Market Profile

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

	Forsyth villa...
Population Summary	
2010 Total Population	3,496
2020 Total Population	3,734
2020 Group Quarters	69
2025 Total Population	3,510
2025 Group Quarters	69
2030 Total Population	3,378
2025-2030 Annual Rate	-0.76%
2025 Total Daytime Population	4,528
Workers	2,541
Residents	1,987
Household Summary	
2010 Households	1,297
2010 Average Household Size	2.68
2020 Total Households	1,382
2020 Average Household Size	2.65
2025 Households	1,357
2025 Average Household Size	2.54
2030 Households	1,335
2030 Average Household Size	2.48
2025-2030 Annual Rate	-0.33%
2010 Families	1,042
2010 Average Family Size	3.06
2025 Families	1,006
2025 Average Family Size	3.03
2030 Families	963
2030 Average Family Size	3.01
2025-2030 Annual Rate	-0.87%
Housing Unit Summary	
2000 Housing Units	948
Owner Occupied Housing Units	90.4%
Renter Occupied Housing Units	5.6%
Vacant Housing Units	4.0%
2010 Housing Units	1,356
Owner Occupied Housing Units	88.9%
Renter Occupied Housing Units	6.8%
Vacant Housing Units	4.4%
2020 Housing Units	1,448
Owner Occupied Housing Units	84.1%
Renter Occupied Housing Units	11.3%
Vacant Housing Units	4.6%
2025 Housing Units	1,427
Owner Occupied Housing Units	80.7%
Renter Occupied Housing Units	14.4%
Vacant Housing Units	4.9%
2030 Housing Units	1,391
Owner Occupied Housing Units	83.4%
Renter Occupied Housing Units	12.6%
Vacant Housing Units	4.0%

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 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	Forsyth villa...
2025 Households by Income	
Household Income Base	1,357
<$15,000	2.0%
$15,000 - $24,999	5.5%
$25,000 - $34,999	5.6%
$35,000 - $49,999	7.8%
$50,000 - $74,999	14.8%
$75,000 - $99,999	9.1%
$100,000 - $149,999	12.5%
$150,000 - $199,999	12.1%
$200,000+	30.6%
Average Household Income	$151,808
2030 Households by Income	
Household Income Base	1,335
<$15,000	1.4%
$15,000 - $24,999	4.4%
$25,000 - $34,999	4.4%
$35,000 - $49,999	6.5%
$50,000 - $74,999	13.6%
$75,000 - $99,999	8.4%
$100,000 - $149,999	12.6%
$150,000 - $199,999	12.0%
$200,000+	36.6%
Average Household Income	$167,666
2025 Owner Occupied Housing Units by Value	
Total	1,152
<$50,000	0.8%
$50,000 - $99,999	2.6%
$100,000 - $149,999	6.8%
$150,000 - $199,999	10.2%
$200,000 - $249,999	10.7%
$250,000 - $299,999	18.9%
$300,000 - $399,999	15.8%
$400,000 - $499,999	22.0%
$500,000 - $749,999	12.2%
$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	$335,957
2030 Owner Occupied Housing Units by Value	
Total	1,160
<$50,000	1.0%
$50,000 - $99,999	0.8%
$100,000 - $149,999	2.7%
$150,000 - $199,999	5.4%
$200,000 - $249,999	7.4%
$250,000 - $299,999	18.8%
$300,000 - $399,999	15.5%
$400,000 - $499,999	29.7%
$500,000 - $749,999	18.6%
$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	$386,784

