



Housing Profile

Forsyth village, IL (1727091)
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 Geography: Place

Population		Households	
2010 Total Population	3,512	2023 Median Household Income	\$95,066
2020 Total Population	3,734	2028 Median Household Income	\$110,475
2023 Total Population	3,615	2023-2028 Annual Rate	3.05%
2028 Total Population	3,518		
2023-2028 Annual Rate	-0.54%		

Housing Units by Occupancy Status and Tenure	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,366	100.0%	1,429	100.0%	1,397	100.0%
Occupied	1,309	95.8%	1,356	94.9%	1,335	95.6%
Owner	1,142	83.6%	1,135	79.4%	1,134	81.2%
Renter	167	12.2%	221	15.5%	201	14.4%
Vacant	58	4.2%	73	5.1%	62	4.4%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	1,135	100.0%	1,134	100.0%
<\$50,000	1	0.1%	0	0.0%
\$50,000-\$99,999	30	2.6%	7	0.6%
\$100,000-\$149,999	129	11.4%	33	2.9%
\$150,000-\$199,999	201	17.7%	107	9.4%
\$200,000-\$249,999	167	14.7%	169	14.9%
\$250,000-\$299,999	226	19.9%	313	27.6%
\$300,000-\$399,999	337	29.7%	458	40.4%
\$400,000-\$499,999	36	3.2%	43	3.8%
\$500,000-\$749,999	8	0.7%	4	0.4%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$258,739		\$290,096	
Average Value	\$257,665		\$290,675	

Census 2010 Housing Units	Number	Percent
Total	1,366	100.0%
In Urbanized Areas	1,280	93.7%
In Urban Clusters	0	0.0%
Rural Housing Units	86	6.3%

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

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	1,142	100.0%
Owned with a Mortgage/Loan	734	64.3%
Owned Free and Clear	408	35.7%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	55	100.0%
For Rent	2	3.6%
Rented- Not Occupied	3	5.5%
For Sale Only	28	50.9%
Sold - Not Occupied	9	16.4%
Seasonal/Recreational/Occasional Use	7	12.7%
For Migrant Workers	0	0.0%
Other Vacant	6	10.9%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,309	1,141	87.2%
15-24	21	3	14.3%
25-34	132	88	66.7%
35-44	241	217	90.0%
45-54	297	271	91.2%
55-64	238	222	93.3%
65-74	190	180	94.7%
75-84	131	111	84.7%
85+	59	49	83.1%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,310	1,143	87.3%
White Alone	1,198	1,050	87.6%
Black/African American Alone	35	25	71.4%
American Indian/Alaska Native	3	2	66.7%
Asian Alone	62	59	95.2%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	4	1	25.0%
Two or More Races	8	6	75.0%
Hispanic Origin	21	14	66.7%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,309	1,142	87.2%
1-Person	266	191	71.8%
2-Person	507	453	89.3%
3-Person	206	186	90.3%
4-Person	201	191	95.0%
5-Person	93	87	93.5%
6-Person	24	23	95.8%
7+ Person	12	11	91.7%

2023 Housing Affordability	
Housing Affordability Index	128
Percent of Income for Mortgage	16.3%

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