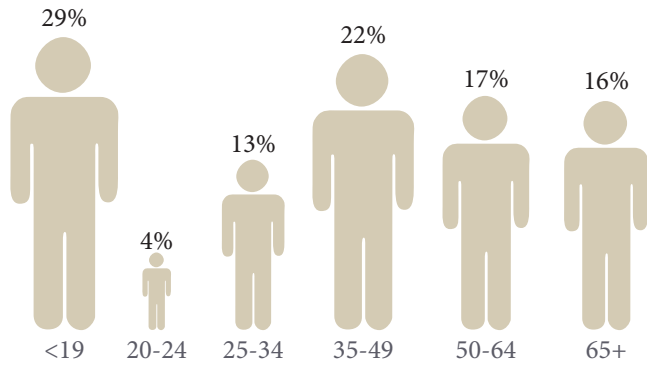


# 1.2 | A Snap Shot of Le Roy

## People

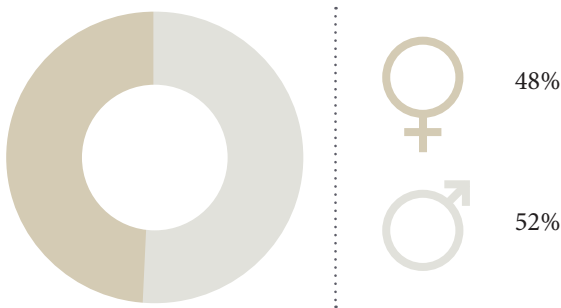
### Age

The distribution of age cohorts in Le Roy show an aging population consistent with Central Illinois. The smallest cohort is that of those aged 20-24. The assumption here is that this age range is typically away receiving a higher degree of education and/or training outside of the community.



### Gender

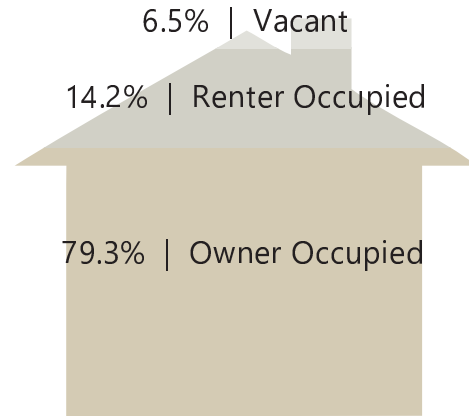
The breakdown between female and male residents in the City is average with an almost even split and a slight edge to the females.



## Housing

### Occupancy

Nearly 80% of the City residents live in owner-occupied housing. This percentage held steady over the last decade, despite the 2008 housing market crisis, suggesting a resilient local housing market. The vacancy rate (6.5%) is just above what is considered the healthy range of 5% to 6%. This rate of vacancy allows for movement within the market. However, 44% quarter of those vacancies are for homes, the other 56% are vacant rentals.



### Average Median Value

The value of a home is also an indicator to the strength of the housing market and in turn, the vitality of the community. Le Roy's housing market appears to be holding on as the five year average median value of a home in the City, \$130,100, is slightly less the County's average value of \$157,200, and well below the State's of \$182,300.



## Housing Counts

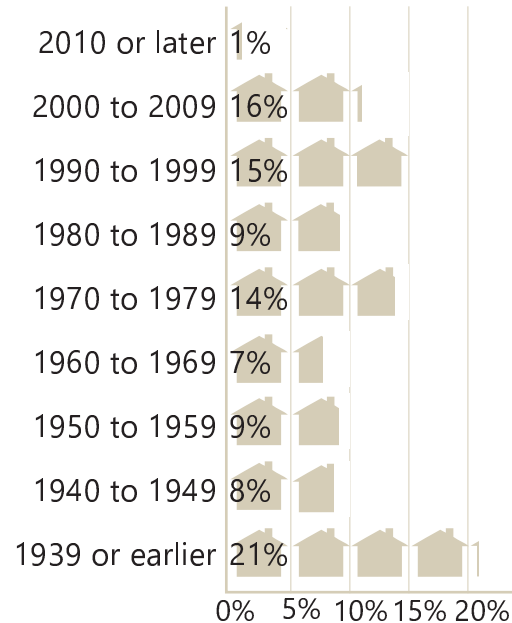
Household trends for the City of Le Roy show a 10.6% increase in households between 2000 and 2010, which was similar to that of the County (14.7%) but well above the State (5.3%) for that same time period.