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 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	Forsyth villa...
Median Household Income	
2025	$115,900
2030	$142,377
Median Home Value	
2025	$300,000
2030	$389,444
Per Capita Income	
2025	$58,787
2030	$66,362
Median Age	
2010	42.3
2020	43.5
2025	44.2
2030	45.1
2020 Population by Age	
Total	3,734
0 - 4	5.8%
5 - 9	7.2%
10 - 14	7.1%
15 - 24	10.7%
25 - 34	7.2%
35 - 44	14.0%
45 - 54	12.4%
55 - 64	13.3%
65 - 74	11.2%
75 - 84	7.3%
85 +	3.8%
18 +	75.1%
2025 Population by Age	
Total	3,510
0 - 4	5.6%
5 - 9	7.1%
10 - 14	7.4%
15 - 24	11.0%
25 - 34	8.1%
35 - 44	11.9%
45 - 54	13.1%
55 - 64	12.2%
65 - 74	11.0%
75 - 84	8.7%
85 +	3.8%
18 +	75.6%
2030 Population by Age	
Total	3,378
0 - 4	5.4%
5 - 9	6.4%
10 - 14	7.4%
15 - 24	11.5%
25 - 34	10.0%
35 - 44	9.1%
45 - 54	14.7%
55 - 64	11.3%
65 - 74	11.7%
75 - 84	8.6%
85 +	4.0%
18 +	76.1%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	Forsyth villa...
2020 Population by Sex	
Males	1,793
Females	1,941
2025 Population by Sex	
Males	1,700
Females	1,810
2030 Population by Sex	
Males	1,664
Females	1,714
2010 Population by Race/Ethnicity	
Total	3,496
White Alone	88.4%
Black Alone	2.9%
American Indian Alone	0.2%
Asian Alone	7.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.3%
Two or More Races	0.9%
Hispanic Origin	1.7%
Diversity Index	23.8
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
2025 Population by Race/Ethnicity	
Total	3,510
White Alone	79.7%
Black Alone	2.6%
American Indian Alone	0.2%
Asian Alone	11.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.9%
Two or More Races	5.1%
Hispanic Origin	2.7%
Diversity Index	38.2
2030 Population by Race/Ethnicity	
Total	3,378
White Alone	78.0%
Black Alone	2.9%
American Indian Alone	0.2%
Asian Alone	12.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.0%
Two or More Races	5.4%
Hispanic Origin	2.9%
Diversity Index	40.7

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 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	Forsyth villa...
2020 Population by Relationship and Household Type	
Total	3,734
In Households	98.2%
Householder	37.0%
Opposite-Sex Spouse	25.7%
Same-Sex Spouse	0.1%
Opposite-Sex Unmarried Partner	0.9%
Same-Sex Unmarried Partner	0.1%
Biological Child	28.5%
Adopted Child	1.4%
Stepchild	1.4%
Grandchild	0.5%
Brother or Sister	0.2%
Parent	1.1%
Parent-in-law	0.2%
Son-in-law or Daughter-in-law	0.1%
Other Relatives	0.2%
Foster Child	0.1%
Other Nonrelatives	0.7%
In Group Quarters	1.8%
Institutionalized	1.7%
Noninstitutionalized	0.2%
2025 Population 25+ by Educational Attainment	
Total	2,418
Less than 9th Grade	0.9%
9th - 12th Grade, No Diploma	0.8%
High School Graduate	13.1%
GED/Alternative Credential	1.4%
Some College, No Degree	14.5%
Associate Degree	9.0%
Bachelor's Degree	38.4%
Graduate/Professional Degree	22.0%
2025 Population 15+ by Marital Status	
Total	2,803
Never Married	15.0%
Married	75.5%
Widowed	5.3%
Divorced	4.2%
2025 Civilian Population 16+ in Labor Force	
Civilian Population 16+	1,586
Population 16+ Employed	96.9%
Population 16+ Unemployment rate	3.1%
Population 16-24 Employed	12.6%
Population 16-24 Unemployment rate	7.2%
Population 25-54 Employed	59.8%
Population 25-54 Unemployment rate	3.6%
Population 55-64 Employed	19.4%
Population 55-64 Unemployment rate	0.0%
Population 65+ Employed	8.2%
Population 65+ Unemployment rate	0.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	Forsyth villa...
2025 Employed Population 16+ by Industry	
Total	1,537
Agriculture/Mining	4.6%
Construction	0.5%
Manufacturing	21.9%
Wholesale Trade	3.2%
Retail Trade	10.4%
Transportation/Utilities	4.9%
Information	0.8%
Finance/Insurance/Real Estate	4.3%
Services	48.9%
Public Administration	0.7%
2025 Employed Population 16+ by Occupation	
Total	1,537
White Collar	76.6%
Management/Business/Financial	29.2%
Professional	32.4%
Sales	6.7%
Administrative Support	8.3%
Services	7.0%
Blue Collar	16.4%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	0.0%
Installation/Maintenance/Repair	4.2%
Production	5.7%
Transportation/Material Moving	6.4%
2020 Households by Type	
Total	1,382
Married Couple Households	69.5%
With Own Children <18	29.4%
Without Own Children <18	40.2%
Cohabitating Couple Households	2.5%
With Own Children <18	1.2%
Without Own Children <18	1.2%
Male Householder, No Spouse/Partner	9.6%
Living Alone	7.2%
65 Years and over	3.2%
With Own Children <18	1.1%
Without Own Children <18, With Relatives	0.8%
No Relatives Present	0.5%
Female Householder, No Spouse/Partner	18.5%
Living Alone	13.2%
65 Years and over	10.1%
With Own Children <18	2.4%
Without Own Children <18, With Relatives	2.4%
No Relatives Present	0.5%
2020 Households by Size	
Total	1,382
1 Person Household	20.3%
2 Person Household	36.5%
3 Person Household	14.5%
4 Person Household	17.8%
5 Person Household	7.4%
6 Person Household	2.6%
7 + Person Household	0.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Market Profile

