Community Profile

University Place
1300 E Main St, Carbondale, Illinois, 62901
Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	1,557	23,925	34,855
2020 Total Population	1,608	20,102	30,395
2020 Group Quarters	11	2,102	2,683
2026 Total Population	1,723	19,594	29,836
2026 Group Quarters	12	2,390	2,996
2031 Total Population	1,755	19,221	29,381
2026-2031 Annual Rate	0.37%	-0.38%	-0.31%
2026 Total Daytime Population	4,271	27,165	36,107
Workers	3,671	16,753	20,161
Residents	600	10,412	15,946

Household Summary			
2010 Total Households	719	10,184	15,012
2010 Average Household Size	2.14	2.07	2.08
2020 Total Households	780	8,950	13,535
2020 Average Household Size	2.05	2.01	2.05
2026 Total Households	893	9,041	13,767
2026 Average Household Size	1.92	1.90	1.95
2031 Total Households	933	9,020	13,795
2031 Average Household Size	1.87	1.87	1.91
2026-2031 Annual Rate	0.88%	-0.05%	0.04%
2026 Families	288	3,078	5,674
2026 Average Family Size	2.91	2.90	2.81
2031 Families	295	3,037	5,648
2031 Average Family Size	2.84	2.84	2.75
2026-2031 Growth Rate	0.48%	-0.27%	-0.09%

Median Household Income			
2026	$34,508	$34,285	$43,224
2031	$35,871	$37,642	$49,498

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2026	$25,981	$26,513	$33,235
2031	$29,127	$30,597	$38,718

2026 Households by Income			
Household Income Base	893	9,041	13,766
<$10,000	7.3%	18.3%	13.7%
$10,000-14,999	2.2%	8.4%	7.3%
$15,000-19,999	4.9%	4.2%	3.9%
$20,000-24,999	11.2%	7.5%	6.3%
$25,000-29,999	15.2%	6.8%	5.9%
$30,000-34,999	10.0%	5.5%	4.8%
$35,000-39,999	12.5%	5.9%	5.2%
$40,000-44,999	3.4%	5.0%	4.3%
$45,000-49,999	1.7%	3.3%	3.4%
$50,000-59,999	5.6%	5.5%	5.9%
$60,000-74,999	3.6%	5.8%	6.4%
$75000-99999	10.0%	7.4%	9.2%
$100,000-124,999	8.7%	6.5%	8.0%
$125,000-149,999	1.3%	2.2%	4.0%
$150000-199999	1.2%	3.7%	5.5%
$200,000-249,999	0.7%	2.1%	3.1%
$250,000-299,999	0.2%	0.6%	0.9%
$300,000-399,999	0.1%	0.5%	0.9%
$400,000-499,999	0.0%	0.1%	0.3%
$500,000+	0.1%	0.6%	1.1%
Average Household Income	$48,701	$56,452	$71,726

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	92	83	80
Percent of Income for Mortgage	19.9%	22.5%	23.5%
Wealth Index	24	39	54

Median Home Value			
2026	$116,667	$131,215	$172,758
2031	$156,641	$155,697	$238,039

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	158	2,516	5,260
<$50,000	5.7%	8.8%	7.4%
$50,000 - $99,999	36.1%	24.2%	13.3%
$100,000 - $149,999	15.2%	27.7%	20.2%
$150,000 - $199,999	20.9%	14.6%	15.9%
$200,000 - $249,999	3.8%	3.5%	10.2%
$250,000 - $299,999	16.5%	5.4%	11.4%
$300,000 - $399,999	0.6%	6.1%	11.1%
$400,000 - $499,999	0.0%	5.5%	5.3%
$500,000 - $749,999	0.0%	4.0%	4.2%
$750,000 - $999,999	0.0%	0.2%	0.6%
$1,000,000 - $1,499,999	0.0%	0.1%	0.1%
$1,500,000 - $1,999,999	0.0%	0.0%	0.0%
$2,000,000 +	0.0%	0.0%	0.2%
Average Home Value	$143,892	$177,764	$219,278

