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# METHODOLOGY

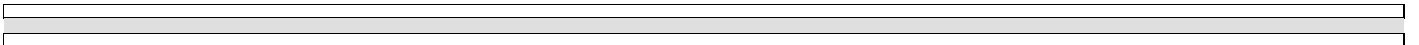
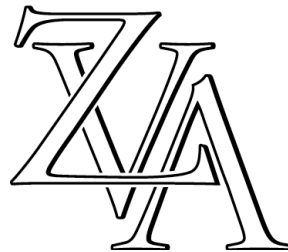
## TARGET MARKET TABLES — Appendices One and Two—

### An Analysis of Residential Market Potential

Vermillion County, Indiana

October, 2025

Conducted by  
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Residential Market Analysis Across the Urban-to-Rural Transect

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Residential Market Analysis Across the Urban-to-Rural Transect

## METHODOLOGY

### AN ANALYSIS OF RESIDENTIAL MARKET POTENTIAL

Vermillion County, Indiana

October, 2025

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The technical analysis to determine the market potential for new housing units that could be constructed within Vermillion County included:

- The determination of the draw areas for new and existing housing units within Vermillion County, based on historical settlement patterns, the most recently available county-to-county migration data from the Internal Revenue Service, and incorporating additional data from the most recent American Community Survey for Vermillion County, as well as other market dynamics;
- The depth and breadth of the potential housing market by tenure (rental and ownership) and by type (multi-family, single-family attached and detached units);
- The composition of the potential housing market by lifestage (empty nesters/retirees, traditional and non-traditional families, younger singles/couples); and
- The incomes and financial capabilities of the potential housing market (income distribution based on HUD's 2025 income limits for less than 30 percent AMI, between 30 and 60 percent AMI, between 60 and 80 percent AMI, between 80 and 100 percent AMI, and above 100 percent AMI).

#### DELINEATION OF THE DRAW AREAS (MIGRATION ANALYSIS)—

Analysis of migration, mobility, demographic and lifestyle characteristics of households currently living within defined draw areas is integral to the determination of the depth and breadth of the potential market for new housing within Vermillion County.

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Taxpayer migration data obtained from the Internal Revenue Service provide the framework for the delineation of those draw areas—the principal counties of origin for households that are likely to move to Vermillion County. These data are maintained at the county and “county equivalent” level by the Internal Revenue Service and provide a clear representation of mobility patterns. The IRS household migration data have been supplemented by population migration and mobility data for the county from the most recent American Community Survey.

Historically, American households, more than any other nation’s, have been extraordinarily mobile. In general, household mobility is higher in urban areas; a greater percentage of renters move than owners; and a greater percentage of younger households move than older households. Nationally, one lingering consequence of the Great Recession (officially December, 2007 through June, 2009) has been a considerable reduction in national mobility.

According to the American Community Survey, which measures population mobility, only 7.5 percent of Vermillion County’s population either moved within or to the county between 2022 and 2023—a mobility rate considerably lower than the national average of just over 12 percent.

#### Appendix One, Table 1. Migration Trends

Analysis of Vermillion County migration and mobility patterns from 2017 through 2021—the most recent data available from the Internal Revenue Service—shows that the largest number of households moving to the county over the five-year study period occurred in 2019 when 410 households moved in. The lowest total over the study period was 335 households in 2018. In 2021, 385 households moved into Vermillion County.

Vigo County, directly adjacent to the south, represented 26 to 30.6 percent of Vermillion County’s household migration. Parke County, directly adjacent to the east, represented 13 to 15.3 percent of Vermillion’s in-migration. Vermillion County, Illinois, directly adjacent to the northwest, accounted for 6.5 to 12.2 percent of households moving into Vermillion County, Indiana, and Fountain County, directly to the northeast, accounted for 5.6 to just over nine percent of in-migration. No

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other county met the IRS threshold of at least 20 households in any single year to be detailed individually in the data release. (*Reference* Appendix One, Table 1.)

The number of households moving out of Vermillion County over the study period also reached a five-year high in 2019 with 390 out-migrating households. The lowest total of 345 households moving out occurred in 2017.

Following the same pattern as Vermillion County's in-migration, Vigo County represented between 31 and 33.3 percent of households moving out of the county; Parke County represented eight to 14 percent, Fountain County represented 6.4 to 9.5 percent, and Vermilion County, Illinois, represented between zero and eight percent.

Vermillion County's net migration—the difference between households moving into the county and those moving out—showed small net gains every year of the study period, except in 2018 when there was a net loss of 35 households. The highest net gain occurred the next year with 20 households. Every other year, in 2017, 2020, and 2021, there was a net gain of 15 households.

NOTE: Although net migration provides insights into a county's historical ability to attract or retain households compared to other locations, it is those households likely to move into a county (gross in-migration) that represent that county's external market potential.

Based on county migration data, then, and supplemented by American Community Survey migration and mobility data, the draw areas for Vermillion County have been delineated as follows:

- The local draw area, covering households with the potential to move within Vermillion County.
- The regional draw area, covering households with the potential to move to Vermillion County from Parke and Fountain counties, Indiana, and Vermilion County, Illinois.
- The Vigo County draw area, covering households with the potential to move to Vermillion County from Vigo County, Indiana.

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- The national draw area, covering households with the potential to move to Vermillion County from all other U.S. cities and counties.

#### Migration Methodology:

County-to-county migration is based on the year-to-year changes in the addresses shown on the population of returns from the Internal Revenue Service Individual Master File system. Data on migration patterns by county, or county equivalent, for the entire United States, include inflows and outflows. The data include the number of returns (which can be used to approximate the number of households), and the median and average incomes reported on the returns. American Community Survey data are also used to clarify migration and mobility patterns for geographic units smaller than the county level.

#### 2025 TARGET MARKET CLASSIFICATION OF VERMILLION COUNTY HOUSEHOLDS—

Demographic and geo-demographic data obtained from Claritas, Inc. provide the framework for the categorization of households into groups with common characteristics, not only by lifestage and demographic characteristics, but also by lifestyle preferences and socio-economic factors. An appendix containing detailed descriptions of each of these target market groups is provided along with the study.

The three main lifestages are:

- Younger singles and couples, largely one- and two-person households with the head of household typically aged between 20 and 40, comprised now mainly of the very large Millennial generation, who were born between 1977 and 1996. The housing and lifestyle choices of the Millennials have had and will continue to have a profound effect on the nation as a whole and cities in particular. The leading edge of iGen, the next generation following the Millennials, also known as Generation Z, is now 27 years old and just beginning to have an impact on this lifestage's housing preferences.

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- Families, comprising both “traditional” families (married couples with one or more children) and “non-traditional” families (a wide range of family households, from a single parent with one or more children, an adult caring for younger siblings, a grandparent with custody of grandchildren, to an unrelated, same-sex couple with children), primarily Generation X, born between 1965 and 1976. However, as the leading edge Millennials enter their 40s, they have begun to have children, thus moving into the family lifestage.
- Empty nesters and retirees, largely one- and two-person households with the head of household typically aged over 50, primarily encompassing the Baby Boom generation, born between 1946 and 1964, as well as earlier generations. Because it is still the second largest generation in America, as the Boomer generation ages, it will continue its significant impact on the nation’s housing, particularly how Baby Boomers manage the consequences of aging. The oldest Generation Xers are now in their late fifties, joining the Baby Boomers as empty nesters when their children leave home.

Appendix One, Table 2.  
Target Market Classification—

According to Claritas, Inc., an estimated 6,570 households live in Vermillion County in 2025 (*reference* Appendix One, Table 2). Median income in the county is estimated at \$64,100, over 18 percent under the national median of \$78,400. The median reported value of owner-occupied dwelling units in the county is estimated at \$132,600, over 63 percent below the national median of \$362,800. (The median is the midpoint at which half of the households have higher incomes or home values, and half have lower incomes or home values.)

As characterized by lifestage, in 2025, just under 46 percent of the county’s households were empty nesters and retirees (represented in 11 of Zimmerman/Volk Associates’ older target market groups); just over 31 percent of the county’s households were characterized as traditional and non-traditional

families (in seven family market groups), and the remaining 23 percent were younger singles and couples (in four younger groups).

Residential Target Market Methodology:

The proprietary residential target market methodology, invented by Zimmerman/Volk Associates in 1988 and continually refined, is an analytical technique, using the PRIZM household clustering system, that establishes the optimum market position for residential development of any property—from a specific site to an entire political jurisdiction—through cluster analysis of households living within designated draw areas. In contrast to conventional supply/demand analysis—which is based on supply-side dynamics and baseline demographic projections—the residential target market analysis establishes the optimum market position derived from the housing and lifestyle preferences of households in the draw area and within the framework of the local housing market context. Because it is based on detailed and location-specific household data, the residential target market methodology can establish the optimum market position even in locations where no closely-comparable properties exist.

In residential target market methodology, clusters of households (usually between 10 and 15) are grouped according to a variety of significant “predictable variables,” ranging from basic demographic characteristics, such as income qualification and age, to less-frequently considered attributes known as “behaviors,” such as mobility rates, lifestage, and lifestyle patterns.

Mobility rates detail how frequently a household moves from one dwelling unit to another.

Lifestage denotes what stage of life the household is in, from initial household formation (typically when a young person moves out of his or her parents’ household into his or her own dwelling unit), through family formation (typically, marriage and children), empty-nesting (after the last adult child has left the household), to retirement (typically, no longer employed full time).

Lifestyle patterns reflect the ways households choose to live, *e.g.*, an urban lifestyle includes residing in a dwelling unit in a city or compact neighborhood, most likely high-density, and implies the ability

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to walk to more activities and locations than a suburban lifestyle, which is most likely lower-density and typically requires a vehicle to access non-residential locations.

Over the past 37 years, Zimmerman/Volk Associates has refined the analysis of these household clusters through the correlation of more than 500 data points related to housing preferences and consumer and lifestyle characteristics.

As a result of this process, Zimmerman/Volk Associates has categorized the housing and neighborhood propensities of 68 target market groups, the most affluent of which can afford the most expensive new ownership units and the least affluent are candidates for the least expensive existing rental apartments; a sizable percentage of the latter group require some form of housing assistance.

Once the draw areas for a study area have been defined, then—through field investigation, analysis of historical migration and development trends, and employment and commutation patterns—the households within those areas are quantified using the residential target market methodology. The potential market for new dwelling units is then determined by the correlation of a number of factors—including, but not limited to: household mobility rates; incomes; lifestyle characteristics and housing preferences; the location of the study area; and the current housing market context.

#### DETERMINATION OF THE AVERAGE ANNUAL POTENTIAL MARKET FOR VERMILLION COUNTY (MOBILITY ANALYSIS)—

The mobility tables, individually and in summaries, indicate the annual average number and type of households that have the potential to move within or to Vermillion County each year over the next five years. The total number of households with the potential to move from each county is derived from historical migration trends; the number of households from each group is calculated from each group's mobility rate.

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Appendix One, Table 3.

Internal Mobility (Households Moving within Vermillion County)—

Zimmerman/Volk Associates integrates U.S. Bureau of the Census data from the American Community Survey with data from Claritas Inc. to determine the number of households in each target market group that will move from one residence to another within a specific area or jurisdiction in a given year (internal mobility).

Based on this analysis, Zimmerman/Volk Associates has determined that an annual average of 445 households of all incomes living in the county have the potential to move from one residence to another—rental or ownership, new or resale—within Vermillion County each year over the next five years.

Approximately 37 percent of these households are likely to be traditional and non-traditional families (in six family target market groups); empty nesters and retirees as well as younger singles and couples are each likely to account for 31.5 percent (in seven groups and four groups respectively).

Appendix One, Tables 4 and 5.

External Mobility (Households Moving to Vermillion County from Outside the County)—

The same sources of data are used to determine the number of households in each target market group that will move from one county to another. An annual average of 125 households of all incomes living in Parke and Fountain counties, Indiana, and Vermillion County, Illinois, have the potential to move to Vermillion County each year over the next five years. (*Reference* Appendix One, Table 4.)

An estimated 40 percent of these households are likely to be traditional and non-traditional families (in five family groups); younger singles and couples are likely to account for 36 percent (in four younger groups); and empty nesters and retirees are likely to account for 24 percent of households (in four market groups).

An annual average of 105 households of all incomes living in Vigo County have the potential to move to Vermillion County each year over the next five years. (*Reference* Appendix One, Table 5.)

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Just over 57 percent of these households are likely to be younger singles and couples (in nine younger groups); traditional and non-traditional families are likely to account for 23.8 percent (in five family groups), and empty nesters and retirees are likely to account for 19 percent of households (in four market groups).

Appendix One, Table 6.

National Mobility (Households Moving to Vermillion County from the Balance of the United States)—

An annual average of 160 households of all incomes living elsewhere in the United States have the potential to move to a residence in Vermillion County each year over the next five years.

Half of these households are likely to be younger singles and couples (in 13 younger market groups); 31.3 percent are likely to be traditional and non-traditional families (in 10 family groups); and the remaining 18.8 percent are likely to be empty nesters and retirees (in six groups).

Appendix One, Tables 7 through 14.

Annual Average Market Potential for Vermillion County—

Appendix One, Table 7 summarizes Appendix One, Tables 3 through 6. The numbers in the total column on page one of this table indicate the depth and breadth of the potential market for new and existing dwelling units in Vermillion County each year over the next five years originating from households living in the designated draw areas. An annual average of 835 households of all incomes have the potential to move within or to the county each year over the next five years.

Younger singles and couples (in 14 younger target market groups) are likely to account for just under 39 percent of the annual potential market; 34.7 percent are likely to be traditional and non-traditional families (in 10 market groups); and the remaining 26.3 percent are likely to be empty nesters and retirees (in 11 groups).

As derived from the migration and mobility analyses, then, the distribution of the draw areas as a percentage of the annual potential market for new and existing housing units in Vermillion County is shown on the table on the following page.

Annual Average Market Potential by Draw Area  
*Vermillion County, Indiana*

Vermillion County:	53.3%
Parke & Fountain Counties, IN, and Vermillion County, IL:	15.0%
Vigo County:	12.6%
Balance of the U.S.:	<u>19.1%</u>
Total:	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2025.

The annual average 835 draw area households of all incomes that have the potential to move within or to the county each year over the next five years have been categorized by tenure propensities to determine renter/owner ratios. Of these households, 37.5 percent (or 313 households) comprise the average annual potential market for new and existing rental units in the county. The remaining 62.5 percent (or 522 households) comprise the average annual potential market for new and existing for-sale (ownership) housing units. (*Reference Appendix One, Table 8.*)

Of the 522 buyer households, 13.6 percent (or 71 households) comprise the average annual market for new and existing multi-family for-sale units (condominium apartments); 19 percent (99 households) comprise the annual market for new and existing attached single-family (rowhouse/townhouse/duplex) units; and 67.4 percent (352 households) comprise the annual market for new and existing single-family detached houses. (*Reference Appendix One, Table 9.*)

The income limits in Vermillion County by household size and percent of median family income—based on the county’s median family income (AMI), which, as determined by the U.S. Department of Housing and Urban Development (HUD) in 2025, was \$80,200 for a family of four—are shown on the table on the following page.

Fiscal Year 2025 Income Limits  
*Vermillion County, Indiana*

NUMBER OF PERSONS IN HOUSEHOLD	EXTREMELY LOW 30% OF MEDIAN	VERY LOW 50% OF MEDIAN	LOW 80% OF MEDIAN
One	\$17,850	\$29,750	\$47,550
Two	\$21,150	\$34,000	\$54,350
Three	\$26,650	\$38,250	\$61,150
Four	\$32,150	\$42,450	\$67,900
Five	\$37,650	\$45,850	\$73,350
Six	\$43,150	\$49,250	\$78,800
Seven	\$48,650	\$52,650	\$84,200
Eight	\$54,150	\$56,050	\$89,650

SOURCE: U.S. Department of Housing and Urban Development.

