



Market Profile

Forsyth village, IL (1727091)
 Forsyth village, IL (1727091)
 Geography: Place

Forsyth villa...

Population Summary	
2010 Total Population	3,512
2020 Total Population	3,734
2020 Group Quarters	69
2023 Total Population	3,615
2023 Group Quarters	69
2028 Total Population	3,518
2023-2028 Annual Rate	-0.54%
2023 Total Daytime Population	4,891
Workers	2,927
Residents	1,964
Household Summary	
2010 Households	1,308
2010 Average Household Size	2.67
2020 Total Households	1,382
2020 Average Household Size	2.65
2023 Households	1,356
2023 Average Household Size	2.62
2028 Households	1,335
2028 Average Household Size	2.58
2023-2028 Annual Rate	-0.31%
2010 Families	1,018
2010 Average Family Size	3.10
2023 Families	1,078
2023 Average Family Size	3.05
2028 Families	1,065
2028 Average Family Size	3.00
2023-2028 Annual Rate	-0.24%
Housing Unit Summary	
2000 Housing Units	1,016
Owner Occupied Housing Units	83.1%
Renter Occupied Housing Units	12.9%
Vacant Housing Units	4.0%
2010 Housing Units	1,366
Owner Occupied Housing Units	83.6%
Renter Occupied Housing Units	12.2%
Vacant Housing Units	4.2%
2020 Housing Units	1,448
Vacant Housing Units	4.6%
2023 Housing Units	1,429
Owner Occupied Housing Units	79.4%
Renter Occupied Housing Units	15.5%
Vacant Housing Units	5.1%
2028 Housing Units	1,397
Owner Occupied Housing Units	81.2%
Renter Occupied Housing Units	14.4%
Vacant Housing Units	4.4%
Median Household Income	
2023	\$95,066
2028	\$110,475
Median Home Value	
2023	\$258,739
2028	\$290,096
Per Capita Income	
2023	\$53,629
2028	\$63,911
Median Age	
2010	42.7
2023	46.2
2028	47.8

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: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2023 Households by Income

Household Income Base	1,356
<\$15,000	3.9%
\$15,000 - \$24,999	6.2%
\$25,000 - \$34,999	7.9%
\$35,000 - \$49,999	10.3%
\$50,000 - \$74,999	13.0%
\$75,000 - \$99,999	10.5%
\$100,000 - \$149,999	16.0%
\$150,000 - \$199,999	8.7%
\$200,000+	23.6%
Average Household Income	\$142,914

2028 Households by Income

Household Income Base	1,335
<\$15,000	3.1%
\$15,000 - \$24,999	4.4%
\$25,000 - \$34,999	6.4%
\$35,000 - \$49,999	9.0%
\$50,000 - \$74,999	13.0%
\$75,000 - \$99,999	9.3%
\$100,000 - \$149,999	16.9%
\$150,000 - \$199,999	9.2%
\$200,000+	28.6%
Average Household Income	\$168,358

2023 Owner Occupied Housing Units by Value

Total	1,135
<\$50,000	0.1%
\$50,000 - \$99,999	2.6%
\$100,000 - \$149,999	11.4%
\$150,000 - \$199,999	17.7%
\$200,000 - \$249,999	14.7%
\$250,000 - \$299,999	19.9%
\$300,000 - \$399,999	29.7%
\$400,000 - \$499,999	3.2%
\$500,000 - \$749,999	0.7%
\$750,000 - \$999,999	0.0%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$257,665

2028 Owner Occupied Housing Units by Value

Total	1,134
<\$50,000	0.0%
\$50,000 - \$99,999	0.6%
\$100,000 - \$149,999	2.9%
\$150,000 - \$199,999	9.4%
\$200,000 - \$249,999	14.9%
\$250,000 - \$299,999	27.6%
\$300,000 - \$399,999	40.4%
\$400,000 - \$499,999	3.8%
\$500,000 - \$749,999	0.4%
\$750,000 - \$999,999	0.0%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$290,675

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: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2010 Population by Age	
Total	3,511
0 - 4	5.1%
5 - 9	8.1%
10 - 14	8.1%
15 - 24	9.8%
25 - 34	8.5%
35 - 44	14.1%
45 - 54	16.1%
55 - 64	12.9%
65 - 74	9.1%
75 - 84	6.0%
85 +	2.3%
18 +	73.9%
2023 Population by Age	
Total	3,615
0 - 4	4.6%
5 - 9	5.4%
10 - 14	6.3%
15 - 24	12.1%
25 - 34	9.5%
35 - 44	10.8%
45 - 54	13.6%
55 - 64	15.5%
65 - 74	12.0%
75 - 84	7.3%
85 +	3.0%
18 +	78.6%
2028 Population by Age	
Total	3,518
0 - 4	4.2%
5 - 9	5.5%
10 - 14	6.3%
15 - 24	9.9%
25 - 34	10.1%
35 - 44	10.3%
45 - 54	13.6%
55 - 64	15.5%
65 - 74	13.1%
75 - 84	8.6%
85 +	3.0%
18 +	80.3%
2010 Population by Sex	
Males	1,718
Females	1,794
2023 Population by Sex	
Males	1,771
Females	1,844
2028 Population by Sex	
Males	1,738
Females	1,780

