



Housing Profile

Forsyth village, IL (1727091)
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 Geography: Place

Population		Households	
2010 Total Population	3,490	2021 Median Household Income	\$80,225
2021 Total Population	3,571	2026 Median Household Income	\$85,989
2026 Total Population	3,530	2021-2026 Annual Rate	1.40%
2021-2026 Annual Rate	-0.23%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,354	100.0%	1,453	100.0%	1,483	100.0%
Occupied	1,295	95.6%	1,353	93.1%	1,344	90.6%
Owner	1,202	88.8%	1,191	82.0%	1,193	80.4%
Renter	93	6.9%	162	11.1%	151	10.2%
Vacant	59	4.4%	99	6.8%	139	9.4%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	1,189	100.0%	1,192	100.0%
<\$50,000	2	0.2%	0	0.0%
\$50,000-\$99,999	48	4.0%	14	1.2%
\$100,000-\$149,999	128	10.8%	50	4.2%
\$150,000-\$199,999	172	14.5%	99	8.3%
\$200,000-\$249,999	134	11.3%	131	11.0%
\$250,000-\$299,999	372	31.3%	459	38.5%
\$300,000-\$399,999	253	21.3%	339	28.4%
\$400,000-\$499,999	48	4.0%	63	5.3%
\$500,000-\$749,999	23	1.9%	27	2.3%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000-\$1,499,999	9	0.8%	10	0.8%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$264,852	\$282,898
Average Value	\$267,431	\$299,245

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 2021 and 2026.



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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%

2021 Housing Affordability	
Housing Affordability Index	140
Percent of Income for Mortgage	13.9%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.