This study is examining the incomes and financial capabilities of the potential housing market based on income distributions at less than 30 percent AMI, between 30 and 60 percent AMI, between 60 and 80 percent AMI, between 80 and 100 percent AMI, and above 100 percent AMI. The incomes of households at 60 and 100 percent of median are shown on the following table:

Additional Income Limits  
*Vermillion County, Indiana*

NUMBER OF PERSONS IN HOUSEHOLD	60% OF MEDIAN	100% OF MEDIAN
One	\$35,700	\$56,150
Two	\$40,800	\$64,200
Three	\$45,900	\$72,200
Four	\$50,950	\$80,200
Five	\$55,050	\$86,650
Six	\$59,150	\$93,050
Seven	\$63,200	\$99,450
Eight	\$67,300	\$105,900

SOURCE: Zimmerman/Volk Associates, Inc., 2025.

The 313 renter households have been grouped by income, using income limits derived from the preceding tables, as shown on the following page (*reference* Appendix One, Table 10).

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Renter Households By Income  
*Vermillion County, Indiana*

INCOME BAND	NUMBER OF HOUSEHOLDS	PERCENTAGE
Below 30% AMI	82	26.2%
Between 30% and 60% AMI	71	22.7%
Between 60% and 80% AMI	37	11.8%
Between 80% and 100% AMI	15	4.8%
Above 100% AMI	<u>108</u>	<u>34.5%</u>
Total:	313	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2025.

As noted above, the remaining 62.5 percent of the average annual potential market (or 522 households) comprise the market for new and existing for-sale (ownership) housing units in the county. These households have also been grouped by income, as detailed on the following table (*see* Appendix One, Table 11):

Owner Households By Income  
*Vermillion County, Indiana*

INCOME BAND	NUMBER OF HOUSEHOLDS	PERCENTAGE
Below 30% AMI	96	18.4%
Between 30% and 60% AMI	106	20.3%
Between 60% and 80% AMI	63	12.1%
Between 80% and 100% AMI	25	4.8%
Above 100% AMI	<u>232</u>	<u>44.4%</u>
Total:	522	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2025.

Of the 522 potential owner households, 71 households (13.6 percent) comprise the market for multi-family for-sale units (condominiums/apartments) and have also been grouped by income as shown on the following page (*see* Appendix One, Table 12).

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Multi-Family Owner Households By Income  
*Vermillion County, Indiana*

INCOME BAND	NUMBER OF HOUSEHOLDS	PERCENTAGE
Below 30 AMI	13	18.3%
Between 30% and 60% AMI	13	18.3%
Between 60% and 80% AMI	6	8.5%
Between 80% and 100% AMI	1	1.4%
Over 100% AMI	<u>38</u>	<u>53.5%</u>
Total:	71	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2025.

Another 99 (19 percent) of the 522 potential owner households comprise the market for single-family attached for-sale units (rowhouses/townhouses/duplexes) and have also been grouped by income as shown on the following table (*see* Appendix One, Table 13):

Single-Family Attached Owner Households By Income  
*Vermillion County, Indiana*

INCOME BAND	NUMBER OF HOUSEHOLDS	PERCENTAGE
Below 30% AMI	21	21.2%
Between 30% and 60% AMI	22	22.2%
Between 60% and 80% AMI	10	10.1%
Between 80% and 100% AMI	3	3.0%
Over 100% AMI	<u>43</u>	<u>43.5%</u>
Total:	99	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2025.

The remaining 352 (67.4 percent) of the 522 potential owner households comprise the market for single-family detached for-sale units (detached houses) and have also been grouped by income, as detailed on the table on the following page (*reference* Appendix One, Table 14).

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Single-Family Detached Owner Households By Income  
*Vermillion County, Indiana*

INCOME BAND	NUMBER OF HOUSEHOLDS	PERCENTAGE
Below 30% AMI	62	17.6%
Between 30% and 60% AMI	71	20.2%
Between 60% and 80% AMI	47	13.3%
Between 80% and 100% AMI	21	6.0%
Over 100% AMI	<u>151</u>	<u>42.9%</u>
Total:	352	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2025.

—Target Market Data—

Target market data are based on the PRIZM household clustering system developed by Claritas, Inc., and modified and augmented by Zimmerman/Volk Associates as the basis for its proprietary residential target market methodology. Target market data provides the number of households by cluster aggregated into the three main demographic categories—empty nesters and retirees; traditional and non-traditional families; and younger singles and couples.

Zimmerman/Volk Associates’ target market classifications are updated annually to reflect the slow, but relentless change in the composition of American households. Because of the nature of geo-demographic segmentation, a change in household classification is directly correlated with a change in geography, *i.e.*, a move from one neighborhood condition to another. However, these changes of classification can also reflect an alteration in one or more of three additional basic characteristics:

- Age;
- Household composition; and/or
- Economic status.

Age, of course, is the most predictable, and easily-defined of these changes. Household composition has also been relatively easy to define; recently, with the growth of non-traditional households, however, definitions of a family have had to be expanded and parsed into more highly-refined

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segments. Economic status remains clearly defined through measures of annual income and household wealth.

A change in classification is rarely induced by a change in just one of the four basic characteristics. This is one reason that the target household categories are so highly refined: they take in multiple characteristics. Even so, there are some rough equivalents in household types as they move from one neighborhood condition to another. There is, for example, a correlation between *Full-Nest Suburbanites* and *Full-Nest Exurbanites*; if a *Full-Nest Suburbanite* household moves to the exurbs, they become a *Full-Nest Exurbanite* household, if the move is not accompanied by a significant change in socio-economic status. In contrast, if a *Full-Nest Suburbanite* household moves within the metropolitan suburbs, and also improves their socio-economic standing, that household would likely be characterized as *Nouveau Money* or *Corporate Establishment*.

#### Household Classification Methodology:

Household classifications were originally based on the PRIZM geo-demographic segmentation system that was established by Claritas in 1974 and then replaced by PRIZM NE clustering system in 2005. The PRIZM PREMIER system now in place was updated in 2016 to include 68 household groups, each ranging between one and two and a half million households. The revised household classifications are based on PRIZM which was developed through unique classification and regression trees delineating 68 specific clusters of American households. The system is now accurate to the individual household level, adding self-reported and list-based household data to geo-demographic information. The process applies hundreds of demographic variables to nearly 10,000 “behaviors.”

Over the past 37 years, Zimmerman/Volk Associates has augmented the PRIZM cluster systems for use within the company’s proprietary residential target market methodology specific to housing and neighborhood preferences, with additional algorithms, correlation with geo-coded consumer data, aggregation of clusters by broad household definition, and unique cluster names.



## Appendix One Tables



**Gross Annual Household In-Migration**

*Vermillion County, Indiana*  
**2017, 2018, 2019, 2020, 2021**

County of Origin	..... 2017 .....		..... 2018 .....		..... 2019 .....		..... 2020 .....		..... 2021 .....	
	<i>Number</i>	<i>Share</i>	<i>Number</i>	<i>Share</i>	<i>Number</i>	<i>Share</i>	<i>Number</i>	<i>Share</i>	<i>Number</i>	<i>Share</i>
Vigo	110	30.6%	95	28.4%	110	26.8%	100	26.0%	100	26.0%
Parke	55	15.3%	50	14.9%	60	14.6%	55	14.3%	50	13.0%
Fountain	20	5.6%	30	9.0%	25	6.1%	25	6.5%	35	9.1%
Vermilion, IL	35	9.7%	25	7.5%	50	12.2%	35	9.1%	25	6.5%
All Other Counties	140	38.9%	135	40.3%	165	40.2%	170	44.2%	175	45.5%
<b>Total In-Migration:</b>	<b>360</b>	<b>100.0%</b>	<b>335</b>	<b>100.0%</b>	<b>410</b>	<b>100.0%</b>	<b>385</b>	<b>100.0%</b>	<b>385</b>	<b>100.0%</b>

NOTE: All numbers have been rounded to the nearest five.

SOURCE: Internal Revenue Service;  
 Zimmerman/Volk Associates, Inc.

**Gross Annual Household Out-Migration**

*Vermillion County, Indiana*  
**2017, 2018, 2019, 2020, 2021**

Destination County	..... 2017 .....		..... 2018 .....		..... 2019 .....		..... 2020 .....		..... 2021 .....	
	<i>Number</i>	<i>Share</i>	<i>Number</i>	<i>Share</i>	<i>Number</i>	<i>Share</i>	<i>Number</i>	<i>Share</i>	<i>Number</i>	<i>Share</i>
Vigo	110	31.9%	120	32.4%	130	33.3%	120	32.4%	115	31.1%
Parke	40	11.6%	40	10.8%	55	14.1%	35	9.5%	30	8.1%
Fountain	30	8.7%	25	6.8%	25	6.4%	25	6.8%	35	9.5%
Vermilion, IL	25	7.2%	30	8.1%	30	7.7%	0	0.0%	0	0.0%
All Other Counties	140	40.6%	155	41.9%	150	38.5%	190	51.4%	190	51.4%
<b>Total Out-Migration:</b>	<b>345</b>	<b>100.0%</b>	<b>370</b>	<b>100.0%</b>	<b>390</b>	<b>100.0%</b>	<b>370</b>	<b>100.0%</b>	<b>370</b>	<b>100.0%</b>

NOTE: All numbers have been rounded to the nearest five.

SOURCE: Internal Revenue Service;  
 Zimmerman/Volk Associates, Inc.

**Net Annual Household Migration**  
*Vermillion County, Indiana*  
**2017, 2018, 2019, 2020, 2021**

County	..... 2017 .....	..... 2018 .....	..... 2019 .....	..... 2020 .....	..... 2021 .....
	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>
Vigo	0	-25	-20	-20	-15
Parke	15	10	5	20	20
Fountain	-10	5	0	0	0
Vermilion, IL	10	-5	20	35	25
All Other Counties	0	-20	15	-20	-15
<b>Total Net Migration:</b>	<b>15</b>	<b>-35</b>	<b>20</b>	<b>15</b>	<b>15</b>

NOTE: All numbers have been rounded to the nearest five.

SOURCE: Internal Revenue Service;  
 Zimmerman/Volk Associates, Inc.

**2025 Household Classification by Market Groups**  
*Vermillion County, Indiana*

Household Type/ Geographic Designation	<i>Estimated Number</i>	<i>Estimated Share</i>
<b>Empty Nesters &amp; Retirees</b>	<b>3,015</b>	<b>45.9%</b>
<i>Metropolitan Cities</i>	0	0.0%
<i>Small Cities/Satellite Cities</i>	0	0.0%
<i>Metropolitan Suburbs</i>	0	0.0%
<i>Town &amp; Country/Exurbs</i>	3,015	45.9%
<b>Traditional &amp; Non-Traditional Families</b>	<b>2,045</b>	<b>31.1%</b>
<i>Metropolitan Cities</i>	0	0.0%
<i>Small Cities/Satellite Cities</i>	0	0.0%
<i>Metropolitan Suburbs</i>	0	0.0%
<i>Town &amp; Country/Exurbs</i>	2,045	31.1%
<b>Younger Singles &amp; Couples</b>	<b>1,510</b>	<b>23.0%</b>
<i>Metropolitan Cities</i>	0	0.0%
<i>Small Cities/Satellite Cities</i>	0	0.0%
<i>Metropolitan Suburbs</i>	0	0.0%
<i>Town &amp; Country/Exurbs</i>	1,510	23.0%
<b>Total:</b>	<b>6,570</b>	<b>100.0%</b>
<b>2025 Estimated Median Income:</b>	<b>\$64,100</b>	
<b>2025 Estimated National Median Income:</b>	<b>\$78,400</b>	
<b>2025 Estimated Median Home Value:</b>	<b>\$132,600</b>	
<b>2025 Estimated National Median Home Value:</b>	<b>\$362,800</b>	

## 2025 Household Classification by Market Groups

Vermillion County, Indiana

	<i>Estimated Number</i>	<i>Estimated Share</i>	<i>Estimated Median Income</i>	<i>Estimated Median Home Value</i>
<b>Empty Nesters &amp; Retirees</b>	<b>3,015</b>	<b>45.9%</b>		
<i>Metropolitan Cities</i>				
The Social Register	0	0.0%		
Urban Establishment	0	0.0%		
Multi-Ethnic Empty Nesters	0	0.0%		
Cosmopolitan Couples	0	0.0%		
<i>Subtotal:</i>	0	0.0%		
<i>Small Cities/Satellite Cities</i>				
Second City Establishment	0	0.0%		
Blue-Collar Retirees	0	0.0%		
Middle-Class Move-Downs	0	0.0%		
Hometown Seniors	0	0.0%		
Second City Seniors	0	0.0%		
<i>Subtotal:</i>	0	0.0%		
<i>Metropolitan Suburbs</i>				
The One Percenters	0	0.0%		
Old Money	0	0.0%		
Affluent Empty Nesters	0	0.0%		
Suburban Establishment	0	0.0%		
Mainstream Empty Nesters	0	0.0%		
Middle-American Retirees	0	0.0%		
<i>Subtotal:</i>	0	0.0%		
<i>Town &amp; Country/Exurbs</i>				
Small-Town Patriarchs	5	0.1%	\$126,300	\$347,000
Pillars of the Community	25	0.4%	\$119,800	\$199,400
New Empty Nesters	75	1.1%	\$123,000	\$349,300
Traditional Couples	20	0.3%	\$118,900	\$307,800
RV Retirees	820	12.5%	\$108,800	\$159,100
Country Couples	250	3.8%	\$84,300	\$162,300
Hometown Retirees	355	5.4%	\$58,300	\$122,300
Heartland Retirees	210	3.2%	\$58,200	\$143,500
Village Elders	220	3.3%	\$39,200	\$132,900
Small-Town Seniors	630	9.6%	\$36,400	\$99,700
Back Country Seniors	405	6.2%	\$35,400	\$91,600
<i>Subtotal:</i>	3,015	45.9%		

## 2025 Household Classification by Market Groups

Vermillion County, Indiana

	<i>Estimated Number</i>	<i>Estimated Share</i>	<i>Estimated Median Income</i>	<i>Estimated Median Home Value</i>
<b>Traditional &amp; Non-Traditional Families</b>	<b>2,045</b>	<b>31.1%</b>		
<i>Metropolitan Cities</i>				
e-Type Families	0	0.0%		
Multi-Cultural Families	0	0.0%		
Inner-City Families	0	0.0%		
Single-Parent Families	0	0.0%		
<i>Subtotal:</i>	0	0.0%		
<i>Small Cities/Satellite Cities</i>				
Unibox Transferees	0	0.0%		
Multi-Ethnic Families	0	0.0%		
Uptown Families	0	0.0%		
In-Town Families	0	0.0%		
New American Strivers	0	0.0%		
<i>Subtotal:</i>	0	0.0%		
<i>Metropolitan Suburbs</i>				
Corporate Establishment	0	0.0%		
Nouveau Money	0	0.0%		
Button-Down Families	0	0.0%		
Fiber-Optic Families	0	0.0%		
Late-Nest Suburbanites	0	0.0%		
Full-Nest Suburbanites	0	0.0%		
Kids 'r' Us	0	0.0%		
<i>Subtotal:</i>	0	0.0%		
<i>Town &amp; Country/Exurbs</i>				
Ex-Urban Elite	0	0.0%		
New Town Families	20	0.3%	\$126,500	\$214,600
Full-Nest Exurbanites	90	1.4%	\$124,800	\$269,100
Rural Families	685	10.4%	\$110,000	\$157,200
Traditional Families	0	0.0%		
Small-Town Families	155	2.4%	\$94,800	\$191,000
Four-by-Four Families	175	2.7%	\$92,300	\$171,900
Rustic Families	835	12.7%	\$60,200	\$120,700
Hometown Families	85	1.3%	\$40,400	\$126,700
<i>Subtotal:</i>	2,045	31.1%		

