



Market Profile

Forsyth village, IL (1727091)

Geography: Place

Forsyth villa...

Population Summary

2000 Total Population	2,599
2010 Total Population	3,490
2020 Total Population	3,591
2020 Group Quarters	14
2025 Total Population	3,555
2020-2025 Annual Rate	-0.20%
2020 Total Daytime Population	4,831
Workers	2,771
Residents	2,060

Household Summary

2000 Households	964
2000 Average Household Size	2.68
2010 Households	1,295
2010 Average Household Size	2.68
2020 Households	1,360
2020 Average Household Size	2.63
2025 Households	1,354
2025 Average Household Size	2.62
2020-2025 Annual Rate	-0.09%
2010 Families	1,039
2010 Average Family Size	3.06
2020 Families	1,044
2020 Average Family Size	3.07
2025 Families	1,034
2025 Average Family Size	3.06
2020-2025 Annual Rate	-0.19%

Housing Unit Summary

2000 Housing Units	1,006
Owner Occupied Housing Units	82.9%
Renter Occupied Housing Units	12.9%
Vacant Housing Units	4.2%
2010 Housing Units	1,354
Owner Occupied Housing Units	88.8%
Renter Occupied Housing Units	6.9%
Vacant Housing Units	4.4%
2020 Housing Units	1,461
Owner Occupied Housing Units	80.7%
Renter Occupied Housing Units	12.4%
Vacant Housing Units	6.9%
2025 Housing Units	1,466
Owner Occupied Housing Units	80.2%
Renter Occupied Housing Units	12.1%
Vacant Housing Units	7.6%

Median Household Income

2020	\$89,765
2025	\$104,461

Median Home Value

2020	\$262,736
2025	\$282,449

Per Capita Income

2020	\$49,877
2025	\$59,374

Median Age

2010	42.3
2020	45.4
2025	46.9

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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2020 Households by Income

Household Income Base	1,360
<\$15,000	1.8%
\$15,000 - \$24,999	7.7%
\$25,000 - \$34,999	6.0%
\$35,000 - \$49,999	12.7%
\$50,000 - \$74,999	13.5%
\$75,000 - \$99,999	12.7%
\$100,000 - \$149,999	19.4%
\$150,000 - \$199,999	7.7%
\$200,000+	18.5%
Average Household Income	\$127,674

2025 Households by Income

Household Income Base	1,354
<\$15,000	1.5%
\$15,000 - \$24,999	6.6%
\$25,000 - \$34,999	5.2%
\$35,000 - \$49,999	10.9%
\$50,000 - \$74,999	11.7%
\$75,000 - \$99,999	11.6%
\$100,000 - \$149,999	19.2%
\$150,000 - \$199,999	9.4%
\$200,000+	23.9%
Average Household Income	\$151,130

2020 Owner Occupied Housing Units by Value

Total	1,179
<\$50,000	0.5%
\$50,000 - \$99,999	6.9%
\$100,000 - \$149,999	13.1%
\$150,000 - \$199,999	15.4%
\$200,000 - \$249,999	8.3%
\$250,000 - \$299,999	22.5%
\$300,000 - \$399,999	16.5%
\$400,000 - \$499,999	13.2%
\$500,000 - \$749,999	1.9%
\$750,000 - \$999,999	0.0%
\$1,000,000 - \$1,499,999	1.7%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$279,241

2025 Owner Occupied Housing Units by Value

Total	1,175
<\$50,000	0.3%
\$50,000 - \$99,999	4.1%
\$100,000 - \$149,999	8.9%
\$150,000 - \$199,999	12.4%
\$200,000 - \$249,999	8.3%
\$250,000 - \$299,999	24.9%
\$300,000 - \$399,999	19.1%
\$400,000 - \$499,999	17.9%
\$500,000 - \$749,999	2.1%
\$750,000 - \$999,999	0.0%
\$1,000,000 - \$1,499,999	2.2%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$310,957

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age

Total	3,490
0 - 4	5.0%
5 - 9	8.6%
10 - 14	8.6%
15 - 24	9.5%
25 - 34	8.0%
35 - 44	14.7%
45 - 54	16.2%
55 - 64	12.5%
65 - 74	8.9%
75 - 84	5.8%
85 +	2.2%
18 +	72.8%

2020 Population by Age

Total	3,591
0 - 4	4.7%
5 - 9	5.4%
10 - 14	6.1%
15 - 24	12.6%
25 - 34	9.9%
35 - 44	10.7%
45 - 54	14.7%
55 - 64	16.0%
65 - 74	11.3%
75 - 84	6.0%
85 +	2.5%
18 +	78.5%

2025 Population by Age

Total	3,558
0 - 4	4.3%
5 - 9	5.4%
10 - 14	6.2%
15 - 24	10.5%
25 - 34	11.0%
35 - 44	10.1%
45 - 54	13.5%
55 - 64	16.2%
65 - 74	12.7%
75 - 84	7.6%
85 +	2.4%
18 +	80.0%

2010 Population by Sex

Males	1,720
Females	1,770

2020 Population by Sex

Males	1,773
Females	1,818

2025 Population by Sex

Males	1,764
Females	1,794

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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Market Profile

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2010 Population by Race/Ethnicity

Total	3,490
White Alone	88.4%
Black Alone	2.9%
American Indian Alone	0.2%
Asian Alone	7.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.3%
Two or More Races	0.9%
Hispanic Origin	1.7%
Diversity Index	23.8