Nationally, the number of persons per household has been declining in recent decades which has been explained several ways, including fewer children per family, an increase in single parent households, and an increase in life expectancy. In 2010, Le Roy was below the National Average of 2.58 persons per household with 2.42 persons per. McLean County had an average of 2.44 person per and Illinois was at 2.59.



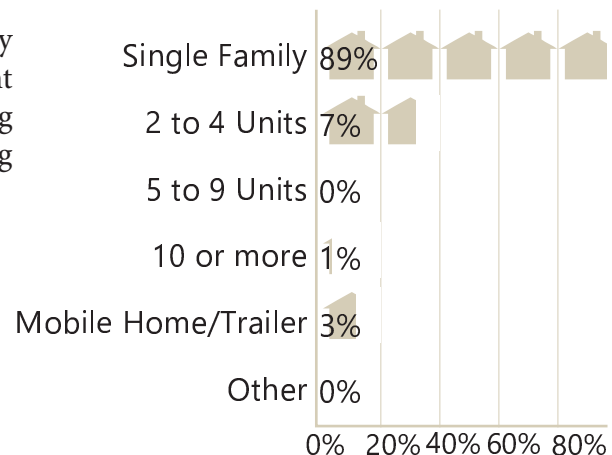
## Year Structure Built

Le Roy can showcase a large variety in housing stock through the decades. Housing built in each decade adds variety to the housing stock while new housing will help accommodate the projected population increase in the upcoming decades.



## Unit Type

Nearly 90% of the City residents live in single-family housing. Multi-family housing in the City has a decent mix in the number of units per dwelling with 7% having 2 to 4 units, 0% having five to nine units, and 1% having dwelling greater than ten units.