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

	Forsyth villa...
2020 Households by Tenure and Mortgage Status	
Total	1,382
Owner Occupied	88.1%
Owned with a Mortgage/Loan	55.2%
Owned Free and Clear	32.9%
Renter Occupied	11.9%
2025 Affordability, Mortgage and Wealth	
Housing Affordability Index	125
Percent of Income for Mortgage	16.2%
Wealth Index	164
2020 Housing Units By Urban/ Rural Status	
Total	1,448
Urban Housing Units	93.4%
Rural Housing Units	6.6%
2020 Population By Urban/ Rural Status	
Total	3,734
Urban Population	93.4%
Rural Population	6.6%

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 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	Forsyth villa...
Top 3 Tapestry Segments	
1.	Loyal Locals (K3)
2.	Savvy Suburbanites (L1)
3.	
2025 Consumer Spending	
Apparel & Services: Total $	$4,154,523
Average Spent	$3,061.55
Spending Potential Index	125
Education: Total $	$3,360,104
Average Spent	$2,476.13
Spending Potential Index	139
Entertainment/Recreation: Total $	$7,428,818
Average Spent	$5,474.44
Spending Potential Index	133
Food at Home: Total $	$12,922,696
Average Spent	$9,522.99
Spending Potential Index	128
Food Away from Home: Total $	$6,908,750
Average Spent	$5,091.19
Spending Potential Index	123
Health Care: Total $	$14,493,472
Average Spent	$10,680.52
Spending Potential Index	138
HH Furnishings & Equipment: Total $	$5,224,763
Average Spent	$3,850.23
Spending Potential Index	132
Personal Care Products & Services: Total $	$1,813,569
Average Spent	$1,336.45
Spending Potential Index	127
Shelter: Total $	$44,894,387
Average Spent	$33,083.56
Spending Potential Index	124
Support Payments/Cash Contributions/Gifts in Kind: Total $	$6,173,672
Average Spent	$4,549.50
Spending Potential Index	138
Travel: Total $	$6,570,753
Average Spent	$4,842.12
Spending Potential Index	134
Vehicle Maintenance & Repairs: Total $	$2,368,560
Average Spent	$1,745.44
Spending Potential Index	129

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 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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