2020 Population by Race/Ethnicity

Total	3,590
White Alone	86.6%
Black Alone	3.7%
American Indian Alone	0.2%
Asian Alone	7.8%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.4%
Two or More Races	1.3%
Hispanic Origin	2.3%
Diversity Index	27.7

2025 Population by Race/Ethnicity

Total	3,554
White Alone	84.9%
Black Alone	4.1%
American Indian Alone	0.3%
Asian Alone	8.8%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.5%
Two or More Races	1.5%
Hispanic Origin	2.7%
Diversity Index	30.9

2010 Population by Relationship and Household Type

Total	3,490
In Households	99.5%
In Family Households	91.7%
Householder	29.8%
Spouse	27.6%
Child	32.4%
Other relative	1.5%
Nonrelative	0.5%
In Nonfamily Households	7.9%
In Group Quarters	0.5%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.5%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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2020 Population 25+ by Educational Attainment

Total	2,558
Less than 9th Grade	1.0%
9th - 12th Grade, No Diploma	2.0%
High School Graduate	19.0%
GED/Alternative Credential	2.3%
Some College, No Degree	19.2%
Associate Degree	8.2%
Bachelor's Degree	27.1%
Graduate/Professional Degree	21.1%

2020 Population 15+ by Marital Status

Total	3,010
Never Married	21.6%
Married	64.8%
Widowed	6.8%
Divorced	6.8%

2020 Civilian Population 16+ in Labor Force

Civilian Population 16+	1,710
Population 16+ Employed	90.5%
Population 16+ Unemployment rate	9.5%
Population 16-24 Employed	14.1%
Population 16-24 Unemployment rate	13.1%
Population 25-54 Employed	63.2%
Population 25-54 Unemployment rate	9.8%
Population 55-64 Employed	18.3%
Population 55-64 Unemployment rate	6.0%
Population 65+ Employed	4.4%
Population 65+ Unemployment rate	5.6%

2020 Employed Population 16+ by Industry

Total	1,548
Agriculture/Mining	1.8%
Construction	7.1%
Manufacturing	20.5%
Wholesale Trade	3.0%
Retail Trade	4.3%
Transportation/Utilities	4.1%
Information	1.4%
Finance/Insurance/Real Estate	6.4%
Services	45.3%
Public Administration	6.0%

2020 Employed Population 16+ by Occupation

Total	1,548
White Collar	67.9%
Management/Business/Financial	24.5%
Professional	29.3%
Sales	7.0%
Administrative Support	7.0%
Services	13.5%
Blue Collar	18.6%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	7.2%
Installation/Maintenance/Repair	2.2%
Production	5.0%
Transportation/Material Moving	4.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type	
Total	1,295
Households with 1 Person	18.5%
Households with 2+ People	81.5%
Family Households	80.2%
Husband-wife Families	74.3%
With Related Children	33.5%
Other Family (No Spouse Present)	5.9%
Other Family with Male Householder	1.6%
With Related Children	1.1%
Other Family with Female Householder	4.3%
With Related Children	3.3%
Nonfamily Households	1.3%
All Households with Children	38.0%
Multigenerational Households	2.0%
Unmarried Partner Households	2.0%
Male-female	1.8%
Same-sex	0.2%
2010 Households by Size	
Total	1,295
1 Person Household	18.5%
2 Person Household	37.8%
3 Person Household	16.1%
4 Person Household	17.1%
5 Person Household	7.5%
6 Person Household	2.0%
7 + Person Household	1.1%
2010 Households by Tenure and Mortgage Status	
Total	1,295
Owner Occupied	92.8%
Owned with a Mortgage/Loan	60.3%
Owned Free and Clear	32.5%
Renter Occupied	7.2%
2020 Affordability, Mortgage and Wealth	
Housing Affordability Index	158
Percent of Income for Mortgage	12.2%
Wealth Index	200
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	1,354
Housing Units Inside Urbanized Area	99.9%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.1%
2010 Population By Urban/ Rural Status	
Total Population	3,490
Population Inside Urbanized Area	99.9%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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Top 3 Tapestry Segments

1. Green Acres (6A)
- 2.
- 3.

2020 Consumer Spending

Apparel & Services: Total \$	\$4,022,814
Average Spent	\$2,957.95
Spending Potential Index	138
Education: Total \$	\$3,495,132
Average Spent	\$2,569.95
Spending Potential Index	144
Entertainment/Recreation: Total \$	\$6,317,075
Average Spent	\$4,644.91
Spending Potential Index	143
Food at Home: Total \$	\$9,886,870
Average Spent	\$7,269.76
Spending Potential Index	136
Food Away from Home: Total \$	\$6,987,486
Average Spent	\$5,137.86
Spending Potential Index	136
Health Care: Total \$	\$11,517,666
Average Spent	\$8,468.87
Spending Potential Index	147
HH Furnishings & Equipment: Total \$	\$4,358,974
Average Spent	\$3,205.13
Spending Potential Index	147
Personal Care Products & Services: Total \$	\$1,776,476
Average Spent	\$1,306.23
Spending Potential Index	142
Shelter: Total \$	\$35,432,640
Average Spent	\$26,053.41
Spending Potential Index	134
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,711,457
Average Spent	\$3,464.31
Spending Potential Index	148
Travel: Total \$	\$4,797,754
Average Spent	\$3,527.76
Spending Potential Index	146
Vehicle Maintenance & Repairs: Total \$	\$2,212,999
Average Spent	\$1,627.21
Spending Potential Index	140

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

Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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