Housing Unit Summary			
2010 Total Housing Units	908	11,541	16,797
Owner Occupied Housing Units	21.8%	26.0%	34.8%
Renter Occupied Housing Units	78.2%	74.0%	65.2%
Vacant Housing Units	20.8%	11.8%	10.6%
2020 Housing Units	887	11,220	16,575
Owner Occupied Housing Units	18.1%	27.2%	37.1%
Renter Occupied Housing Units	81.9%	72.8%	62.9%
Vacant Housing Units	10.4%	19.9%	18.5%
2026 Housing Units	1,016	11,442	17,020
Owner Occupied Housing Units	17.6%	27.8%	38.2%
Renter Occupied Housing Units	82.4%	72.2%	61.8%
Vacant Housing Units	12.1%	21.0%	19.1%
2031 Total Housing Units	1,040	11,429	17,059
Owner Occupied Housing Units	17.9%	28.6%	39.5%
Renter Occupied Housing Units	82.1%	71.4%	60.5%
Vacant Housing Units	10.3%	21.1%	19.1%

2026 Population by Sex	1 mile	3 miles	5 miles
Males	836	9,952	15,050
Females	887	9,642	14,786

Median Age			
2010	24.7	24.0	24.8
2020	26.8	26.5	29.4
2026	27.2	26.6	29.9
2031	27.7	27.0	30.9

2026 Population by Age			
Total	1,726	19,594	29,836
0 - 4	5.8%	5.3%	5.1%
5 - 9	4.8%	4.5%	4.7%
10 - 14	4.8%	4.0%	4.6%
15 - 24	28.9%	32.6%	26.4%
25 - 34	19.5%	17.8%	16.3%
35 - 44	10.4%	10.1%	10.9%
45 - 54	8.8%	8.2%	9.2%
55 - 64	7.4%	7.3%	8.3%
65 - 74	5.7%	6.3%	8.1%
75 - 84	3.4%	3.2%	4.8%
85 +	1.2%	1.1%	1.9%
18 +	81.7%	83.8%	82.9%

2026 Population 15+ by Marital Status			
Total	1,458	16,884	25,538
Never Married	73.2%	68.7%	57.7%
Married	20.5%	21.2%	30.6%
Widowed	2.9%	3.5%	4.2%
Divorced	3.4%	6.6%	7.5%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	961	10,489	17,663
Less than 9th Grade	1.9%	1.2%	1.3%
9th - 12th Grade, No Diploma	3.0%	3.6%	3.2%
High School Graduate	20.6%	13.6%	13.0%
GED/Alternative Credential	6.7%	5.0%	4.2%
Some College, No Degree	18.0%	22.3%	20.3%
Associate Degree	0.0%	7.0%	8.3%
Bachelor's Degree	37.1%	26.9%	25.9%
Graduate/Professional Degree	12.7%	20.3%	24.0%

2020 Population by Race/Ethnicity			
Total	1,608	20,102	30,395
White Alone	46.2%	54.3%	62.1%
Black Alone	36.5%	26.0%	20.1%
American Indian Alone	1.0%	0.6%	0.5%
Asian Alone	4.8%	7.3%	6.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.5%	3.9%	3.4%
Two or More Races	3.5%	3.9%	3.4%
Hispanic Origin	9.0%	7.6%	7.0%
Diversity Index	70.2	67.7	61.9

2026 Population by Race/Ethnicity			
Total	1,723	19,594	29,836
White Alone	44.9%	52.7%	60.6%
Black Alone	35.8%	25.3%	19.6%
American Indian Alone	0.9%	0.6%	0.5%
Asian Alone	6.3%	9.1%	7.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.7%	3.9%	3.5%
Two or More Races	8.4%	8.3%	8.0%
Hispanic Origin	9.2%	7.7%	7.1%
Diversity Index	71.5	69.2	63.6

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	1,152	10,004	14,950
White Collar	70.1%	67.1%	68.6%
Management/Business/Financial	9.3%	10.0%	12.7%
Professional	47.4%	35.8%	36.1%
Sales	8.7%	12.5%	10.8%
Administrative Support	4.7%	8.8%	9.0%
Services	24.5%	20.0%	18.1%