**2025 Household Classification by Market Groups**  
*Vermillion County, Indiana*

	<i>Estimated Number</i>	<i>Estimated Share</i>	<i>Estimated Median Income</i>	<i>Estimated Median Home Value</i>
<b>Younger Singles &amp; Couples</b>	<b>1,510</b>	<b>23.0%</b>		
<i>Metropolitan Cities</i>				
New Power Couples	0	0.0%		
New Bohemians	0	0.0%		
Cosmopolitan Elite	0	0.0%		
Downtown Couples	0	0.0%		
Downtown Proud	0	0.0%		
<i>Subtotal:</i>	<u>0</u>	<u>0.0%</u>		
<i>Small Cities/Satellite Cities</i>				
The VIPs	0	0.0%		
Small-City Singles	0	0.0%		
Twentysomethings	0	0.0%		
Second-City Strivers	0	0.0%		
Multi-Ethnic Singles	0	0.0%		
<i>Subtotal:</i>	<u>0</u>	<u>0.0%</u>		
<i>Metropolitan Suburbs</i>				
Fast-Track Professionals	0	0.0%		
Suburban Achievers	0	0.0%		
Suburban Strivers	0	0.0%		
<i>Subtotal:</i>	<u>0</u>	<u>0.0%</u>		
<i>Town &amp; Country/Exurbs</i>				
Hometown Sweethearts	800	12.2%	\$42,700	\$112,500
Blue-Collar Traditionalists	265	4.0%	\$30,500	\$94,700
Rural Couples	250	3.8%	\$22,900	\$77,800
Rural Strivers	195	3.0%	\$13,800	\$77,100
<i>Subtotal:</i>	<u>1,510</u>	<u>23.0%</u>		

**Annual Average Number Of Households With The Potential  
To Move Within Vermillion County Each Year Over The Next Five Years**  
*Vermillion County, Indiana*

<u>Household Type/ Geographic Designation</u>	<u>Estimated Number</u>	<u>Potential</u>	<u>Share of Potential</u>
<b>Empty Nesters &amp; Retirees</b>	<b>3,015</b>	<b>140</b>	<b>31.5%</b>
<i>Metropolitan Cities</i>	0	0	0.0%
<i>Small Cities/Satellite Cities</i>	0	0	0.0%
<i>Metropolitan Suburbs</i>	0	0	0.0%
<i>Town &amp; Country/Exurbs</i>	3,015	140	31.5%
<b>Traditional &amp; Non-Traditional Families</b>	<b>2,045</b>	<b>165</b>	<b>37.0%</b>
<i>Metropolitan Cities</i>	0	0	0.0%
<i>Small Cities/Satellite Cities</i>	0	0	0.0%
<i>Metropolitan Suburbs</i>	0	0	0.0%
<i>Town &amp; Country/Exurbs</i>	2,045	165	37.0%
<b>Younger Singles &amp; Couples</b>	<b>1,510</b>	<b>140</b>	<b>31.5%</b>
<i>Metropolitan Cities</i>	0	0	0.0%
<i>Small Cities/Satellite Cities</i>	0	0	0.0%
<i>Metropolitan Suburbs</i>	0	0	0.0%
<i>Town &amp; Country/Exurbs</i>	1,510	140	31.5%
<b>Total:</b>	<b>6,570</b>	<b>445</b>	<b>100.0%</b>

**Annual Average Number Of Households With The Potential  
To Move Within Vermillion County Each Year Over The Next Five Years**  
*Vermillion County, Indiana*

	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Empty Nesters &amp; Retirees</b>	<b>3,015</b>	<b>140</b>	<b>31.5%</b>
<i>Metropolitan Cities</i>			
The Social Register	0	0	0.0%
Urban Establishment	0	0	0.0%
Multi-Ethnic Empty Nesters	0	0	0.0%
Cosmopolitan Couples	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Small Cities/Satellite Cities</i>			
Second City Establishment	0	0	0.0%
Blue-Collar Retirees	0	0	0.0%
Middle-Class Move-Downs	0	0	0.0%
Hometown Seniors	0	0	0.0%
Second City Seniors	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Metropolitan Suburbs</i>			
The One Percenters	0	0	0.0%
Old Money	0	0	0.0%
Affluent Empty Nesters	0	0	0.0%
Suburban Establishment	0	0	0.0%
Mainstream Empty Nesters	0	0	0.0%
Middle-American Retirees	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Town &amp; Country/Exurbs</i>			
Small-Town Patriarchs	5	0	0.0%
Pillars of the Community	25	0	0.0%
New Empty Nesters	75	0	0.0%
Traditional Couples	20	0	0.0%
RV Retirees	820	20	4.5%
Country Couples	250	10	2.2%
Hometown Retirees	355	15	3.4%
Heartland Retirees	210	5	1.1%
Village Elders	220	10	2.2%
Small-Town Seniors	630	55	12.4%
Back Country Seniors	405	25	5.6%
<i>Subtotal:</i>	<u>3,015</u>	<u>140</u>	<u>31.5%</u>

**Annual Average Number Of Households With The Potential  
To Move Within Vermillion County Each Year Over The Next Five Years**  
*Vermillion County, Indiana*

	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Traditional &amp; Non-Traditional Families</b>	<b>2,045</b>	<b>165</b>	<b>37.0%</b>
<i>Metropolitan Cities</i>			
e-Type Families	0	0	0.0%
Multi-Cultural Families	0	0	0.0%
Inner-City Families	0	0	0.0%
Single-Parent Families	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Small Cities/Satellite Cities</i>			
Unibox Transferees	0	0	0.0%
Multi-Ethnic Families	0	0	0.0%
Uptown Families	0	0	0.0%
In-Town Families	0	0	0.0%
New American Strivers	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Metropolitan Suburbs</i>			
Corporate Establishment	0	0	0.0%
Nouveau Money	0	0	0.0%
Button-Down Families	0	0	0.0%
Fiber-Optic Families	0	0	0.0%
Late-Nest Suburbanites	0	0	0.0%
Full-Nest Suburbanites	0	0	0.0%
Kids 'r' Us	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Town &amp; Country/Exurbs</i>			
Ex-Urban Elite	0	0	0.0%
New Town Families	20	0	0.0%
Full-Nest Exurbanites	90	5	1.1%
Rural Families	685	30	6.7%
Traditional Families	0	0	0.0%
Small-Town Families	155	20	4.5%
Four-by-Four Families	175	20	4.5%
Rustic Families	835	75	16.9%
Hometown Families	85	15	3.3%
<i>Subtotal:</i>	<u>2,045</u>	<u>165</u>	<u>37.0%</u>

**Annual Average Number Of Households With The Potential  
To Move Within Vermillion County Each Year Over The Next Five Years**  
*Vermillion County, Indiana*

	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Younger Singles &amp; Couples</b>	<b>1,510</b>	<b>140</b>	<b>31.5%</b>
<i>Metropolitan Cities</i>			
New Power Couples	0	0	0.0%
New Bohemians	0	0	0.0%
Cosmopolitan Elite	0	0	0.0%
Downtown Couples	0	0	0.0%
Downtown Proud	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Small Cities/Satellite Cities</i>			
The VIPs	0	0	0.0%
Small-City Singles	0	0	0.0%
Twentysomethings	0	0	0.0%
Second-City Strivers	0	0	0.0%
Multi-Ethnic Singles	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Metropolitan Suburbs</i>			
Fast-Track Professionals	0	0	0.0%
Suburban Achievers	0	0	0.0%
Suburban Strivers	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Town &amp; Country/Exurbs</i>			
Hometown Sweethearts	800	40	9.0%
Blue-Collar Traditionalists	265	30	6.7%
Rural Couples	250	35	7.9%
Rural Strivers	195	35	7.9%
<i>Subtotal:</i>	<u>1,510</u>	<u>140</u>	<u>31.5%</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**

Summary: Appendix Two, Tables 1 Through 3

*Parke County, Indiana, Fountain County, Indiana, Vermillion County, Illinois*

Household Type/ Geographic Designation	<i>Parke County</i>	<i>Fountain County</i>	<i>Vermillion County</i>	Total
<b>Empty Nesters &amp; Retirees</b>	<b>20</b>	<b>5</b>	<b>5</b>	<b>30</b>
<i>Metropolitan Cities</i>	0	0	0	0
<i>Small Cities/Satellite Cities</i>	0	0	0	0
<i>Metropolitan Suburbs</i>	0	0	0	0
<i>Town &amp; Country/Exurbs</i>	20	5	5	30
<b>Traditional &amp; Non-Traditional Families</b>	<b>20</b>	<b>10</b>	<b>20</b>	<b>50</b>
<i>Metropolitan Cities</i>	0	0	0	0
<i>Small Cities/Satellite Cities</i>	0	0	5	5
<i>Metropolitan Suburbs</i>	0	0	0	0
<i>Town &amp; Country/Exurbs</i>	20	10	15	45
<b>Younger Singles &amp; Couples</b>	<b>20</b>	<b>10</b>	<b>15</b>	<b>45</b>
<i>Metropolitan Cities</i>	0	0	0	0
<i>Small Cities/Satellite Cities</i>	0	0	0	0
<i>Metropolitan Suburbs</i>	0	0	0	0
<i>Town &amp; Country/Exurbs</i>	20	10	15	45
<b>Total:</b>	<b>60</b>	<b>25</b>	<b>40</b>	<b>125</b>
<b>Percent:</b>	<b>48.0%</b>	<b>20.0%</b>	<b>32.0%</b>	<b>100.0%</b>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**

Summary: Appendix Two, Tables 1 Through 3

*Parke County, Indiana, Fountain County, Indiana, Vermillion County, Illinois*

	<i>Parke County</i>	<i>Fountain County</i>	<i>Vermilion County</i>	<b>Total</b>
<b>Empty Nesters &amp; Retirees</b>	<b>20</b>	<b>5</b>	<b>5</b>	<b>30</b>
<i>Metropolitan Cities</i>				
The Social Register	0	0	0	0
Urban Establishment	0	0	0	0
Multi-Ethnic Empty Nesters	0	0	0	0
Cosmopolitan Couples	0	0	0	0
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<i>Small Cities/Satellite Cities</i>				
Second City Establishment	0	0	0	0
Blue-Collar Retirees	0	0	0	0
Middle-Class Move-Downs	0	0	0	0
Hometown Seniors	0	0	0	0
Second City Seniors	0	0	0	0
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<i>Metropolitan Suburbs</i>				
The One Percenters	0	0	0	0
Old Money	0	0	0	0
Affluent Empty Nesters	0	0	0	0
Suburban Establishment	0	0	0	0
Mainstream Empty Nesters	0	0	0	0
Middle-American Retirees	0	0	0	0
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<i>Town &amp; Country/Exurbs</i>				
Small-Town Patriarchs	0	0	0	0
Pillars of the Community	0	0	0	0
New Empty Nesters	0	0	0	0
Traditional Couples	0	0	0	0
RV Retirees	5	0	0	5
Country Couples	0	0	0	0
Hometown Retirees	5	0	0	5
Heartland Retirees	0	0	0	0
Village Elders	0	0	0	0
Small-Town Seniors	0	0	5	5
Back Country Seniors	10	5	0	15
<i>Subtotal:</i>	<u>20</u>	<u>5</u>	<u>5</u>	<u>30</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**

Summary: Appendix Two, Tables 1 Through 3

*Parke County, Indiana, Fountain County, Indiana, Vermillion County, Illinois*

	<i>Parke County</i>	<i>Fountain County</i>	<i>Vermilion County</i>	<i>Total</i>
<b>Traditional &amp; Non-Traditional Families</b>	<b>20</b>	<b>10</b>	<b>20</b>	<b>50</b>
<i>Metropolitan Cities</i>				
e-Type Families	0	0	0	0
Multi-Cultural Families	0	0	0	0
Inner-City Families	0	0	0	0
Single-Parent Families	0	0	0	0
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<i>Small Cities/Satellite Cities</i>				
Unibox Transferees	0	0	0	0
Multi-Ethnic Families	0	0	0	0
Uptown Families	0	0	0	0
In-Town Families	0	0	5	5
New American Strivers	0	0	0	0
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>5</u>	<u>5</u>
<i>Metropolitan Suburbs</i>				
Corporate Establishment	0	0	0	0
Nouveau Money	0	0	0	0
Button-Down Families	0	0	0	0
Fiber-Optic Families	0	0	0	0
Late-Nest Suburbanites	0	0	0	0
Full-Nest Suburbanites	0	0	0	0
Kids 'r' Us	0	0	0	0
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<i>Town &amp; Country/Exurbs</i>				
Ex-Urban Elite	0	0	0	0
New Town Families	0	0	0	0
Full-Nest Exurbanites	0	0	0	0
Rural Families	5	5	0	10
Traditional Families	0	0	0	0
Small-Town Families	0	0	5	5
Four-by-Four Families	0	0	5	5
Rustic Families	15	5	5	25
Hometown Families	0	0	0	0
<i>Subtotal:</i>	<u>20</u>	<u>10</u>	<u>15</u>	<u>45</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**

Summary: Appendix Two, Tables 1 Through 3

*Parke County, Indiana, Fountain County, Indiana, Vermillion County, Illinois*

	<i>Parke County</i>	<i>Fountain County</i>	<i>Vermillion County</i>	<i>Total</i>
<b>Younger Singles &amp; Couples</b>	<b>20</b>	<b>10</b>	<b>15</b>	<b>45</b>
<i>Metropolitan Cities</i>				
New Power Couples	0	0	0	0
New Bohemians	0	0	0	0
Cosmopolitan Elite	0	0	0	0
Downtown Couples	0	0	0	0
Downtown Proud	0	0	0	0
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<i>Small Cities/Satellite Cities</i>				
The VIPs	0	0	0	0
Small-City Singles	0	0	0	0
Twentysomethings	0	0	0	0
Second-City Strivers	0	0	0	0
Multi-Ethnic Singles	0	0	0	0
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<i>Metropolitan Suburbs</i>				
Fast-Track Professionals	0	0	0	0
Suburban Achievers	0	0	0	0
Suburban Strivers	0	0	0	0
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<i>Town &amp; Country/Exurbs</i>				
Hometown Sweethearts	0	0	5	5
Blue-Collar Traditionalists	10	5	0	15
Rural Couples	10	5	5	20
Rural Strivers	0	0	5	5
<i>Subtotal:</i>	<u>20</u>	<u>10</u>	<u>15</u>	<u>45</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Vigo County, Indiana*

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<u>Household Type / Geographic Designation</u>	<u>Estimated Number</u>	<u>Potential</u>	<u>Share of Potential</u>
<b>Empty Nesters &amp; Retirees</b>			
	<b>14,560</b>	<b>20</b>	<b>19.0%</b>
<i>Metropolitan Cities</i>	0	0	0.0%
<i>Small Cities/Satellite Cities</i>	4,495	10	9.5%
<i>Metropolitan Suburbs</i>	1,315	0	0.0%
<i>Town &amp; Country/Exurbs</i>	8,750	10	9.5%
<b>Traditional &amp; Non-Traditional Families</b>			
	<b>12,625</b>	<b>25</b>	<b>23.8%</b>
<i>Metropolitan Cities</i>	0	0	0.0%
<i>Small Cities/Satellite Cities</i>	2,000	5	4.8%
<i>Metropolitan Suburbs</i>	965	0	0.0%
<i>Town &amp; Country/Exurbs</i>	9,660	20	19.0%
<b>Younger Singles &amp; Couples</b>			
	<b>15,030</b>	<b>60</b>	<b>57.1%</b>
<i>Metropolitan Cities</i>	0	0	0.0%
<i>Small Cities/Satellite Cities</i>	6,830	35	33.3%
<i>Metropolitan Suburbs</i>	3,030	5	4.8%
<i>Town &amp; Country/Exurbs</i>	5,170	20	19.0%
<b>Total:</b>	<b>42,215</b>	<b>105</b>	<b>100.0%</b>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Vigo County, Indiana*

