



# Market Profile

Forsyth village, IL (1727091)  
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 Geography: Place

Forsyth villa...

Population Summary	
2000 Total Population	2,599
2010 Total Population	3,490
2021 Total Population	3,571
2021 Group Quarters	14
2026 Total Population	3,530
2021-2026 Annual Rate	-0.23%
2021 Total Daytime Population	4,797
Workers	2,701
Residents	2,096
Household Summary	
2000 Households	964
2000 Average Household Size	2.68
2010 Households	1,295
2010 Average Household Size	2.68
2021 Households	1,354
2021 Average Household Size	2.63
2026 Households	1,344
2026 Average Household Size	2.62
2021-2026 Annual Rate	-0.15%
2010 Families	1,039
2010 Average Family Size	3.06
2021 Families	1,036
2021 Average Family Size	3.08
2026 Families	1,024
2026 Average Family Size	3.07
2021-2026 Annual Rate	-0.23%
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%
2021 Housing Units	1,453
Owner Occupied Housing Units	82.0%
Renter Occupied Housing Units	11.1%
Vacant Housing Units	6.8%
2026 Housing Units	1,483
Owner Occupied Housing Units	80.4%
Renter Occupied Housing Units	10.2%
Vacant Housing Units	9.4%
Median Household Income	
2021	\$80,225
2026	\$85,989
Median Home Value	
2021	\$264,852
2026	\$282,898
Per Capita Income	
2021	\$48,745
2026	\$55,874
Median Age	
2010	42.3
2021	45.7
2026	47.1

**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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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## 2021 Households by Income

Household Income Base	1,352
<\$15,000	3.1%
\$15,000 - \$24,999	4.8%
\$25,000 - \$34,999	9.5%
\$35,000 - \$49,999	11.8%
\$50,000 - \$74,999	17.8%
\$75,000 - \$99,999	12.1%
\$100,000 - \$149,999	15.2%
\$150,000 - \$199,999	6.6%
\$200,000+	19.2%
Average Household Income	\$124,814

## 2026 Households by Income

Household Income Base	1,347
<\$15,000	2.7%
\$15,000 - \$24,999	4.0%
\$25,000 - \$34,999	8.2%
\$35,000 - \$49,999	12.0%
\$50,000 - \$74,999	18.3%
\$75,000 - \$99,999	9.9%
\$100,000 - \$149,999	13.9%
\$150,000 - \$199,999	8.0%
\$200,000+	23.2%
Average Household Income	\$141,953

## 2021 Owner Occupied Housing Units by Value

Total	1,189
<\$50,000	0.2%
\$50,000 - \$99,999	4.0%
\$100,000 - \$149,999	10.8%
\$150,000 - \$199,999	14.5%
\$200,000 - \$249,999	11.3%
\$250,000 - \$299,999	31.3%
\$300,000 - \$399,999	21.3%
\$400,000 - \$499,999	4.0%
\$500,000 - \$749,999	1.9%
\$750,000 - \$999,999	0.0%
\$1,000,000 - \$1,499,999	0.8%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$267,431

## 2026 Owner Occupied Housing Units by Value

Total	1,192
<\$50,000	0.0%
\$50,000 - \$99,999	1.2%
\$100,000 - \$149,999	4.2%
\$150,000 - \$199,999	8.3%
\$200,000 - \$249,999	11.0%
\$250,000 - \$299,999	38.5%
\$300,000 - \$399,999	28.4%
\$400,000 - \$499,999	5.3%
\$500,000 - \$749,999	2.3%
\$750,000 - \$999,999	0.0%
\$1,000,000 - \$1,499,999	0.8%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$299,245

**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 2021 and 2026 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%
2021 Population by Age	
Total	3,570
0 - 4	4.6%
5 - 9	5.3%
10 - 14	6.1%
15 - 24	12.4%
25 - 34	9.9%
35 - 44	10.9%
45 - 54	14.2%
55 - 64	16.0%
65 - 74	11.8%
75 - 84	6.4%
85 +	2.5%
18 +	78.8%
2026 Population by Age	
Total	3,531
0 - 4	4.3%
5 - 9	5.4%
10 - 14	6.1%
15 - 24	10.4%
25 - 34	10.9%
35 - 44	10.2%
45 - 54	13.5%
55 - 64	16.0%
65 - 74	12.8%
75 - 84	8.0%
85 +	2.5%
18 +	80.3%
2010 Population by Sex	
Males	1,720
Females	1,770
2021 Population by Sex	
Males	1,760
Females	1,810
2026 Population by Sex	
Males	1,751
Females	1,780

