



housing

Forsyth village, IL (1727091)

Geography: Place

Population		Households	
2010 Total Population	3,490	2020 Median Household Income	\$89,765
2020 Total Population	3,591	2025 Median Household Income	\$104,461
2025 Total Population	3,555	2020-2025 Annual Rate	3.08%
2020-2025 Annual Rate	-0.20%		

Housing Units by Occupancy Status and Tenure	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,354	100.0%	1,461	100.0%	1,466	100.0%
Occupied	1,295	95.6%	1,360	93.1%	1,353	92.3%
Owner	1,202	88.8%	1,179	80.7%	1,175	80.2%
Renter	93	6.9%	181	12.4%	178	12.1%
Vacant	59	4.4%	101	6.9%	112	7.6%

Owner Occupied Housing Units by Value	2020		2025	
	Number	Percent	Number	Percent
Total	1,179	100.0%	1,175	100.0%
<\$50,000	6	0.5%	3	0.3%
\$50,000-\$99,999	81	6.9%	48	4.1%
\$100,000-\$149,999	155	13.1%	104	8.9%
\$150,000-\$199,999	182	15.4%	146	12.4%
\$200,000-\$249,999	98	8.3%	97	8.3%
\$250,000-\$299,999	265	22.5%	292	24.9%
\$300,000-\$399,999	194	16.5%	224	19.1%
\$400,000-\$499,999	156	13.2%	210	17.9%
\$500,000-\$749,999	22	1.9%	25	2.1%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000-\$1,499,999	20	1.7%	26	2.2%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$262,736	\$282,449
Average Value	\$279,241	\$310,957

Census 2010 Housing Units	Number	Percent
Total	1,354	100.0%
In Urbanized Areas	1,352	99.9%
In Urban Clusters	0	0.0%
Rural Housing Units	2	0.1%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

Census 2010 Owner Occupied Housing Units by Mortgage Status

	Number	Percent
Total	1,202	100.0%
Owned with a Mortgage/Loan	781	65.0%
Owned Free and Clear	421	35.0%

Census 2010 Vacant Housing Units by Status

	Number	Percent
Total	59	100.0%
For Rent	2	3.4%
Rented- Not Occupied	4	6.8%
For Sale Only	32	54.2%
Sold - Not Occupied	10	16.9%
Seasonal/Recreational/Occasional Use	7	11.9%
For Migrant Workers	0	0.0%
Other Vacant	4	6.8%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,295	1,202	92.8%
15-24	7	2	28.6%
25-34	117	94	80.3%
35-44	258	245	95.0%
45-54	302	292	96.7%
55-64	227	216	95.2%
65-74	191	183	95.8%
75-84	133	116	87.2%
85+	60	54	90.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,295	1,202	92.8%
White Alone	1,183	1,100	93.0%
Black/African American Alone	35	28	80.0%
American Indian/Alaska Native	3	2	66.7%
Asian Alone	67	65	97.0%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	1	1	100.0%
Two or More Races	6	6	100.0%
Hispanic Origin	15	15	100.0%

Census 2010 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,295	1,202	92.8%
1-Person	239	204	85.4%
2-Person	489	457	93.5%
3-Person	209	196	93.8%
4-Person	221	213	96.4%
5-Person	97	94	96.9%
6-Person	26	25	96.2%
7+ Person	14	13	92.9%

2020 Housing Affordability

Housing Affordability Index	158
Percent of Income for Mortgage	12.2%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.