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	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Empty Nesters &amp; Retirees</b>	<b>14,560</b>	<b>20</b>	<b>19.0%</b>
<i>Metropolitan Cities</i>			
The Social Register	0	0	0.0%
Urban Establishment	0	0	0.0%
Multi-Ethnic Empty Nesters	0	0	0.0%
Cosmopolitan Couples	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Small Cities/Satellite Cities</i>			
Second City Establishment	280	0	0.0%
Blue-Collar Retirees	1,330	5	4.8%
Middle-Class Move-Downs	390	0	0.0%
Hometown Seniors	1,655	0	0.0%
Second City Seniors	840	5	4.8%
<i>Subtotal:</i>	<u>4,495</u>	<u>10</u>	<u>9.5%</u>
<i>Metropolitan Suburbs</i>			
The One Percenters	0	0	0.0%
Old Money	0	0	0.0%
Affluent Empty Nesters	0	0	0.0%
Suburban Establishment	135	0	0.0%
Mainstream Empty Nesters	545	0	0.0%
Middle-American Retirees	635	0	0.0%
<i>Subtotal:</i>	<u>1,315</u>	<u>0</u>	<u>0.0%</u>
<i>Town &amp; Country/Exurbs</i>			
Small-Town Patriarchs	465	0	0.0%
Pillars of the Community	1,060	0	0.0%
New Empty Nesters	265	0	0.0%
Traditional Couples	265	0	0.0%
RV Retirees	1,160	0	0.0%
Country Couples	570	0	0.0%
Hometown Retirees	945	0	0.0%
Heartland Retirees	440	0	0.0%
Village Elders	590	0	0.0%
Small-Town Seniors	1,590	5	4.8%
Back Country Seniors	1,400	5	4.8%
<i>Subtotal:</i>	<u>8,750</u>	<u>10</u>	<u>9.5%</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Vigo County, Indiana*

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	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Traditional &amp; Non-Traditional Families</b>	<b>12,625</b>	<b>25</b>	<b>23.8%</b>
<i>Metropolitan Cities</i>			
e-Type Families	0	0	0.0%
Multi-Cultural Families	0	0	0.0%
Inner-City Families	0	0	0.0%
Single-Parent Families	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Small Cities/Satellite Cities</i>			
Unibox Transferees	100	0	0.0%
Multi-Ethnic Families	60	0	0.0%
Uptown Families	680	0	0.0%
In-Town Families	870	5	4.8%
New American Strivers	290	0	0.0%
<i>Subtotal:</i>	<u>2,000</u>	<u>5</u>	<u>4.8%</u>
<i>Metropolitan Suburbs</i>			
Corporate Establishment	0	0	0.0%
Nouveau Money	0	0	0.0%
Button-Down Families	340	0	0.0%
Fiber-Optic Families	135	0	0.0%
Late-Nest Suburbanites	60	0	0.0%
Full-Nest Suburbanites	70	0	0.0%
Kids 'r' Us	360	0	0.0%
<i>Subtotal:</i>	<u>965</u>	<u>0</u>	<u>0.0%</u>
<i>Town &amp; Country/Exurbs</i>			
Ex-Urban Elite	0	0	0.0%
New Town Families	1,015	0	0.0%
Full-Nest Exurbanites	470	0	0.0%
Rural Families	2,525	5	4.8%
Traditional Families	325	0	0.0%
Small-Town Families	980	5	4.8%
Four-by-Four Families	575	0	0.0%
Rustic Families	2,575	5	4.8%
Hometown Families	1,195	5	4.8%
<i>Subtotal:</i>	<u>9,660</u>	<u>20</u>	<u>19.0%</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**

*Vigo County, Indiana*

	<u>Estimated Number</u>	<u>Potential</u>	<u>Share of Potential</u>
<b>Younger Singles &amp; Couples</b>	<b>15,030</b>	<b>60</b>	<b>57.1%</b>
<i>Metropolitan Cities</i>			
New Power Couples	0	0	0.0%
New Bohemians	0	0	0.0%
Cosmopolitan Elite	0	0	0.0%
Downtown Couples	0	0	0.0%
Downtown Proud	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Small Cities/Satellite Cities</i>			
The VIPs	495	0	0.0%
Small-City Singles	2,730	10	9.5%
Twentysomethings	700	5	4.8%
Second-City Strivers	620	5	4.8%
Multi-Ethnic Singles	2,285	15	14.3%
<i>Subtotal:</i>	<u>6,830</u>	<u>35</u>	<u>33.3%</u>
<i>Metropolitan Suburbs</i>			
Fast-Track Professionals	135	0	0.0%
Suburban Achievers	1,755	0	0.0%
Suburban Strivers	1,140	5	4.8%
<i>Subtotal:</i>	<u>3,030</u>	<u>5</u>	<u>4.8%</u>
<i>Town &amp; Country/Exurbs</i>			
Hometown Sweethearts	1,860	5	4.8%
Blue-Collar Traditionalists	975	5	4.8%
Rural Couples	1,535	5	4.8%
Rural Strivers	800	5	4.8%
<i>Subtotal:</i>	<u>5,170</u>	<u>20</u>	<u>19.0%</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Balance of the United States*

Household Type/ Geographic Designation	<i>Potential</i>	<i>Share of Potential</i>
<b>Empty Nesters &amp; Retirees</b>	<b>30</b>	<b>18.8%</b>
<i>Metropolitan Cities</i>	5	3.1%
<i>Small Cities/Satellite Cities</i>	10	6.3%
<i>Metropolitan Suburbs</i>	5	3.1%
<i>Town &amp; Country/Exurbs</i>	10	6.3%
<b>Traditional &amp; Non-Traditional Families</b>	<b>50</b>	<b>31.3%</b>
<i>Metropolitan Cities</i>	5	3.1%
<i>Small Cities/Satellite Cities</i>	15	9.4%
<i>Metropolitan Suburbs</i>	0	0.0%
<i>Town &amp; Country/Exurbs</i>	30	18.8%
<b>Younger Singles &amp; Couples</b>	<b>80</b>	<b>50.0%</b>
<i>Metropolitan Cities</i>	15	9.4%
<i>Small Cities/Satellite Cities</i>	30	18.8%
<i>Metropolitan Suburbs</i>	15	9.4%
<i>Town &amp; Country/Exurbs</i>	20	12.5%
<b>Total:</b>	<b>160</b>	<b>100.0%</b>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Balance of the United States*

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	<i>Potential</i>	<i>Share of Potential</i>
<b>Empty Nesters &amp; Retirees</b>	<b>30</b>	<b>18.8%</b>
<i>Metropolitan Cities</i>		
The Social Register	0	0.0%
Urban Establishment	0	0.0%
Multi-Ethnic Empty Nesters	0	0.0%
Cosmopolitan Couples	5	3.1%
<i>Subtotal:</i>	5	3.1%
<i>Small Cities/Satellite Cities</i>		
Second City Establishment	0	0.0%
Blue-Collar Retirees	5	3.1%
Middle-Class Move-Downs	0	0.0%
Hometown Seniors	0	0.0%
Second City Seniors	5	3.1%
<i>Subtotal:</i>	10	6.3%
<i>Metropolitan Suburbs</i>		
The One Percenters	0	0.0%
Old Money	0	0.0%
Affluent Empty Nesters	0	0.0%
Suburban Establishment	0	0.0%
Mainstream Empty Nesters	0	0.0%
Middle-American Retirees	5	3.1%
<i>Subtotal:</i>	5	3.1%
<i>Town &amp; Country/Exurbs</i>		
Small-Town Patriarchs	0	0.0%
Pillars of the Community	0	0.0%
New Empty Nesters	0	0.0%
Traditional Couples	0	0.0%
RV Retirees	0	0.0%
Country Couples	0	0.0%
Hometown Retirees	0	0.0%
Heartland Retirees	0	0.0%
Village Elders	0	0.0%
Small-Town Seniors	5	3.1%
Back Country Seniors	5	3.1%
<i>Subtotal:</i>	10	6.3%

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Balance of the United States*

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	<u>Potential</u>	<u>Share of Potential</u>
<b>Traditional &amp; Non-Traditional Families</b>	<b>50</b>	<b>31.3%</b>
<i>Metropolitan Cities</i>		
e-Type Families	0	0.0%
Multi-Cultural Families	0	0.0%
Inner-City Families	5	3.1%
Single-Parent Families	0	0.0%
<i>Subtotal:</i>	<u>5</u>	<u>3.1%</u>
<i>Small Cities/Satellite Cities</i>		
Unibox Transferees	0	0.0%
Multi-Ethnic Families	0	0.0%
Uptown Families	5	3.1%
In-Town Families	5	3.1%
New American Strivers	5	3.1%
<i>Subtotal:</i>	<u>15</u>	<u>9.4%</u>
<i>Metropolitan Suburbs</i>		
Corporate Establishment	0	0.0%
Nouveau Money	0	0.0%
Button-Down Families	0	0.0%
Fiber-Optic Families	0	0.0%
Late-Nest Suburbanites	0	0.0%
Full-Nest Suburbanites	0	0.0%
Kids 'r' Us	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0.0%</u>
<i>Town &amp; Country/Exurbs</i>		
Ex-Urban Elite	0	0.0%
New Town Families	0	0.0%
Full-Nest Exurbanites	5	3.1%
Rural Families	5	3.1%
Traditional Families	0	0.0%
Small-Town Families	5	3.1%
Four-by-Four Families	5	3.1%
Rustic Families	5	3.1%
Hometown Families	5	3.1%
<i>Subtotal:</i>	<u>30</u>	<u>18.8%</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Balance of the United States*

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	<i>Potential</i>	<i>Share of Potential</i>
<b>Younger Singles &amp; Couples</b>	<b>80</b>	<b>50.0%</b>
<i>Metropolitan Cities</i>		
New Power Couples	0	0.0%
New Bohemians	5	3.1%
Cosmopolitan Elite	0	0.0%
Downtown Couples	5	3.1%
Downtown Proud	5	3.1%
<i>Subtotal:</i>	15	9.4%
<i>Small Cities/Satellite Cities</i>		
The VIPs	5	3.1%
Small-City Singles	5	3.1%
Twentysomethings	10	6.3%
Second-City Strivers	5	3.1%
Multi-Ethnic Singles	5	3.1%
<i>Subtotal:</i>	30	18.8%
<i>Metropolitan Suburbs</i>		
Fast-Track Professionals	5	3.1%
Suburban Achievers	0	0.0%
Suburban Strivers	10	6.3%
<i>Subtotal:</i>	15	9.4%
<i>Town &amp; Country/Exurbs</i>		
Hometown Sweethearts	0	0.0%
Blue-Collar Traditionalists	5	3.1%
Rural Couples	10	6.3%
Rural Strivers	5	3.1%
<i>Subtotal:</i>	20	12.5%

**Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years**

Summary: Appendix One, Tables 3 Through 6

*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

<u>Household Type/ Geographic Designation</u>	<u>Vermillion County</u>	<u>Regional Draw Area</u>	<u>Vigo County</u>	<u>Balance of U.S.</u>	<u>Total</u>
<b>Empty Nesters &amp; Retirees</b>	<b>140</b>	<b>30</b>	<b>20</b>	<b>30</b>	<b>220</b>
<i>Metropolitan Cities</i>	0	0	0	5	5
<i>Small Cities/Satellite Cities</i>	0	0	10	10	20
<i>Metropolitan Suburbs</i>	0	0	0	5	5
<i>Town &amp; Country/Exurbs</i>	140	30	10	10	190
<b>Traditional &amp; Non-Traditional Families</b>	<b>165</b>	<b>50</b>	<b>25</b>	<b>50</b>	<b>290</b>
<i>Metropolitan Cities</i>	0	0	0	5	5
<i>Small Cities/Satellite Cities</i>	0	5	5	15	25
<i>Metropolitan Suburbs</i>	0	0	0	0	0
<i>Town &amp; Country/Exurbs</i>	165	45	20	30	260
<b>Younger Singles &amp; Couples</b>	<b>140</b>	<b>45</b>	<b>60</b>	<b>80</b>	<b>325</b>
<i>Metropolitan Cities</i>	0	0	0	15	15
<i>Small Cities/Satellite Cities</i>	0	0	35	30	65
<i>Metropolitan Suburbs</i>	0	0	5	15	20
<i>Town &amp; Country/Exurbs</i>	140	45	20	20	225
<b>Total:</b>	<b>445</b>	<b>125</b>	<b>105</b>	<b>160</b>	<b>835</b>
<b>Percent:</b>	<b>53.3%</b>	<b>15.0%</b>	<b>12.6%</b>	<b>19.1%</b>	<b>100.0%</b>

**Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years**

Summary: Appendix One, Tables 3 Through 6

*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

	<u>Vermillion County</u>	<u>Regional Draw Area</u>	<u>Vigo County</u>	<u>Balance of U.S.</u>	<u>Total</u>
<b>Empty Nesters &amp; Retirees</b>	<b>140</b>	<b>30</b>	<b>20</b>	<b>30</b>	<b>220</b>
<i>Metropolitan Cities</i>					
The Social Register	0	0	0	0	0
Urban Establishment	0	0	0	0	0
Multi-Ethnic Empty Nesters	0	0	0	0	0
Cosmopolitan Couples	0	0	0	5	5
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>5</u>
<i>Small Cities/Satellite Cities</i>					
Second City Establishment	0	0	0	0	0
Blue-Collar Retirees	0	0	5	5	10
Middle-Class Move-Downs	0	0	0	0	0
Hometown Seniors	0	0	0	0	0
Second City Seniors	0	0	5	5	10
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>10</u>	<u>10</u>	<u>20</u>
<i>Metropolitan Suburbs</i>					
The One Percenters	0	0	0	0	0
Old Money	0	0	0	0	0
Affluent Empty Nesters	0	0	0	0	0
Suburban Establishment	0	0	0	0	0
Mainstream Empty Nesters	0	0	0	0	0
Middle-American Retirees	0	0	0	5	5
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>5</u>
<i>Town &amp; Country/Exurbs</i>					
Small-Town Patriarchs	0	0	0	0	0
Pillars of the Community	0	0	0	0	0
New Empty Nesters	0	0	0	0	0
Traditional Couples	0	0	0	0	0
RV Retirees	20	5	0	0	25
Country Couples	10	0	0	0	10
Hometown Retirees	15	5	0	0	20
Heartland Retirees	5	0	0	0	5
Village Elders	10	0	0	0	10
Small-Town Seniors	55	5	5	5	70
Back Country Seniors	25	15	5	5	50
<i>Subtotal:</i>	<u>140</u>	<u>30</u>	<u>10</u>	<u>10</u>	<u>190</u>

SOURCE: Claritas, Inc.;  
Zimmerman/Volk Associates, Inc.

## Annual Average Number Of Households With The Potential To Move Within/To Vermillion County Each Year Over The Next Five Years

Summary: Appendix One, Tables 3 Through 6

*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

	<u>Vermillion County</u>	<u>Regional Draw Area</u>	<u>Vigo County</u>	<u>Balance of U.S.</u>	<u>Total</u>
<b>Traditional &amp; Non-Traditional Families</b>	<b>165</b>	<b>50</b>	<b>25</b>	<b>50</b>	<b>290</b>
<i>Metropolitan Cities</i>					
e-Type Families	0	0	0	0	0
Multi-Cultural Families	0	0	0	0	0
Inner-City Families	0	0	0	5	5
Single-Parent Families	0	0	0	0	0
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>5</u>
<i>Small Cities/Satellite Cities</i>					
Unibox Transferees	0	0	0	0	0
Multi-Ethnic Families	0	0	0	0	0
Uptown Families	0	0	0	5	5
In-Town Families	0	5	5	5	15
New American Strivers	0	0	0	5	5
<i>Subtotal:</i>	<u>0</u>	<u>5</u>	<u>5</u>	<u>15</u>	<u>25</u>
<i>Metropolitan Suburbs</i>					
Corporate Establishment	0	0	0	0	0
Nouveau Money	0	0	0	0	0
Button-Down Families	0	0	0	0	0
Fiber-Optic Families	0	0	0	0	0
Late-Nest Suburbanites	0	0	0	0	0
Full-Nest Suburbanites	0	0	0	0	0
Kids 'r' Us	0	0	0	0	0
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<i>Town &amp; Country/Exurbs</i>					
Ex-Urban Elite	0	0	0	0	0
New Town Families	0	0	0	0	0
Full-Nest Exurbanites	5	0	0	5	10
Rural Families	30	10	5	5	50
Traditional Families	0	0	0	0	0
Small-Town Families	20	5	5	5	35
Four-by-Four Families	20	5	0	5	30
Rustic Families	75	25	5	5	110
Hometown Families	15	0	5	5	25
<i>Subtotal:</i>	<u>165</u>	<u>45</u>	<u>20</u>	<u>30</u>	<u>260</u>

SOURCE: Claritas, Inc.;  
Zimmerman/Volk Associates, Inc.

**Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years**

Summary: Appendix One, Tables 3 Through 6

*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

	<u>Vermillion County</u>	<u>Regional Draw Area</u>	<u>Vigo County</u>	<u>Balance of U.S.</u>	<u>Total</u>
<b>Younger Singles &amp; Couples</b>	<b>140</b>	<b>45</b>	<b>60</b>	<b>80</b>	<b>325</b>
<i>Metropolitan Cities</i>					
New Power Couples	0	0	0	0	0
New Bohemians	0	0	0	5	5
Cosmopolitan Elite	0	0	0	0	0
Downtown Couples	0	0	0	5	5
Downtown Proud	0	0	0	5	5
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15</u>	<u>15</u>
<i>Small Cities/Satellite Cities</i>					
The VIPs	0	0	0	5	5
Small-City Singles	0	0	10	5	15
Twentysomethings	0	0	5	10	15
Second-City Strivers	0	0	5	5	10
Multi-Ethnic Singles	0	0	15	5	20
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>35</u>	<u>30</u>	<u>65</u>
<i>Metropolitan Suburbs</i>					
Fast-Track Professionals	0	0	0	5	5
Suburban Achievers	0	0	0	0	0
Suburban Strivers	0	0	5	10	15
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>5</u>	<u>15</u>	<u>20</u>
<i>Town &amp; Country/Exurbs</i>					
Hometown Sweethearts	40	5	5	0	50
Blue-Collar Traditionalists	30	15	5	5	55
Rural Couples	35	20	5	10	70
Rural Strivers	35	5	5	5	50
<i>Subtotal:</i>	<u>140</u>	<u>45</u>	<u>20</u>	<u>20</u>	<u>225</u>

**Tenure (Renter/Buyer) Profile**

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

<u>Household Type/ Geographic Designation</u>	<u>Potential Renters</u>	<u>Potential Owners</u>	<u>Total</u>
<b>Empty Nesters &amp; Retirees</b>	<b>66</b>	<b>154</b>	<b>220</b>
<i>Metropolitan Cities</i>	4	1	5
<i>Small Cities/Satellite Cities</i>	12	8	20
<i>Metropolitan Suburbs</i>	1	4	5
<i>Town &amp; Country/Exurbs</i>	49	141	190
<b>Traditional &amp; Non-Traditional Families</b>	<b>90</b>	<b>200</b>	<b>290</b>
<i>Metropolitan Cities</i>	3	2	5
<i>Small Cities/Satellite Cities</i>	12	13	25
<i>Metropolitan Suburbs</i>	0	0	0
<i>Town &amp; Country/Exurbs</i>	75	185	260
<b>Younger Singles &amp; Couples</b>	<b>157</b>	<b>168</b>	<b>325</b>
<i>Metropolitan Cities</i>	11	4	15
<i>Small Cities/Satellite Cities</i>	46	19	65
<i>Metropolitan Suburbs</i>	15	5	20
<i>Town &amp; Country/Exurbs</i>	85	140	225
<b>Total:</b>	<b>313</b>	<b>522</b>	<b>835</b>
<b>Percent:</b>	<b>37.5%</b>	<b>62.5%</b>	<b>100.0%</b>

**Tenure (Renter/Buyer) Profile**

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

<b>Empty Nesters &amp; Retirees</b>	<i>Potential Renters</i>	<i>Potential Owners</i>	<b>Total</b>
<i>Metropolitan Cities</i>			
Cosmopolitan Couples	4	1	5
<i>Subtotal:</i>	4	1	5
<i>Small Cities/Satellite Cities</i>			
Blue-Collar Retirees	4	6	10
Second City Seniors	8	2	10
<i>Subtotal:</i>	12	8	20
<i>Metropolitan Suburbs</i>			
Middle-American Retirees	1	4	5
<i>Subtotal:</i>	1	4	5
<i>Town &amp; Country/Exurbs</i>			
RV Retirees	4	21	25
Country Couples	2	8	10
Hometown Retirees	3	17	20
Heartland Retirees	1	4	5
Village Elders	3	7	10
Small-Town Seniors	25	45	70
Back Country Seniors	11	39	50
<i>Subtotal:</i>	49	141	190
<b>Total:</b>	<b>66</b>	<b>154</b>	<b>220</b>
<b>Percent:</b>	<b>30.0%</b>	<b>70.0%</b>	<b>100.0%</b>

**Tenure (Renter/Buyer) Profile**

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

<b>Traditional &amp; Non-Traditional Families</b>	<i>Potential Renters</i>	<i>Potential Owners</i>	<b>Total</b>
<i>Metropolitan Cities</i>			
Inner-City Families	3	2	5
<i>Subtotal:</i>	<u>3</u>	<u>2</u>	<u>5</u>
<i>Small Cities/Satellite Cities</i>			
Uptown Families	2	3	5
In-Town Families	6	9	15
New American Strivers	4	1	5
<i>Subtotal:</i>	<u>12</u>	<u>13</u>	<u>25</u>
<i>Town &amp; Country/Exurbs</i>			
Full-Nest Exurbanites	2	8	10
Rural Families	9	41	50
Small-Town Families	15	20	35
Four-by-Four Families	8	22	30
Rustic Families	25	85	110
Hometown Families	16	9	25
<i>Subtotal:</i>	<u>75</u>	<u>185</u>	<u>260</u>
<b>Total:</b>	<b>90</b>	<b>200</b>	<b>290</b>
<b>Percent:</b>	<b>31.0%</b>	<b>69.0%</b>	<b>100.0%</b>

**Tenure (Renter/Buyer) Profile**

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

<b>Younger Singles &amp; Couples</b>	<i>Potential Renters</i>	<i>Potential Owners</i>	<b>Total</b>
<b><i>Metropolitan Cities</i></b>			
New Bohemians	4	1	5
Downtown Couples	3	2	5
Downtown Proud	4	1	5
<i>Subtotal:</i>	<u>11</u>	<u>4</u>	<u>15</u>
<b><i>Small Cities/Satellite Cities</i></b>			
The VIPs	3	2	5
Small-City Singles	6	9	15
Twentysomethings	13	2	15
Second-City Strivers	8	2	10
Multi-Ethnic Singles	16	4	20
<i>Subtotal:</i>	<u>46</u>	<u>19</u>	<u>65</u>
<b><i>Metropolitan Suburbs</i></b>			
Fast-Track Professionals	5	0	5
Suburban Strivers	10	5	15
<i>Subtotal:</i>	<u>15</u>	<u>5</u>	<u>20</u>
<b><i>Town &amp; Country/Exurbs</i></b>			
Hometown Sweethearts	18	32	50
Blue-Collar Traditionalists	12	43	55
Rural Couples	26	44	70
Rural Strivers	29	21	50
<i>Subtotal:</i>	<u>85</u>	<u>140</u>	<u>225</u>
<b>Total:</b>	<b>157</b>	<b>168</b>	<b>325</b>
<b>Percent:</b>	<b>48.3%</b>	<b>51.7%</b>	<b>100.0%</b>

**Purchase Propensity By Housing Type**  
 Annual Average Number Of Households With The Potential  
 To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
 Vigo County, and Balance of the United States*

Household Type/ Geographic Designation	.. Multi-Family ..	..... Single-Family .....		Total
		.... Attached ....	.... Detached ....	
<b>Empty Nesters &amp; Retirees</b>				
	<b>20</b>	<b>26</b>	<b>108</b>	<b>154</b>
<i>Metropolitan Cities</i>	1	0	0	1
<i>Small Cities/Satellite Cities</i>	2	2	4	8
<i>Metropolitan Suburbs</i>	0	1	3	4
<i>Town &amp; Country/Exurbs</i>	17	23	101	141
<b>Traditional &amp; Non-Traditional Families</b>				
	<b>22</b>	<b>34</b>	<b>144</b>	<b>200</b>
<i>Metropolitan Cities</i>	1	1	0	2
<i>Small Cities/Satellite Cities</i>	1	3	9	13
<i>Metropolitan Suburbs</i>	0	0	0	0
<i>Town &amp; Country/Exurbs</i>	20	30	135	185
<b>Younger Singles &amp; Couples</b>				
	<b>29</b>	<b>39</b>	<b>100</b>	<b>168</b>
<i>Metropolitan Cities</i>	2	1	1	4
<i>Small Cities/Satellite Cities</i>	5	7	7	19
<i>Metropolitan Suburbs</i>	1	2	2	5
<i>Town &amp; Country/Exurbs</i>	21	29	90	140
<b>Total:</b>	<b>71</b>	<b>99</b>	<b>352</b>	<b>522</b>
<b>Percent:</b>	<b>13.6%</b>	<b>19.0%</b>	<b>67.4%</b>	<b>100.0%</b>

**Purchase Propensity By Housing Type**

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

<b>Empty Nesters &amp; Retirees</b>	. . Multi-Family . .		. . . . . Single-Family . . . . .		<b>Total</b>
			.... Attached ....	.... Detached ....	
<b>Metropolitan Cities</b>					
Cosmopolitan Couples	1		0	0	1
Subtotal:	1		0	0	1
<b>Small Cities/Satellite Cities</b>					
Blue-Collar Retirees	1		1	4	6
Second City Seniors	1		1	0	2
Subtotal:	2		2	4	8
<b>Metropolitan Suburbs</b>					
Middle-American Retirees	0		1	3	4
Subtotal:	0		1	3	4
<b>Town &amp; Country/Exurbs</b>					
RV Retirees	1		2	18	21
Country Couples	1		1	6	8
Hometown Retirees	2		2	13	17
Heartland Retirees	0		0	4	4
Village Elders	1		2	4	7
Small-Town Seniors	6		9	30	45
Back Country Seniors	6		7	26	39
Subtotal:	17		23	101	141
<b>Total:</b>	<b>20</b>		<b>26</b>	<b>108</b>	<b>154</b>
<b>Percent:</b>	<b>13.0%</b>		<b>16.9%</b>	<b>70.1%</b>	<b>100.0%</b>

**Purchase Propensity By Housing Type**  
 Annual Average Number Of Households With The Potential  
 To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
 Vigo County, and Balance of the United States*

<b>Traditional &amp; Non-Traditional Families</b>	<i>.. Multi-Family ..</i>	<i>..... Single-Family .....</i>		<b>Total</b>
		<i>.... Attached ....</i>	<i>.... Detached ....</i>	
<b><i>Metropolitan Cities</i></b>				
Inner-City Families	1	1	0	2
Subtotal:	1	1	0	2
<b><i>Small Cities/Satellite Cities</i></b>				
Uptown Families	0	1	2	3
In-Town Families	1	2	6	9
New American Strivers	0	0	1	1
Subtotal:	1	3	9	13
<b><i>Town &amp; Country/Exurbs</i></b>				
Full-Nest Exurbanites	0	1	7	8
Rural Families	3	5	33	41
Small-Town Families	4	5	11	20
Four-by-Four Families	2	3	17	22
Rustic Families	9	13	63	85
Hometown Families	2	3	4	9
Subtotal:	20	30	135	185
<b>Total:</b>	<b>22</b>	<b>34</b>	<b>144</b>	<b>200</b>
<b>Percent:</b>	<b>11.0%</b>	<b>17.0%</b>	<b>72.0%</b>	<b>100.0%</b>

**Purchase Propensity By Housing Type**  
 Annual Average Number Of Households With The Potential  
 To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
 Vigo County, and Balance of the United States*

<b>Younger Singles &amp; Couples</b>	<i>.. Multi-Family ..</i>	<i>..... Single-Family .....</i>		<b>Total</b>
		<i>.... Attached ....</i>	<i>.... Detached ....</i>	
<i>Metropolitan Cities</i>				
New Bohemians	1	0	0	1
Downtown Couples	0	1	1	2
Downtown Proud	1	0	0	1
<i>Subtotal:</i>	2	1	1	4
<i>Small Cities/Satellite Cities</i>				
The VIPs	1	1	0	2
Small-City Singles	1	2	6	9
Twentysomethings	1	1	0	2
Second-City Strivers	1	1	0	2
Multi-Ethnic Singles	1	2	1	4
<i>Subtotal:</i>	5	7	7	19
<i>Metropolitan Suburbs</i>				
Suburban Strivers	1	2	2	5
<i>Subtotal:</i>	1	2	2	5
<i>Town &amp; Country/Exurbs</i>				
Hometown Sweethearts	4	6	22	32
Blue-Collar Traditionalists	6	7	30	43
Rural Couples	7	10	27	44
Rural Strivers	4	6	11	21
<i>Subtotal:</i>	21	29	90	140
<b>Total:</b>	<b>29</b>	<b>39</b>	<b>100</b>	<b>168</b>
<b>Percent:</b>	<b>17.3%</b>	<b>23.2%</b>	<b>59.5%</b>	<b>100.0%</b>

**Renter Households By Income Bands**  
 Annual Average Number Of Households With The Potential  
 To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
 Vigo County, and Balance of the United States*

Household Type/ Geographic Designation	.....Renter Income Bands.....					Total
	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	
<b>Empty Nesters &amp; Retirees</b>	<b>14</b>	<b>18</b>	<b>9</b>	<b>2</b>	<b>23</b>	<b>66</b>
<i>Metropolitan Cities</i>	1	1	0	0	2	4
<i>Small Cities/Satellite Cities</i>	4	4	2	0	2	12
<i>Metropolitan Suburbs</i>	0	0	0	0	1	1
<i>Town &amp; Country/Exurbs</i>	9	13	7	2	18	49
<b>Traditional &amp; Non-Traditional Families</b>	<b>12</b>	<b>17</b>	<b>11</b>	<b>8</b>	<b>42</b>	<b>90</b>
<i>Metropolitan Cities</i>	1	1	0	0	1	3
<i>Small Cities/Satellite Cities</i>	4	3	1	0	4	12
<i>Metropolitan Suburbs</i>	0	0	0	0	0	0
<i>Town &amp; Country/Exurbs</i>	7	13	10	8	37	75
<b>Younger Singles &amp; Couples</b>	<b>56</b>	<b>36</b>	<b>17</b>	<b>5</b>	<b>43</b>	<b>157</b>
<i>Metropolitan Cities</i>	3	2	0	0	6	11
<i>Small Cities/Satellite Cities</i>	17	11	6	1	11	46
<i>Metropolitan Suburbs</i>	3	3	2	1	6	15
<i>Town &amp; Country/Exurbs</i>	33	20	9	3	20	85
<b>Total:</b>	<b>82</b>	<b>71</b>	<b>37</b>	<b>15</b>	<b>108</b>	<b>313</b>
<b>Percent:</b>	<b>26.2%</b>	<b>22.7%</b>	<b>11.8%</b>	<b>4.8%</b>	<b>34.5%</b>	<b>100.0%</b>

**Renter Households By Income Bands**  
 Annual Average Number Of Households With The Potential  
 To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
 Vigo County, and Balance of the United States*