2026 Employed Pop 16+ by Occupation			
Total	1,152	10,004	14,950
Blue Collar	5.4%	12.9%	13.3%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	0.1%	2.1%	2.6%
Installation/Maintenance/Repair	1.6%	1.7%	2.1%
Production	2.9%	3.8%	3.9%
Transportation/Material Moving	0.9%	5.2%	4.5%
White Collar	70.1%	67.1%	68.6%
Management/Business/Financial	9.3%	10.0%	12.7%
Professional	47.4%	35.8%	36.1%
Sales	8.7%	12.5%	10.8%
Administrative Support	4.7%	8.8%	9.0%
Services	24.5%	20.0%	18.1%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,152	10,004	14,950
Population 16+ Employed	99.7%	94.1%	94.6%
Population 16+ Unemployment rate	0.3%	5.9%	5.4%
Population 16-24 Employed	37.4%	34.2%	28.5%
Population 16-24 Unemployment rate	0.2%	6.8%	6.8%
Population 25-54 Employed	49.9%	47.4%	50.5%
Population 25-54 Unemployment rate	0.2%	5.7%	5.1%
Population 55-64 Employed	9%	9%	10%
Population 55-64 Unemployment rate	0.0%	5.1%	4.7%
Population 65+ Employed	4%	4%	5%
Population 65+ Unemployment rate	0.0%	2.8%	1.4%

2026 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	1,149	9,410	14,147
Agriculture/Mining	0.0%	0.6%	1.0%
Construction	0.1%	2.4%	3.2%
Manufacturing	4.4%	5.6%	6.1%
Wholesale Trade	0.0%	0.5%	0.7%
Retail Trade	11.0%	16.9%	14.7%
Transportation/Utilities	12.3%	3.4%	3.3%
Information	0%	2%	1%
Finance/Insurance/Real Estate	10.8%	5.7%	5.7%
Services	58.8%	60.3%	60.2%
Public Administration	2.5%	2.7%	3.8%

2026 Consumer Spending			
Apparel & Services: Total $	$979,855	$11,448,631	$21,678,350
Average Spent	$1,097.26	$1,266.30	$1,574.66
Spending Potential Index	43	50	62
Education: Total $	$794,344	$9,826,032	$18,130,017
Average Spent	$889.52	$1,086.83	$1,316.92
Spending Potential Index	44	54	66
Entertainment/Recreation: Total $	$1,531,185	$17,912,754	$35,038,702
Average Spent	$1,714.65	$1,981.28	$2,545.12
Spending Potential Index	40	46	59
Food at Home: Total $	$3,004,701	$35,055,826	$67,242,441
Average Spent	$3,364.73	$3,877.43	$4,884.32
Spending Potential Index	43	49	62
Food Away from Home: Total $	$1,680,568	$19,754,775	$37,401,532
Average Spent	$1,881.94	$2,185.02	$2,716.75
Spending Potential Index	42	49	61
Health Care: Total $	$2,767,088	$32,181,307	$64,432,263
Average Spent	$3,098.64	$3,559.49	$4,680.20
Spending Potential Index	39	44	58
HH Furnishings & Equipment: Total $	$1,023,624	$11,980,761	$23,214,405
Average Spent	$1,146.28	$1,325.16	$1,686.24
Spending Potential Index	40	47	59
Personal Care Products & Services: Total $	$427,021	$5,038,259	$9,576,805
Average Spent	$478.19	$557.27	$695.63
Spending Potential Index	42	49	61

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total $	$10,282,227	$121,510,524	$229,227,627
Average Spent	$11,514.25	$13,439.94	$16,650.51
Spending Potential Index	42	49	60
Support Payments/Gifts in Kind: Total $	$1,024,854	$11,742,110	$23,704,785
Average Spent	$1,147.65	$1,298.76	$1,721.86
Spending Potential Index	38	43	57
Travel: Total $	$1,166,661	$13,696,960	$27,304,073
Average Spent	$1,306.45	$1,514.98	$1,983.30
Spending Potential Index	36	41	54
Vehicle Maintenance & Repairs: Total $	$477,165	$5,552,610	$10,626,979
Average Spent	$534.34	$614.16	$771.92
Spending Potential Index	43	50	62

Top Tapestry Segment

1 mile

College Towns (B2):

This segment is characterized by university renters in urban neighborhoods.

Learn more about this segment...

3 miles

Dorms to Diplomas (B1):

This segment is characterized by young, educated residents in urban neighborhoods.

Learn more about this segment...

5 miles

Loyal Locals (K3):

This segment is characterized by senior Midwestern and Southern suburbanites in stable growth areas.

Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.