



# Housing Profile

Forsyth village, IL (1727091)  
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 Geography: Place

Population		Households	
2010 Total Population	3,512	2022 Median Household Income	\$92,170
2020 Total Population	3,734	2027 Median Household Income	\$97,361
2022 Total Population	3,627	2022-2027 Annual Rate	1.10%
2027 Total Population	3,490		
2022-2027 Annual Rate	-0.77%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,366	100.0%	1,432	100.0%	1,391	100.0%
Occupied	1,309	95.8%	1,353	94.5%	1,313	94.4%
Owner	1,142	83.6%	1,132	79.1%	1,109	79.7%
Renter	167	12.2%	221	15.4%	204	14.7%
Vacant	58	4.2%	79	5.5%	79	5.7%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	1,132	100.0%	1,109	100.0%
<\$50,000	0	0.0%	0	0.0%
\$50,000-\$99,999	27	2.4%	7	0.6%
\$100,000-\$149,999	72	6.4%	23	2.1%
\$150,000-\$199,999	149	13.2%	61	5.5%
\$200,000-\$249,999	116	10.2%	89	8.0%
\$250,000-\$299,999	434	38.3%	535	48.2%
\$300,000-\$399,999	237	20.9%	292	26.3%
\$400,000-\$499,999	59	5.2%	63	5.7%
\$500,000-\$749,999	34	3.0%	39	3.5%
\$750,000-\$999,999	2	0.2%	0	0.0%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	2	0.2%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$273,272	\$285,000
Average Value	\$281,405	\$303,111

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 2022 and 2027. 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%

2022 Housing Affordability	
Housing Affordability Index	133
Percent of Income for Mortgage	15.6%

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