<b>Empty Nesters &amp; Retirees</b>	.....Renter Income Bands.....					<u>Total</u>
	<u>Below 30% AMI</u>	<u>30% to 60% AMI</u>	<u>60% to 80% AMI</u>	<u>80% to 100% AMI</u>	<u>Above 100% AMI</u>	
<i>Metropolitan Cities</i>						
Cosmopolitan Couples	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>4</u>
Subtotal:	1	1	0	0	2	4
<i>Small Cities/Satellite Cities</i>						
Blue-Collar Retirees	1	1	1	0	1	4
Second City Seniors	<u>3</u>	<u>3</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>8</u>
Subtotal:	4	4	2	0	2	12
<i>Metropolitan Suburbs</i>						
Middle-American Retirees	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Subtotal:	0	0	0	0	1	1
<i>Town &amp; Country/Exurbs</i>						
RV Retirees	0	0	0	0	4	4
Country Couples	0	0	0	0	2	2
Hometown Retirees	0	1	1	0	1	3
Heartland Retirees	0	0	0	0	1	1
Village Elders	0	1	1	0	1	3
Small-Town Seniors	6	8	4	1	6	25
Back Country Seniors	<u>3</u>	<u>3</u>	<u>1</u>	<u>1</u>	<u>3</u>	<u>11</u>
Subtotal:	9	13	7	2	18	49
<b>Total:</b>	<b>14</b>	<b>18</b>	<b>9</b>	<b>2</b>	<b>23</b>	<b>66</b>
<b>Percent:</b>	<b>21.2%</b>	<b>27.3%</b>	<b>13.6%</b>	<b>3.0%</b>	<b>34.8%</b>	<b>100.0%</b>

**Renter Households By Income Bands**  
 Annual Average Number Of Households With The Potential  
 To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
 Vigo County, and Balance of the United States*

<b>Traditional &amp; Non-Traditional Families</b>	.....Renter Income Bands.....					Total
	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	
<i>Metropolitan Cities</i>						
Inner-City Families	1	1	0	0	1	3
Subtotal:	1	1	0	0	1	3
<i>Small Cities/Satellite Cities</i>						
Uptown Families	0	0	0	0	2	2
In-Town Families	3	2	1	0	0	6
New American Strivers	1	1	0	0	2	4
Subtotal:	4	3	1	0	4	12
<i>Town &amp; Country/Exurbs</i>						
Full-Nest Exurbanites	0	0	0	0	2	2
Rural Families	0	0	1	1	7	9
Small-Town Families	0	1	2	2	10	15
Four-by-Four Families	0	0	1	1	6	8
Rustic Families	2	7	5	3	8	25
Hometown Families	5	5	1	1	4	16
Subtotal:	7	13	10	8	37	75
<b>Total:</b>	<b>12</b>	<b>17</b>	<b>11</b>	<b>8</b>	<b>42</b>	<b>90</b>
<b>Percent:</b>	<b>13.3%</b>	<b>18.9%</b>	<b>12.2%</b>	<b>8.9%</b>	<b>46.7%</b>	<b>100.0%</b>

**Renter Households By Income Bands**

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

<b>Younger Singles &amp; Couples</b>	.....Renter Income Bands.....					<b>Total</b>
	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	
<b>Metropolitan Cities</b>						
New Bohemians	1	0	0	0	3	4
Downtown Couples	1	1	0	0	1	3
Downtown Proud	1	1	0	0	2	4
<i>Subtotal:</i>	<u>3</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>11</u>
<b>Small Cities/Satellite Cities</b>						
The VIPs	0	0	0	0	3	3
Small-City Singles	2	2	1	0	1	6
Twentysomethings	3	4	3	1	2	13
Second-City Strivers	2	2	1	0	3	8
Multi-Ethnic Singles	10	3	1	0	2	16
<i>Subtotal:</i>	<u>17</u>	<u>11</u>	<u>6</u>	<u>1</u>	<u>11</u>	<u>46</u>
<b>Metropolitan Suburbs</b>						
Fast-Track Professionals	0	0	0	1	4	5
Suburban Strivers	3	3	2	0	2	10
<i>Subtotal:</i>	<u>3</u>	<u>3</u>	<u>2</u>	<u>1</u>	<u>6</u>	<u>15</u>
<b>Town &amp; Country/Exurbs</b>						
Hometown Sweethearts	2	5	4	1	6	18
Blue-Collar Traditionalists	3	4	1	0	4	12
Rural Couples	11	7	2	1	5	26
Rural Strivers	17	4	2	1	5	29
<i>Subtotal:</i>	<u>33</u>	<u>20</u>	<u>9</u>	<u>3</u>	<u>20</u>	<u>85</u>
<b>Total:</b>	<b>56</b>	<b>36</b>	<b>17</b>	<b>5</b>	<b>43</b>	<b>157</b>
<b>Percent:</b>	<b>35.7%</b>	<b>22.9%</b>	<b>10.8%</b>	<b>3.2%</b>	<b>27.4%</b>	<b>100.0%</b>

**Owner Households By Income Bands**

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

Household Type/ Geographic Designation	Ownership Income Bands					Total
	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	
<b>Empty Nesters &amp; Retirees</b>	<b>24</b>	<b>31</b>	<b>19</b>	<b>5</b>	<b>75</b>	<b>154</b>
<i>Metropolitan Cities</i>	0	0	0	0	1	1
<i>Small Cities/Satellite Cities</i>	1	1	1	0	5	8
<i>Metropolitan Suburbs</i>	0	0	0	0	4	4
<i>Town &amp; Country/Exurbs</i>	23	30	18	5	65	141
<b>Traditional &amp; Non-Traditional Families</b>	<b>17</b>	<b>32</b>	<b>30</b>	<b>17</b>	<b>104</b>	<b>200</b>
<i>Metropolitan Cities</i>	0	0	0	0	2	2
<i>Small Cities/Satellite Cities</i>	4	3	1	0	5	13
<i>Metropolitan Suburbs</i>	0	0	0	0	0	0
<i>Town &amp; Country/Exurbs</i>	13	29	29	17	97	185
<b>Younger Singles &amp; Couples</b>	<b>55</b>	<b>43</b>	<b>14</b>	<b>3</b>	<b>53</b>	<b>168</b>
<i>Metropolitan Cities</i>	0	0	0	0	4	4
<i>Small Cities/Satellite Cities</i>	6	3	1	0	9	19
<i>Metropolitan Suburbs</i>	2	2	0	0	1	5
<i>Town &amp; Country/Exurbs</i>	47	38	13	3	39	140
<b>Total:</b>	<b>96</b>	<b>106</b>	<b>63</b>	<b>25</b>	<b>232</b>	<b>522</b>
<b>Percent:</b>	<b>18.4%</b>	<b>20.3%</b>	<b>12.1%</b>	<b>4.8%</b>	<b>44.4%</b>	<b>100.0%</b>

**Owner Households By Income Bands**

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

<b>Empty Nesters &amp; Retirees</b>	.....Ownership Income Bands.....					<b>Total</b>
	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	
<b>Metropolitan Cities</b>						
Cosmopolitan Couples	0	0	0	0	1	1
<i>Subtotal:</i>	0	0	0	0	1	1
<b>Small Cities/Satellite Cities</b>						
Blue-Collar Retirees	1	1	1	0	3	6
Second City Seniors	0	0	0	0	2	2
<i>Subtotal:</i>	1	1	1	0	5	8
<b>Metropolitan Suburbs</b>						
Middle-American Retirees	0	0	0	0	4	4
<i>Subtotal:</i>	0	0	0	0	4	4
<b>Town &amp; Country/Exurbs</b>						
RV Retirees	0	0	1	1	19	21
Country Couples	0	0	0	1	7	8
Hometown Retirees	1	2	2	1	11	17
Heartland Retirees	0	1	1	0	2	4
Village Elders	1	2	1	0	3	7
Small-Town Seniors	10	14	8	1	12	45
Back Country Seniors	11	11	5	1	11	39
<i>Subtotal:</i>	23	30	18	5	65	141
<b>Total:</b>	<b>24</b>	<b>31</b>	<b>19</b>	<b>5</b>	<b>75</b>	<b>154</b>
<b>Percent:</b>	<b>15.6%</b>	<b>20.1%</b>	<b>12.3%</b>	<b>3.2%</b>	<b>48.7%</b>	<b>100.0%</b>

**Owner Households By Income Bands**  
 Annual Average Number Of Households With The Potential  
 To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
 Vigo County, and Balance of the United States*

<b>Traditional &amp; Non-Traditional Families</b>	.....Ownership Income Bands.....					Total
	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	
<i>Metropolitan Cities</i>						
Inner-City Families	0	0	0	0	2	2
Subtotal:	0	0	0	0	2	2
<i>Small Cities/Satellite Cities</i>						
Uptown Families	0	0	0	0	3	3
In-Town Families	4	3	1	0	1	9
New American Strivers	0	0	0	0	1	1
Subtotal:	4	3	1	0	5	13
<i>Town &amp; Country/Exurbs</i>						
Full-Nest Exurbanites	0	0	0	0	8	8
Rural Families	1	1	2	2	35	41
Small-Town Families	0	1	4	2	13	20
Four-by-Four Families	1	1	4	2	14	22
Rustic Families	8	23	19	11	24	85
Hometown Families	3	3	0	0	3	9
Subtotal:	13	29	29	17	97	185
<b>Total:</b>	<b>17</b>	<b>32</b>	<b>30</b>	<b>17</b>	<b>104</b>	<b>200</b>
<b>Percent:</b>	<b>8.5%</b>	<b>16.0%</b>	<b>15.0%</b>	<b>8.5%</b>	<b>52.0%</b>	<b>100.0%</b>

**Owner Households By Income Bands**

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

<b>Younger Singles &amp; Couples</b>	.....Ownership Income Bands.....					<b>Total</b>
	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	
<b>Metropolitan Cities</b>						
New Bohemians	0	0	0	0	1	1
Downtown Couples	0	0	0	0	2	2
Downtown Proud	0	0	0	0	1	1
<i>Subtotal:</i>	0	0	0	0	4	4
<b>Small Cities/Satellite Cities</b>						
The VIPs	0	0	0	0	2	2
Small-City Singles	3	3	1	0	2	9
Twentysomethings	0	0	0	0	2	2
Second-City Strivers	0	0	0	0	2	2
Multi-Ethnic Singles	3	0	0	0	1	4
<i>Subtotal:</i>	6	3	1	0	9	19
<b>Metropolitan Suburbs</b>						
Suburban Strivers	2	2	0	0	1	5
<i>Subtotal:</i>	2	2	0	0	1	5
<b>Town &amp; Country/Exurbs</b>						
Hometown Sweethearts	4	9	7	1	11	32
Blue-Collar Traditionalists	13	13	2	1	14	43
Rural Couples	18	12	3	1	10	44
Rural Strivers	12	4	1	0	4	21
<i>Subtotal:</i>	47	38	13	3	39	140
<b>Total:</b>	<b>55</b>	<b>43</b>	<b>14</b>	<b>3</b>	<b>53</b>	<b>168</b>
<b>Percent:</b>	<b>32.7%</b>	<b>25.6%</b>	<b>8.3%</b>	<b>1.8%</b>	<b>31.5%</b>	<b>100.0%</b>

### Multi-Family Owner Households By Income Bands

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

.....Multi-Family Ownership Income Bands.....						
Household Type/ Geographic Designation	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	Total
<b>Empty Nesters &amp; Retirees</b>						
	3	4	2	0	11	20
<i>Metropolitan Cities</i>	0	0	0	0	1	1
<i>Small Cities/Satellite Cities</i>	0	0	0	0	2	2
<i>Metropolitan Suburbs</i>	0	0	0	0	0	0
<i>Town &amp; Country/Exurbs</i>	3	4	2	0	8	17
<b>Traditional &amp; Non-Traditional Families</b>						
	2	3	3	1	13	22
<i>Metropolitan Cities</i>	0	0	0	0	1	1
<i>Small Cities/Satellite Cities</i>	0	0	0	0	1	1
<i>Metropolitan Suburbs</i>	0	0	0	0	0	0
<i>Town &amp; Country/Exurbs</i>	2	3	3	1	11	20
<b>Younger Singles &amp; Couples</b>						
	8	6	1	0	14	29
<i>Metropolitan Cities</i>	0	0	0	0	2	2
<i>Small Cities/Satellite Cities</i>	1	0	0	0	4	5
<i>Metropolitan Suburbs</i>	0	0	0	0	1	1
<i>Town &amp; Country/Exurbs</i>	7	6	1	0	7	21
<b>Total:</b>	<b>13</b>	<b>13</b>	<b>6</b>	<b>1</b>	<b>38</b>	<b>71</b>
<b>Percent:</b>	<b>18.3%</b>	<b>18.3%</b>	<b>8.5%</b>	<b>1.4%</b>	<b>53.5%</b>	<b>100.0%</b>

### Multi-Family Owner Households By Income Bands

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

<i>.....Multi-Family Ownership Income Bands .....</i>						
<b>Empty Nesters &amp; Retirees</b>	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	<b>Total</b>
<i>Metropolitan Cities</i>						
Cosmopolitan Couples	0	0	0	0	1	1
<i>Subtotal:</i>	0	0	0	0	1	1
<i>Small Cities/Satellite Cities</i>						
Blue-Collar Retirees	0	0	0	0	1	1
Second City Seniors	0	0	0	0	1	1
<i>Subtotal:</i>	0	0	0	0	2	2
<i>Town &amp; Country/Exurbs</i>						
RV Retirees	0	0	0	0	1	1
Country Couples	0	0	0	0	1	1
Hometown Retirees	0	0	0	0	2	2
Village Elders	0	0	0	0	1	1
Small-Town Seniors	1	2	1	0	2	6
Back Country Seniors	2	2	1	0	1	6
<i>Subtotal:</i>	3	4	2	0	8	17
<b>Total:</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>11</b>	<b>20</b>
<b>Percent:</b>	<b>15.0%</b>	<b>20.0%</b>	<b>10.0%</b>	<b>0.0%</b>	<b>55.0%</b>	<b>100.0%</b>

### Multi-Family Owner Households By Income Bands

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

<b>Traditional &amp; Non-Traditional Families</b>	<i>Multi-Family Ownership Income Bands</i>					<b>Total</b>
	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	
<i>Metropolitan Cities</i>						
Inner-City Families	0	0	0	0	1	1
<i>Subtotal:</i>	0	0	0	0	1	1
<i>Small Cities/Satellite Cities</i>						
In-Town Families	0	0	0	0	1	1
<i>Subtotal:</i>	0	0	0	0	1	1
<i>Town &amp; Country/Exurbs</i>						
Rural Families	0	0	0	0	3	3
Small-Town Families	0	0	1	0	3	4
Four-by-Four Families	0	0	0	0	2	2
Rustic Families	1	2	2	1	3	9
Hometown Families	1	1	0	0	0	2
<i>Subtotal:</i>	2	3	3	1	11	20
<b>Total:</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>13</b>	<b>22</b>
<b>Percent:</b>	<b>9.1%</b>	<b>13.6%</b>	<b>13.6%</b>	<b>4.5%</b>	<b>59.1%</b>	<b>100.0%</b>

### Multi-Family Owner Households By Income Bands

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

.....Multi-Family Ownership Income Bands .....						
<b>Younger Singles &amp; Couples</b>	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	<b>Total</b>
<b>Metropolitan Cities</b>						
New Bohemians	0	0	0	0	1	1
Downtown Proud	0	0	0	0	1	1
<i>Subtotal:</i>	0	0	0	0	2	2
<b>Small Cities/Satellite Cities</b>						
The VIPs	0	0	0	0	1	1
Small-City Singles	0	0	0	0	1	1
Twentysomethings	0	0	0	0	1	1
Second-City Strivers	0	0	0	0	1	1
Multi-Ethnic Singles	1	0	0	0	0	1
<i>Subtotal:</i>	1	0	0	0	4	5
<b>Metropolitan Suburbs</b>						
Suburban Strivers	0	0	0	0	1	1
<i>Subtotal:</i>	0	0	0	0	1	1
<b>Town &amp; Country/Exurbs</b>						
Hometown Sweethearts	0	1	1	0	2	4
Blue-Collar Traditionalists	2	2	0	0	2	6
Rural Couples	3	2	0	0	2	7
Rural Strivers	2	1	0	0	1	4
<i>Subtotal:</i>	7	6	1	0	7	21
<b>Total:</b>	<b>8</b>	<b>6</b>	<b>1</b>	<b>0</b>	<b>14</b>	<b>29</b>
<b>Percent:</b>	<b>27.6%</b>	<b>20.7%</b>	<b>3.4%</b>	<b>0.0%</b>	<b>48.3%</b>	<b>100.0%</b>

### Single-Family Attached Owner Households By Income Bands

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

.....Single-Family Attached Ownership Income Bands.....