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2010 Population by Race/Ethnicity	
Total	3,512
White Alone	89.0%
Black Alone	3.0%
American Indian Alone	0.2%
Asian Alone	6.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.3%
Two or More Races	0.9%
Hispanic Origin	1.7%
Diversity Index	22.9
2020 Population by Race/Ethnicity	
Total	3,734
White Alone	81.6%
Black Alone	2.2%
American Indian Alone	0.1%
Asian Alone	10.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.8%
Two or More Races	4.4%
Hispanic Origin	2.3%
Diversity Index	35.0
2023 Population by Race/Ethnicity	
Total	3,615
White Alone	81.5%
Black Alone	2.5%
American Indian Alone	0.1%
Asian Alone	10.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.8%
Two or More Races	4.7%
Hispanic Origin	2.2%
Diversity Index	35.2
2010 Population by Race/Ethnicity	
Total	3,518
White Alone	79.2%
Black Alone	2.8%
American Indian Alone	0.2%
Asian Alone	11.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.8%
Two or More Races	5.3%
Hispanic Origin	2.6%
Diversity Index	38.7
2010 Population by Relationship and Household Type	
Total	3,512
In Households	99.6%
In Family Households	90.3%
Householder	29.8%
Spouse	27.2%
Child	31.2%
Other relative	1.5%
Nonrelative	0.5%
In Nonfamily Households	9.3%
In Group Quarters	0.4%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.4%

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: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2023 Population 25+ by Educational Attainment	
Total	2,588
Less than 9th Grade	0.8%
9th - 12th Grade, No Diploma	0.5%
High School Graduate	13.6%
GED/Alternative Credential	1.5%
Some College, No Degree	17.2%
Associate Degree	9.4%
Bachelor's Degree	36.4%
Graduate/Professional Degree	20.7%
2023 Population 15+ by Marital Status	
Total	3,026
Never Married	18.8%
Married	72.8%
Widowed	4.6%
Divorced	3.8%
2023 Civilian Population 16+ in Labor Force	
Civilian Population 16+	1,729
Population 16+ Employed	96.5%
Population 16+ Unemployment rate	3.5%
Population 16-24 Employed	13.9%
Population 16-24 Unemployment rate	7.9%
Population 25-54 Employed	54.9%
Population 25-54 Unemployment rate	4.3%
Population 55-64 Employed	22.1%
Population 55-64 Unemployment rate	0.0%
Population 65+ Employed	9.1%
Population 65+ Unemployment rate	0.0%
2023 Employed Population 16+ by Industry	
Total	1,668
Agriculture/Mining	4.6%
Construction	0.4%
Manufacturing	22.7%
Wholesale Trade	3.0%
Retail Trade	9.9%
Transportation/Utilities	5.4%
Information	1.2%
Finance/Insurance/Real Estate	4.4%
Services	47.5%
Public Administration	0.8%
2023 Employed Population 16+ by Occupation	
Total	1,668
White Collar	77.1%
Management/Business/Financial	28.0%
Professional	33.4%
Sales	7.0%
Administrative Support	8.8%
Services	7.2%
Blue Collar	15.7%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	0.0%
Installation/Maintenance/Repair	4.0%
Production	6.0%
Transportation/Material Moving	5.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 11, 2023

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2010 Households by Type	
Total	1,309
Households with 1 Person	20.3%
Households with 2+ People	79.7%
Family Households	77.8%
Husband-wife Families	71.0%
With Related Children	30.8%
Other Family (No Spouse Present)	6.7%
Other Family with Male Householder	1.5%
With Related Children	1.0%
Other Family with Female Householder	5.2%
With Related Children	4.0%
Nonfamily Households	1.9%
All Households with Children	35.9%
Multigenerational Households	2.1%
Unmarried Partner Households	2.0%
Male-female	1.8%
Same-sex	0.2%
2010 Households by Size	
Total	1,309
1 Person Household	20.3%
2 Person Household	38.7%
3 Person Household	15.7%
4 Person Household	15.4%
5 Person Household	7.1%
6 Person Household	1.8%
7 + Person Household	0.9%
2010 Households by Tenure and Mortgage Status	
Total	1,309
Owner Occupied	87.2%
Owned with a Mortgage/Loan	56.1%
Owned Free and Clear	31.2%
Renter Occupied	12.8%
2023 Affordability, Mortgage and Wealth	
Housing Affordability Index	128
Percent of Income for Mortgage	16.3%
Wealth Index	162
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	1,366
Housing Units Inside Urbanized Area	93.7%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	6.3%
2010 Population By Urban/ Rural Status	
Total Population	3,512
Population Inside Urbanized Area	94.6%
Population Inside Urbanized Cluster	0.0%
Rural Population	5.4%

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: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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Top 3 Tapestry Segments	
1.	Green Acres (6A)
2.	
3.	
2023 Consumer Spending	
Apparel & Services: Total \$	\$3,814,202
Average Spent	\$2,812.83
Spending Potential Index	128
Education: Total \$	\$3,306,275
Average Spent	\$2,438.26
Spending Potential Index	136
Entertainment/Recreation: Total \$	\$6,907,113
Average Spent	\$5,093.74
Spending Potential Index	135
Food at Home: Total \$	\$11,777,284
Average Spent	\$8,685.31
Spending Potential Index	128
Food Away from Home: Total \$	\$6,452,090
Average Spent	\$4,758.18
Spending Potential Index	128
Health Care: Total \$	\$13,741,941
Average Spent	\$10,134.17
Spending Potential Index	138
HH Furnishings & Equipment: Total \$	\$5,317,829
Average Spent	\$3,921.70
Spending Potential Index	133
Personal Care Products & Services: Total \$	\$1,711,566
Average Spent	\$1,262.22
Spending Potential Index	132
Shelter: Total \$	\$43,018,587
Average Spent	\$31,724.62
Spending Potential Index	128
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,031,563
Average Spent	\$4,448.06
Spending Potential Index	142
Travel: Total \$	\$4,187,444
Average Spent	\$3,088.09
Spending Potential Index	137
Vehicle Maintenance & Repairs: Total \$	\$2,322,784
Average Spent	\$1,712.97
Spending Potential Index	131

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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.