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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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
2021 Population by Race/Ethnicity	
Total	3,572
White Alone	86.6%
Black Alone	3.8%
American Indian Alone	0.3%
Asian Alone	7.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.4%
Two or More Races	1.3%
Hispanic Origin	2.4%
Diversity Index	27.8
2026 Population by Race/Ethnicity	
Total	3,529
White Alone	85.0%
Black Alone	4.2%
American Indian Alone	0.3%
Asian Alone	8.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.5%
Two or More Races	1.6%
Hispanic Origin	2.9%
Diversity Index	31.0
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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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## 2021 Population 25+ by Educational Attainment

Total	2,559
Less than 9th Grade	0.8%
9th - 12th Grade, No Diploma	2.3%
High School Graduate	16.8%
GED/Alternative Credential	1.9%
Some College, No Degree	21.3%
Associate Degree	5.7%
Bachelor's Degree	29.8%
Graduate/Professional Degree	21.3%

## 2021 Population 15+ by Marital Status

Total	3,002
Never Married	23.0%
Married	63.6%
Widowed	6.3%
Divorced	7.1%

## 2021 Civilian Population 16+ in Labor Force

Civilian Population 16+	1,590
Population 16+ Employed	94.0%
Population 16+ Unemployment rate	6.0%
Population 16-24 Employed	13.5%
Population 16-24 Unemployment rate	6.5%
Population 25-54 Employed	61.8%
Population 25-54 Unemployment rate	8.1%
Population 55-64 Employed	19.0%
Population 55-64 Unemployment rate	0.4%
Population 65+ Employed	5.7%
Population 65+ Unemployment rate	0.0%

## 2021 Employed Population 16+ by Industry

Total	1,494
Agriculture/Mining	1.7%
Construction	6.9%
Manufacturing	19.7%
Wholesale Trade	3.0%
Retail Trade	4.5%
Transportation/Utilities	4.7%
Information	1.3%
Finance/Insurance/Real Estate	6.8%
Services	44.5%
Public Administration	7.0%

## 2021 Employed Population 16+ by Occupation

Total	1,497
White Collar	71.2%
Management/Business/Financial	29.4%
Professional	30.1%
Sales	6.2%
Administrative Support	5.5%
Services	10.9%
Blue Collar	17.9%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	6.9%
Installation/Maintenance/Repair	2.0%
Production	4.1%
Transportation/Material Moving	4.9%

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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%
2021 Affordability, Mortgage and Wealth	
Housing Affordability Index	140
Percent of Income for Mortgage	13.9%
Wealth Index	186
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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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Top 3 Tapestry Segments	
1.	Green Acres (6A)
2.	
3.	
2021 Consumer Spending	
Apparel & Services: Total \$	\$3,771,701
Average Spent	\$2,785.60
Spending Potential Index	131
Education: Total \$	\$3,093,004
Average Spent	\$2,284.35
Spending Potential Index	132
Entertainment/Recreation: Total \$	\$5,982,197
Average Spent	\$4,418.17
Spending Potential Index	137
Food at Home: Total \$	\$9,574,760
Average Spent	\$7,071.46
Spending Potential Index	130
Food Away from Home: Total \$	\$6,647,711
Average Spent	\$4,909.68
Spending Potential Index	129
Health Care: Total \$	\$11,793,705
Average Spent	\$8,710.27
Spending Potential Index	140
HH Furnishings & Equipment: Total \$	\$4,208,899
Average Spent	\$3,108.49
Spending Potential Index	138
Personal Care Products & Services: Total \$	\$1,628,973
Average Spent	\$1,203.08
Spending Potential Index	134
Shelter: Total \$	\$35,156,348
Average Spent	\$25,964.81
Spending Potential Index	129
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,495,013
Average Spent	\$3,319.80
Spending Potential Index	139
Travel: Total \$	\$4,795,154
Average Spent	\$3,541.47
Spending Potential Index	140
Vehicle Maintenance & Repairs: Total \$	\$2,010,064
Average Spent	\$1,484.54
Spending Potential Index	134

**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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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