Household Type/ Geographic Designation	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	Total
<b>Empty Nesters &amp; Retirees</b>						
	4	6	3	0	13	26
<i>Metropolitan Cities</i>	0	0	0	0	0	0
<i>Small Cities/Satellite Cities</i>	0	0	0	0	2	2
<i>Metropolitan Suburbs</i>	0	0	0	0	1	1
<i>Town &amp; Country/Exurbs</i>	4	6	3	0	10	23
<b>Traditional &amp; Non-Traditional Families</b>						
	3	6	5	3	17	34
<i>Metropolitan Cities</i>	0	0	0	0	1	1
<i>Small Cities/Satellite Cities</i>	1	1	0	0	1	3
<i>Metropolitan Suburbs</i>	0	0	0	0	0	0
<i>Town &amp; Country/Exurbs</i>	2	5	5	3	15	30
<b>Younger Singles &amp; Couples</b>						
	14	10	2	0	13	39
<i>Metropolitan Cities</i>	0	0	0	0	1	1
<i>Small Cities/Satellite Cities</i>	2	1	0	0	4	7
<i>Metropolitan Suburbs</i>	1	1	0	0	0	2
<i>Town &amp; Country/Exurbs</i>	11	8	2	0	8	29
<b>Total:</b>	<b>21</b>	<b>22</b>	<b>10</b>	<b>3</b>	<b>43</b>	<b>99</b>
<b>Percent:</b>	<b>21.2%</b>	<b>22.2%</b>	<b>10.1%</b>	<b>3.0%</b>	<b>43.5%</b>	<b>100.0%</b>

**Single-Family Attached Owner Households By Income Bands**  
 Annual Average Number Of Households With The Potential  
 To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
 Vigo County, and Balance of the United States*

.....Single-Family Attached Ownership Income Bands.....						
<b>Empty Nesters &amp; Retirees</b>	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	<b>Total</b>
<i>Small Cities/Satellite Cities</i>						
Blue-Collar Retirees	0	0	0	0	1	1
Second City Seniors	0	0	0	0	1	1
<i>Subtotal:</i>	0	0	0	0	2	2
<i>Metropolitan Suburbs</i>						
Middle-American Retirees	0	0	0	0	1	1
<i>Subtotal:</i>	0	0	0	0	1	1
<i>Town &amp; Country/Exurbs</i>						
RV Retirees	0	0	0	0	2	2
Country Couples	0	0	0	0	1	1
Hometown Retirees	0	0	0	0	2	2
Village Elders	0	1	0	0	1	2
Small-Town Seniors	2	3	2	0	2	9
Back Country Seniors	2	2	1	0	2	7
<i>Subtotal:</i>	4	6	3	0	10	23
<b>Total:</b>	<b>4</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>13</b>	<b>26</b>
<b>Percent:</b>	<b>15.4%</b>	<b>23.1%</b>	<b>11.5%</b>	<b>0.0%</b>	<b>50.0%</b>	<b>100.0%</b>

**Single-Family Attached Owner Households By Income Bands**  
 Annual Average Number Of Households With The Potential  
 To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
 Vigo County, and Balance of the United States*

.....Single-Family Attached Ownership Income Bands.....						
<b>Traditional &amp; Non-Traditional Families</b>	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	<u>Total</u>
<i>Metropolitan Cities</i>						
Inner-City Families	0	0	0	0	1	1
<i>Subtotal:</i>	0	0	0	0	1	1
<i>Small Cities/Satellite Cities</i>						
Uptown Families	0	0	0	0	1	1
In-Town Families	1	1	0	0	0	2
<i>Subtotal:</i>	1	1	0	0	1	3
<i>Town &amp; Country/Exurbs</i>						
Full-Nest Exurbanites	0	0	0	0	1	1
Rural Families	0	0	0	0	5	5
Small-Town Families	0	0	1	1	3	5
Four-by-Four Families	0	0	1	0	2	3
Rustic Families	1	4	3	2	3	13
Hometown Families	1	1	0	0	1	3
<i>Subtotal:</i>	2	5	5	3	15	30
<b>Total:</b>	<b>3</b>	<b>6</b>	<b>5</b>	<b>3</b>	<b>17</b>	<b>34</b>
<b>Percent:</b>	<b>8.8%</b>	<b>17.6%</b>	<b>14.7%</b>	<b>8.8%</b>	<b>50.0%</b>	<b>100.0%</b>

### Single-Family Attached Owner Households By Income Bands

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

.....Single-Family Attached Ownership Income Bands.....						
<b>Younger Singles &amp; Couples</b>	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	<b>Total</b>
<i>Metropolitan Cities</i>						
Downtown Couples	0	0	0	0	1	1
<i>Subtotal:</i>	0	0	0	0	1	1
<i>Small Cities/Satellite Cities</i>						
The VIPs	0	0	0	0	1	1
Small-City Singles	1	1	0	0	0	2
Twentysomethings	0	0	0	0	1	1
Second-City Strivers	0	0	0	0	1	1
Multi-Ethnic Singles	1	0	0	0	1	2
<i>Subtotal:</i>	2	1	0	0	4	7
<i>Metropolitan Suburbs</i>						
Suburban Strivers	1	1	0	0	0	2
<i>Subtotal:</i>	1	1	0	0	0	2
<i>Town &amp; Country/Exurbs</i>						
Hometown Sweethearts	1	2	1	0	2	6
Blue-Collar Traditionalists	2	2	0	0	3	7
Rural Couples	4	3	1	0	2	10
Rural Strivers	4	1	0	0	1	6
<i>Subtotal:</i>	11	8	2	0	8	29
<b>Total:</b>	<b>14</b>	<b>10</b>	<b>2</b>	<b>0</b>	<b>13</b>	<b>39</b>
<b>Percent:</b>	<b>35.9%</b>	<b>25.6%</b>	<b>5.1%</b>	<b>0.0%</b>	<b>33.3%</b>	<b>100.0%</b>

### Single-Family Detached Owner Households By Income Bands

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

.....Single-Family Detached Ownership Income Bands.....						
Household Type/ Geographic Designation	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	<b>Total</b>
<b>Empty Nesters &amp; Retirees</b>						
	<b>17</b>	<b>21</b>	<b>14</b>	<b>5</b>	<b>51</b>	<b>108</b>
<i>Metropolitan Cities</i>	0	0	0	0	0	0
<i>Small Cities/Satellite Cities</i>	1	1	1	0	1	4
<i>Metropolitan Suburbs</i>	0	0	0	0	3	3
<i>Town &amp; Country/Exurbs</i>	16	20	13	5	47	101
<b>Traditional &amp; Non-Traditional Families</b>						
	<b>12</b>	<b>23</b>	<b>22</b>	<b>13</b>	<b>74</b>	<b>144</b>
<i>Metropolitan Cities</i>	0	0	0	0	0	0
<i>Small Cities/Satellite Cities</i>	3	2	1	0	3	9
<i>Metropolitan Suburbs</i>	0	0	0	0	0	0
<i>Town &amp; Country/Exurbs</i>	9	21	21	13	71	135
<b>Younger Singles &amp; Couples</b>						
	<b>33</b>	<b>27</b>	<b>11</b>	<b>3</b>	<b>26</b>	<b>100</b>
<i>Metropolitan Cities</i>	0	0	0	0	1	1
<i>Small Cities/Satellite Cities</i>	3	2	1	0	1	7
<i>Metropolitan Suburbs</i>	1	1	0	0	0	2
<i>Town &amp; Country/Exurbs</i>	29	24	10	3	24	90
<b>Total:</b>	<b>62</b>	<b>71</b>	<b>47</b>	<b>21</b>	<b>151</b>	<b>352</b>
<b>Percent:</b>	<b>17.6%</b>	<b>20.2%</b>	<b>13.3%</b>	<b>6.0%</b>	<b>42.9%</b>	<b>100.0%</b>

### Single-Family Detached Owner Households By Income Bands

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

.....Single-Family Detached Ownership Income Bands.....						
<b>Empty Nesters &amp; Retirees</b>	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	<b>Total</b>
<i>Small Cities/Satellite Cities</i>						
Blue-Collar Retirees	<u>1</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>4</u>
Subtotal:	1	1	1	0	1	4
<i>Metropolitan Suburbs</i>						
Middle-American Retirees	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>3</u>
Subtotal:	0	0	0	0	3	3
<i>Town &amp; Country/Exurbs</i>						
RV Retirees	0	0	1	1	16	18
Country Couples	0	0	0	1	5	6
Hometown Retirees	1	2	2	1	7	13
Heartland Retirees	0	1	1	0	2	4
Village Elders	1	1	1	0	1	4
Small-Town Seniors	7	9	5	1	8	30
Back Country Seniors	<u>7</u>	<u>7</u>	<u>3</u>	<u>1</u>	<u>8</u>	<u>26</u>
Subtotal:	16	20	13	5	47	101
<b>Total:</b>	<b>17</b>	<b>21</b>	<b>14</b>	<b>5</b>	<b>51</b>	<b>108</b>
<b>Percent:</b>	<b>15.7%</b>	<b>19.4%</b>	<b>13.0%</b>	<b>4.6%</b>	<b>47.2%</b>	<b>100.0%</b>

### Single-Family Detached Owner Households By Income Bands

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

.....Single-Family Detached Ownership Income Bands.....						
<b>Traditional &amp; Non-Traditional Families</b>	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	<b>Total</b>
<i>Small Cities/Satellite Cities</i>						
Uptown Families	0	0	0	0	2	2
In-Town Families	3	2	1	0	0	6
New American Strivers	0	0	0	0	1	1
<i>Subtotal:</i>	3	2	1	0	3	9
<i>Town &amp; Country/Exurbs</i>						
Full-Nest Exurbanites	0	0	0	0	7	7
Rural Families	1	1	2	2	27	33
Small-Town Families	0	1	2	1	7	11
Four-by-Four Families	1	1	3	2	10	17
Rustic Families	6	17	14	8	18	63
Hometown Families	1	1	0	0	2	4
<i>Subtotal:</i>	9	21	21	13	71	135
<b>Total:</b>	<b>12</b>	<b>23</b>	<b>22</b>	<b>13</b>	<b>74</b>	<b>144</b>
<b>Percent:</b>	<b>8.3%</b>	<b>16.0%</b>	<b>15.3%</b>	<b>9.0%</b>	<b>51.4%</b>	<b>100.0%</b>

### Single-Family Detached Owner Households By Income Bands

Annual Average Number Of Households With The Potential  
To Move Within/To Vermillion County Each Year Over The Next Five Years  
*Vermillion County, Regional Draw Area,  
Vigo County, and Balance of the United States*

.....Single-Family Detached Ownership Income Bands.....						
<b>Younger Singles &amp; Couples</b>	<i>Below 30% AMI</i>	<i>30% to 60% AMI</i>	<i>60% to 80% AMI</i>	<i>80% to 100% AMI</i>	<i>Above 100% AMI</i>	<b>Total</b>
<i>Metropolitan Cities</i>						
Downtown Couples	0	0	0	0	1	1
<i>Subtotal:</i>	0	0	0	0	1	1
<i>Small Cities/Satellite Cities</i>						
Small-City Singles	2	2	1	0	1	6
Multi-Ethnic Singles	1	0	0	0	0	1
<i>Subtotal:</i>	3	2	1	0	1	7
<i>Metropolitan Suburbs</i>						
Suburban Strivers	1	1	0	0	0	2
<i>Subtotal:</i>	1	1	0	0	0	2
<i>Town &amp; Country/Exurbs</i>						
Hometown Sweethearts	3	6	5	1	7	22
Blue-Collar Traditionalists	9	9	2	1	9	30
Rural Couples	11	7	2	1	6	27
Rural Strivers	6	2	1	0	2	11
<i>Subtotal:</i>	29	24	10	3	24	90
<b>Total:</b>	<b>33</b>	<b>27</b>	<b>11</b>	<b>3</b>	<b>26</b>	<b>100</b>
<b>Percent:</b>	<b>33.0%</b>	<b>27.0%</b>	<b>11.0%</b>	<b>3.0%</b>	<b>26.0%</b>	<b>100.0%</b>

## Appendix Two Tables



**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Parke County, Indiana*

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Household Type/ Geographic Designation	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Empty Nesters &amp; Retirees</b>	<b>3,240</b>	<b>20</b>	<b>33.3%</b>
<i>Metropolitan Cities</i>	0	0	0.0%
<i>Small Cities/Satellite Cities</i>	0	0	0.0%
<i>Metropolitan Suburbs</i>	0	0	0.0%
<i>Town &amp; Country/Exurbs</i>	3,240	20	33.3%
<b>Traditional &amp; Non-Traditional Families</b>	<b>2,110</b>	<b>20</b>	<b>33.3%</b>
<i>Metropolitan Cities</i>	0	0	0.0%
<i>Small Cities/Satellite Cities</i>	0	0	0.0%
<i>Metropolitan Suburbs</i>	0	0	0.0%
<i>Town &amp; Country/Exurbs</i>	2,110	20	33.3%
<b>Younger Singles &amp; Couples</b>	<b>895</b>	<b>20</b>	<b>33.3%</b>
<i>Metropolitan Cities</i>	0	0	0.0%
<i>Small Cities/Satellite Cities</i>	0	0	0.0%
<i>Metropolitan Suburbs</i>	0	0	0.0%
<i>Town &amp; Country/Exurbs</i>	895	20	33.3%
<b>Total:</b>	<b>6,245</b>	<b>60</b>	<b>100.0%</b>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Parke County, Indiana*

---

	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Empty Nesters &amp; Retirees</b>	<b>3,240</b>	<b>20</b>	<b>33.3%</b>
<i>Metropolitan Cities</i>			
The Social Register	0	0	0.0%
Urban Establishment	0	0	0.0%
Multi-Ethnic Empty Nesters	0	0	0.0%
Cosmopolitan Couples	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Small Cities/Satellite Cities</i>			
Second City Establishment	0	0	0.0%
Blue-Collar Retirees	0	0	0.0%
Middle-Class Move-Downs	0	0	0.0%
Hometown Seniors	0	0	0.0%
Second City Seniors	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Metropolitan Suburbs</i>			
The One Percenters	0	0	0.0%
Old Money	0	0	0.0%
Affluent Empty Nesters	0	0	0.0%
Suburban Establishment	0	0	0.0%
Mainstream Empty Nesters	0	0	0.0%
Middle-American Retirees	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Town &amp; Country/Exurbs</i>			
Small-Town Patriarchs	0	0	0.0%
Pillars of the Community	0	0	0.0%
New Empty Nesters	0	0	0.0%
Traditional Couples	0	0	0.0%
RV Retirees	1,005	5	8.3%
Country Couples	5	0	0.0%
Hometown Retirees	895	5	8.3%
Heartland Retirees	365	0	0.0%
Village Elders	0	0	0.0%
Small-Town Seniors	0	0	0.0%
Back Country Seniors	970	10	16.7%
<i>Subtotal:</i>	<u>3,240</u>	<u>20</u>	<u>33.3%</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Parke County, Indiana*