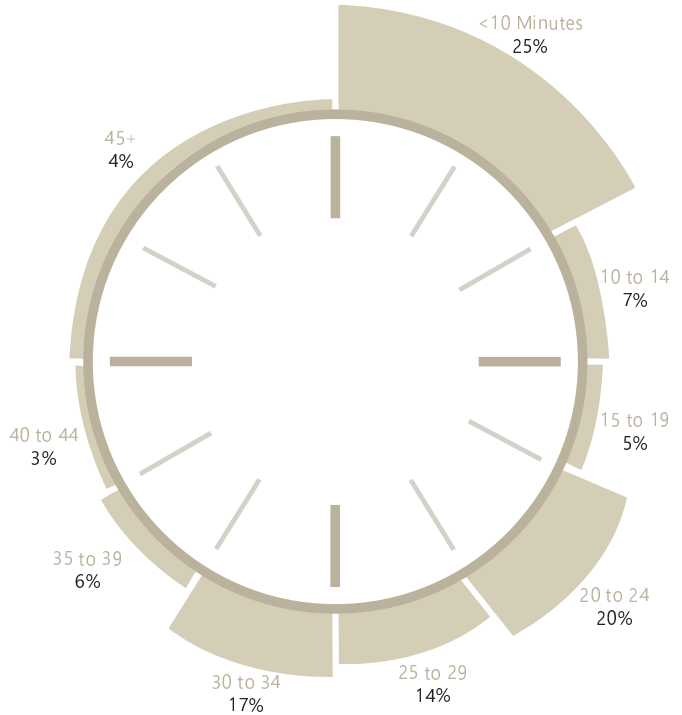


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## Transportation

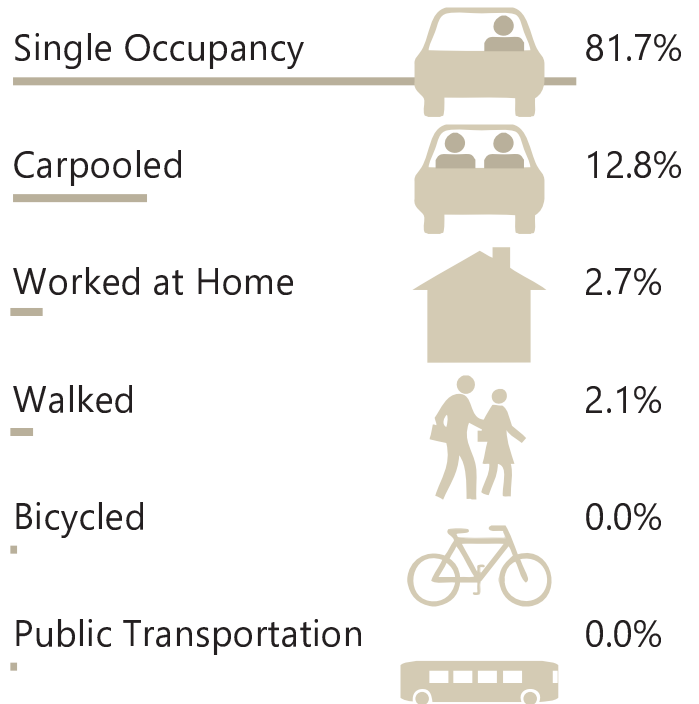
### Commuting Time to Work

Only one-quarter of the City’s commuters age 16 or older work within 10 minutes of their place of employment. Average commute time for Le Roy was 21.1 minutes while the County’s was slightly shorter with 17.9 minutes on average. Approximately half (51%) of Le Roy workers have a commute that is between 20 and 34 minutes. These times suggest most residents work in a nearby community such as Bloomington or Normal.



### Commuting Method to Work

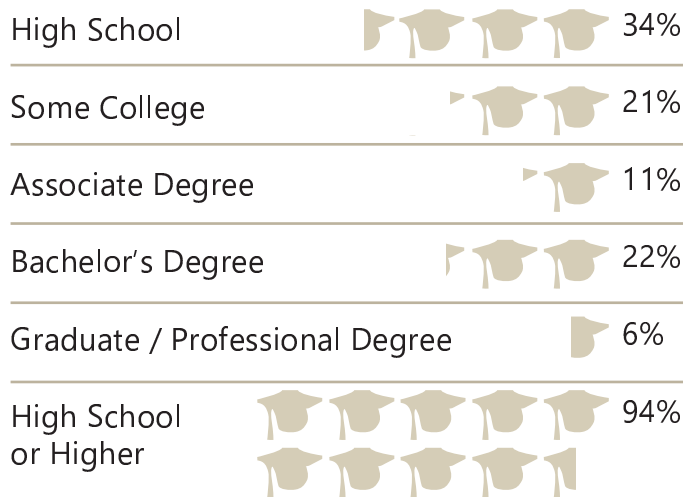
Commuting to work in Le Roy is mostly done by car, with 81.7% of commuters traveling in a single occupant vehicle. This number is about the same for McLean County (79.8%) and Illinois (73.6%). Additionally, an estimated 12.8% of commuters in Le Roy carpooled to work, 2.1% walked, 0% biked, and 2.7% worked from home.



## Economic Prosperity

### Educational Attainment

The percentage of Le Roy residents 25 years or older who have at least a high school diploma (94%) is the same as McLean County (94%) but higher than Illinois (87%). The percentage of residents who have obtained only a high school degree (34%) has decreased over the last decade (40%), showing a higher level of education in the City. While this could be sampling error in the data, it is generally consistent with regional and national trends, in which the recession economy encouraged more people to seek and complete secondary degrees.



### Income Indicators

Income is another way to look at the economic vitality of a community. For Le Roy, the per capita income at \$24,944 is lower than the County's \$30,460. The median family (\$76,194) and median household (\$58,920) incomes for Le Roy are roughly the same as the County, but slightly out performing the State as a whole. These higher averages are certainly related to the level of educational attainment and percentage of individuals living below the poverty level. In the City, only 6.3% of the population is estimated to be below the poverty level.

## Occupations

Not surprisingly Le Roy's unemployment rate increased since 2000 alongside the County and State.

Nearly 80% of workers in Le Roy earn a private wage and salary. And nearly a tenth (9.8%) of the labor force in Le Roy is employed by a Governmental (Local, State or Federal) entity.

The most common occupational category among Le Roy's residents is "Management, business, science, and arts occupations" (37%) and is followed by "Sales and office occupations" (24%) and "Service occupations" (18%). "Natural resources, construction, and maintenance occupations" (11%) and "Production, transportation, and material moving occupations" (11%) and follow next, respectively. In this regard, Le Roy more closely resembles the State than McLean County.

