Housing Profile

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

Population		Households	
2020 Total Population	3,734	2025 Median Household Income	$115,900
2025 Total Population	3,510	2030 Median Household Income	$142,377
2030 Total Population	3,378	2025-2030 Annual Rate	4.20%
2025-2030 Annual Rate	-0.76%		

	Census 2020		2025		2030	
Housing Units by Occupancy Status and Tenure	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Total Housing Units	1,448	100.0%	1,427	100.0%	1,391	100.0%
Occupied	1,382	95.4%	1,357	95.1%	1,335	96.0%
Owner	1,218	84.1%	1,152	80.7%	1,160	83.4%
Renter	164	11.3%	205	14.4%	175	12.6%
Vacant	66	4.6%	70	4.9%	56	4.0%

	2025		2030	
Owner Occupied Housing Units by Value	**Number**	**Percent**	**Number**	**Percent**
Total	1,152	100.0%	1,160	100.0%
<$50,000	9	0.8%	12	1.0%
$50,000-$99,999	30	2.6%	9	0.8%
$100,000-$149,999	78	6.8%	31	2.7%
$150,000-$199,999	118	10.2%	63	5.4%
$200,000-$249,999	123	10.7%	86	7.4%
$250,000-$299,999	218	18.9%	218	18.8%
$300,000-$399,999	182	15.8%	180	15.5%
$400,000-$499,999	253	22.0%	345	29.7%
$500,000-$749,999	141	12.2%	216	18.6%
$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	$300,000		$389,444	
Average Value	$335,957		$386,784	

Census 2020 Housing Units	**Number**	**Percent**
Total	1,448	100.0%
Housing Units In Urbanized Areas	1,352	93.4%
Rural Housing Units	96	6.6%

Census 2020 Owner Occupied Housing Units by Mortgage Status	**Number**	**Percent**
Total	1,218	100.0%
Owned with a Mortgage/Loan	763	62.6%
Owned Free and Clear	455	37.4%

Data Note: Persons of Hispanic Origin may be of any race.
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

February 19, 2026

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Housing Profile

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Geography: Place

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	66	100.0%
For Rent	11	16.7%
Rented- Not Occupied	4	6.1%
For Sale Only	24	36.4%
Sold - Not Occupied	0	0.0%
Seasonal/Recreational/Occasional Use	12	18.2%
For Migrant Workers	0	0.0%
Other Vacant	15	22.7%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	1,382	1,218	88.1%
15-24	19	9	47.4%
25-34	111	90	81.1%
35-44	280	254	90.7%
45-54	235	216	91.9%
55-59	118	110	93.2%
60-64	155	141	91.0%
65-74	209	194	92.8%
75-84	168	146	86.9%
85+	87	58	66.7%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	1,382	1,218	88.1%
White Alone	1,193	1,050	88.0%
Black/African American Alone	28	23	82.1%
American Indian/Alaska Native	4	4	100.0%
Asian Alone	106	96	90.6%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	7	7	100.0%
Two or More Races	44	38	86.4%
Hispanic Origin	19	18	94.7%

Census 2020 Occupied Housing Units by Size and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	1,382	1,218	88.1%
1-Person	281	204	72.6%
2-Person	505	458	90.7%
3-Person	200	190	95.0%
4-Person	246	233	94.7%
5-Person	102	94	92.2%
6-Person	36	31	86.1%
7+ Person	12	8	66.7%

2025 Housing Affordability	
Housing Affordability Index	125
Percent of Income for Mortgage	16.2%

Data Note: Persons of Hispanic Origin may be of any race.
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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