	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Traditional &amp; Non-Traditional Families</b>	<b>2,110</b>	<b>20</b>	<b>33.3%</b>
<i>Metropolitan Cities</i>			
e-Type Families	0	0	0.0%
Multi-Cultural Families	0	0	0.0%
Inner-City Families	0	0	0.0%
Single-Parent Families	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Small Cities/Satellite Cities</i>			
Unibox Transferees	0	0	0.0%
Multi-Ethnic Families	0	0	0.0%
Uptown Families	0	0	0.0%
In-Town Families	0	0	0.0%
New American Strivers	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Metropolitan Suburbs</i>			
Corporate Establishment	0	0	0.0%
Nouveau Money	0	0	0.0%
Button-Down Families	0	0	0.0%
Fiber-Optic Families	0	0	0.0%
Late-Nest Suburbanites	0	0	0.0%
Full-Nest Suburbanites	0	0	0.0%
Kids 'r' Us	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Town &amp; Country/Exurbs</i>			
Ex-Urban Elite	0	0	0.0%
New Town Families	0	0	0.0%
Full-Nest Exurbanites	0	0	0.0%
Rural Families	1,075	5	8.3%
Traditional Families	0	0	0.0%
Small-Town Families	5	0	0.0%
Four-by-Four Families	0	0	0.0%
Rustic Families	1,030	15	25.0%
Hometown Families	0	0	0.0%
<i>Subtotal:</i>	<u>2,110</u>	<u>20</u>	<u>33.3%</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Parke County, Indiana*

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	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Younger Singles &amp; Couples</b>	<b>895</b>	<b>20</b>	<b>33.3%</b>
<i>Metropolitan Cities</i>			
New Power Couples	0	0	0.0%
New Bohemians	0	0	0.0%
Cosmopolitan Elite	0	0	0.0%
Downtown Couples	0	0	0.0%
Downtown Proud	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Small Cities/Satellite Cities</i>			
The VIPs	0	0	0.0%
Small-City Singles	0	0	0.0%
Twentysomethings	0	0	0.0%
Second-City Strivers	0	0	0.0%
Multi-Ethnic Singles	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Metropolitan Suburbs</i>			
Fast-Track Professionals	0	0	0.0%
Suburban Achievers	0	0	0.0%
Suburban Strivers	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Town &amp; Country/Exurbs</i>			
Hometown Sweethearts	0	0	0.0%
Blue-Collar Traditionalists	510	10	16.7%
Rural Couples	385	10	16.7%
Rural Strivers	0	0	0.0%
<i>Subtotal:</i>	<u>895</u>	<u>20</u>	<u>33.3%</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Fountain County, Indiana*

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<u>Household Type/ Geographic Designation</u>	<u>Estimated Number</u>	<u>Potential</u>	<u>Share of Potential</u>
<b>Empty Nesters &amp; Retirees</b>	<b>2,935</b>	<b>5</b>	<b>20.0%</b>
<i>Metropolitan Cities</i>	0	0	0.0%
<i>Small Cities/Satellite Cities</i>	0	0	0.0%
<i>Metropolitan Suburbs</i>	0	0	0.0%
<i>Town &amp; Country/Exurbs</i>	2,935	5	20.0%
<b>Traditional &amp; Non-Traditional Families</b>	<b>2,775</b>	<b>10</b>	<b>40.0%</b>
<i>Metropolitan Cities</i>	0	0	0.0%
<i>Small Cities/Satellite Cities</i>	0	0	0.0%
<i>Metropolitan Suburbs</i>	0	0	0.0%
<i>Town &amp; Country/Exurbs</i>	2,775	10	40.0%
<b>Younger Singles &amp; Couples</b>	<b>1,435</b>	<b>10</b>	<b>40.0%</b>
<i>Metropolitan Cities</i>	0	0	0.0%
<i>Small Cities/Satellite Cities</i>	0	0	0.0%
<i>Metropolitan Suburbs</i>	0	0	0.0%
<i>Town &amp; Country/Exurbs</i>	1,435	10	40.0%
<b>Total:</b>	<b>7,145</b>	<b>25</b>	<b>100.0%</b>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Fountain County, Indiana*

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	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Empty Nesters &amp; Retirees</b>	<b>2,935</b>	<b>5</b>	<b>20.0%</b>
<i>Metropolitan Cities</i>			
The Social Register	0	0	0.0%
Urban Establishment	0	0	0.0%
Multi-Ethnic Empty Nesters	0	0	0.0%
Cosmopolitan Couples	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Small Cities/Satellite Cities</i>			
Second City Establishment	0	0	0.0%
Blue-Collar Retirees	0	0	0.0%
Middle-Class Move-Downs	0	0	0.0%
Hometown Seniors	0	0	0.0%
Second City Seniors	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Metropolitan Suburbs</i>			
The One Percenters	0	0	0.0%
Old Money	0	0	0.0%
Affluent Empty Nesters	0	0	0.0%
Suburban Establishment	0	0	0.0%
Mainstream Empty Nesters	0	0	0.0%
Middle-American Retirees	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Town &amp; Country/Exurbs</i>			
Small-Town Patriarchs	0	0	0.0%
Pillars of the Community	0	0	0.0%
New Empty Nesters	0	0	0.0%
Traditional Couples	0	0	0.0%
RV Retirees	880	0	0.0%
Country Couples	0	0	0.0%
Hometown Retirees	470	0	0.0%
Heartland Retirees	370	0	0.0%
Village Elders	0	0	0.0%
Small-Town Seniors	0	0	0.0%
Back Country Seniors	1,215	5	20.0%
<i>Subtotal:</i>	<u>2,935</u>	<u>5</u>	<u>20.0%</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Fountain County, Indiana*

	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Traditional &amp; Non-Traditional Families</b>	<b>2,775</b>	<b>10</b>	<b>40.0%</b>
<i>Metropolitan Cities</i>			
e-Type Families	0	0	0.0%
Multi-Cultural Families	0	0	0.0%
Inner-City Families	0	0	0.0%
Single-Parent Families	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Small Cities/Satellite Cities</i>			
Unibox Transferees	0	0	0.0%
Multi-Ethnic Families	0	0	0.0%
Uptown Families	0	0	0.0%
In-Town Families	0	0	0.0%
New American Strivers	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Metropolitan Suburbs</i>			
Corporate Establishment	0	0	0.0%
Nouveau Money	0	0	0.0%
Button-Down Families	0	0	0.0%
Fiber-Optic Families	0	0	0.0%
Late-Nest Suburbanites	0	0	0.0%
Full-Nest Suburbanites	0	0	0.0%
Kids 'r' Us	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Town &amp; Country/Exurbs</i>			
Ex-Urban Elite	0	0	0.0%
New Town Families	0	0	0.0%
Full-Nest Exurbanites	0	0	0.0%
Rural Families	1,350	5	20.0%
Traditional Families	0	0	0.0%
Small-Town Families	0	0	0.0%
Four-by-Four Families	0	0	0.0%
Rustic Families	1,425	5	20.0%
Hometown Families	0	0	0.0%
<i>Subtotal:</i>	<u>2,775</u>	<u>10</u>	<u>40.0%</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Fountain County, Indiana*

---

	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Younger Singles &amp; Couples</b>	<b>1,435</b>	<b>10</b>	<b>40.0%</b>
<i>Metropolitan Cities</i>			
New Power Couples	0	0	0.0%
New Bohemians	0	0	0.0%
Cosmopolitan Elite	0	0	0.0%
Downtown Couples	0	0	0.0%
Downtown Proud	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Small Cities/Satellite Cities</i>			
The VIPs	0	0	0.0%
Small-City Singles	0	0	0.0%
Twentysomethings	0	0	0.0%
Second-City Strivers	0	0	0.0%
Multi-Ethnic Singles	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Metropolitan Suburbs</i>			
Fast-Track Professionals	0	0	0.0%
Suburban Achievers	0	0	0.0%
Suburban Strivers	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Town &amp; Country/Exurbs</i>			
Hometown Sweethearts	0	0	0.0%
Blue-Collar Traditionalists	790	5	20.0%
Rural Couples	645	5	20.0%
Rural Strivers	0	0	0.0%
<i>Subtotal:</i>	<u>1,435</u>	<u>10</u>	<u>40.0%</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Vermillion County, Illinois*

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Household Type / Geographic Designation	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Empty Nesters &amp; Retirees</b>			
	<b>13,945</b>	<b>5</b>	<b>12.5%</b>
<i>Metropolitan Cities</i>	0	0	0.0%
<i>Small Cities/Satellite Cities</i>	1,765	0	0.0%
<i>Metropolitan Suburbs</i>	485	0	0.0%
<i>Town &amp; Country/Exurbs</i>	11,695	5	12.5%
<b>Traditional &amp; Non-Traditional Families</b>			
	<b>8,965</b>	<b>20</b>	<b>50.0%</b>
<i>Metropolitan Cities</i>	0	0	0.0%
<i>Small Cities/Satellite Cities</i>	1,735	5	12.5%
<i>Metropolitan Suburbs</i>	130	0	0.0%
<i>Town &amp; Country/Exurbs</i>	7,100	15	37.5%
<b>Younger Singles &amp; Couples</b>			
	<b>6,480</b>	<b>15</b>	<b>37.5%</b>
<i>Metropolitan Cities</i>	0	0	0.0%
<i>Small Cities/Satellite Cities</i>	910	0	0.0%
<i>Metropolitan Suburbs</i>	355	0	0.0%
<i>Town &amp; Country/Exurbs</i>	5,215	15	37.5%
<b>Total:</b>	<b>29,390</b>	<b>40</b>	<b>100.0%</b>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Vermillion County, Illinois*

---

	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Empty Nesters &amp; Retirees</b>	<b>13,945</b>	<b>5</b>	<b>12.5%</b>
<i>Metropolitan Cities</i>			
The Social Register	0	0	0.0%
Urban Establishment	0	0	0.0%
Multi-Ethnic Empty Nesters	0	0	0.0%
Cosmopolitan Couples	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Small Cities/Satellite Cities</i>			
Second City Establishment	15	0	0.0%
Blue-Collar Retirees	240	0	0.0%
Middle-Class Move-Downs	60	0	0.0%
Hometown Seniors	1,140	0	0.0%
Second City Seniors	310	0	0.0%
<i>Subtotal:</i>	<u>1,765</u>	<u>0</u>	<u>0.0%</u>
<i>Metropolitan Suburbs</i>			
The One Percenters	0	0	0.0%
Old Money	0	0	0.0%
Affluent Empty Nesters	0	0	0.0%
Suburban Establishment	0	0	0.0%
Mainstream Empty Nesters	130	0	0.0%
Middle-American Retirees	355	0	0.0%
<i>Subtotal:</i>	<u>485</u>	<u>0</u>	<u>0.0%</u>
<i>Town &amp; Country/Exurbs</i>			
Small-Town Patriarchs	525	0	0.0%
Pillars of the Community	415	0	0.0%
New Empty Nesters	45	0	0.0%
Traditional Couples	465	0	0.0%
RV Retirees	1,280	0	0.0%
Country Couples	1,640	0	0.0%
Hometown Retirees	745	0	0.0%
Heartland Retirees	570	0	0.0%
Village Elders	1,455	0	0.0%
Small-Town Seniors	3,225	5	12.5%
Back Country Seniors	1,330	0	0.0%
<i>Subtotal:</i>	<u>11,695</u>	<u>5</u>	<u>12.5%</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Vermillion County, Illinois*

	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Traditional &amp; Non-Traditional Families</b>	<b>8,965</b>	<b>20</b>	<b>50.0%</b>
<i>Metropolitan Cities</i>			
e-Type Families	0	0	0.0%
Multi-Cultural Families	0	0	0.0%
Inner-City Families	0	0	0.0%
Single-Parent Families	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Small Cities/Satellite Cities</i>			
Unibox Transferees	10	0	0.0%
Multi-Ethnic Families	35	0	0.0%
Uptown Families	290	0	0.0%
In-Town Families	1,330	5	12.5%
New American Strivers	70	0	0.0%
<i>Subtotal:</i>	<u>1,735</u>	<u>5</u>	<u>12.5%</u>
<i>Metropolitan Suburbs</i>			
Corporate Establishment	0	0	0.0%
Nouveau Money	0	0	0.0%
Button-Down Families	20	0	0.0%
Fiber-Optic Families	10	0	0.0%
Late-Nest Suburbanites	0	0	0.0%
Full-Nest Suburbanites	0	0	0.0%
Kids 'r' Us	100	0	0.0%
<i>Subtotal:</i>	<u>130</u>	<u>0</u>	<u>0.0%</u>
<i>Town &amp; Country/Exurbs</i>			
Ex-Urban Elite	0	0	0.0%
New Town Families	240	0	0.0%
Full-Nest Exurbanites	85	0	0.0%
Rural Families	1,690	0	0.0%
Traditional Families	245	0	0.0%
Small-Town Families	980	5	12.5%
Four-by-Four Families	850	5	12.5%
Rustic Families	2,700	5	12.5%
Hometown Families	310	0	0.0%
<i>Subtotal:</i>	<u>7,100</u>	<u>15</u>	<u>37.5%</u>

**Annual Average Number Of Households With The Potential  
To Move To Vermillion County Each Year Over The Next Five Years**  
*Vermillion County, Illinois*

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	<i>Estimated Number</i>	<i>Potential</i>	<i>Share of Potential</i>
<b>Younger Singles &amp; Couples</b>	<b>6,480</b>	<b>15</b>	<b>37.5%</b>
<i>Metropolitan Cities</i>			
New Power Couples	0	0	0.0%
New Bohemians	0	0	0.0%
Cosmopolitan Elite	0	0	0.0%
Downtown Couples	0	0	0.0%
Downtown Proud	0	0	0.0%
<i>Subtotal:</i>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<i>Small Cities/Satellite Cities</i>			
The VIPs	15	0	0.0%
Small-City Singles	410	0	0.0%
Twentysomethings	70	0	0.0%
Second-City Strivers	70	0	0.0%
Multi-Ethnic Singles	345	0	0.0%
<i>Subtotal:</i>	<u>910</u>	<u>0</u>	<u>0.0%</u>
<i>Metropolitan Suburbs</i>			
Fast-Track Professionals	10	0	0.0%
Suburban Achievers	230	0	0.0%
Suburban Strivers	115	0	0.0%
<i>Subtotal:</i>	<u>355</u>	<u>0</u>	<u>0.0%</u>
<i>Town &amp; Country/Exurbs</i>			
Hometown Sweethearts	1,960	5	12.5%
Blue-Collar Traditionalists	825	0	0.0%
Rural Couples	965	5	12.5%
Rural Strivers	1,465	5	12.5%
<i>Subtotal:</i>	<u>5,215</u>	<u>15</u>	<u>37.5%</u>



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Residential Market Analysis Across the Urban-to-Rural Transect

### ASSUMPTIONS AND LIMITATIONS—

Every effort has been made to insure the accuracy of the data contained within this analysis. Demographic and economic estimates and projections have been obtained from government agencies at the national, state, and county levels. Market information has been obtained from sources presumed to be reliable, including developers, owners, and/or sales agents. However, this information cannot be warranted by Zimmerman/Volk Associates, Inc. While the proprietary Residential Target Market Methodology™ employed in this analysis allows for a margin of error in base data, it is assumed that the market data and government estimates and projections are substantially accurate.

Absorption scenarios are based upon the assumption that a normal economic environment will prevail in a relatively steady state during development of the subject property. Absorption paces are likely to be slower during recessionary periods and faster during periods of recovery and high growth. Absorption scenarios are also predicated on the assumption that the product recommendations will be implemented generally as outlined in this report and that the developer will apply high-caliber design, construction, marketing, and management techniques to the development of the property.

Recommendations are subject to compliance with all applicable regulations. Relevant accounting, tax, and legal matters should be substantiated by appropriate counsel.





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