

Forsyth 62535

ZIP code · IL · Illinois · Macon County · Forsyth

BALANCED MARKET

\$320K

MEDIAN SALE PRICE

-7.3%

1-YR CHANGE

57

SALES (12 MO)

\$271K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



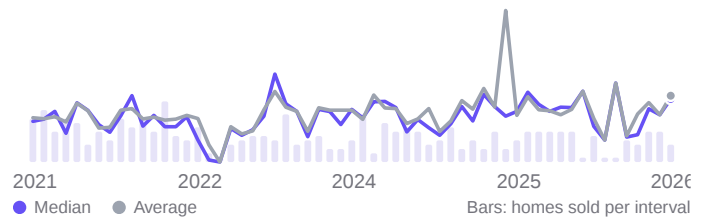
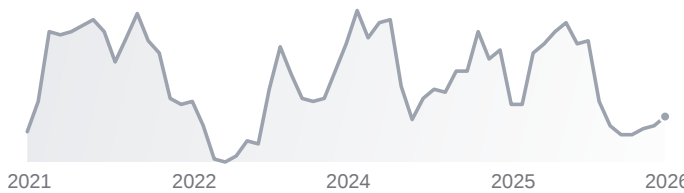
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$365K · Average \$382K

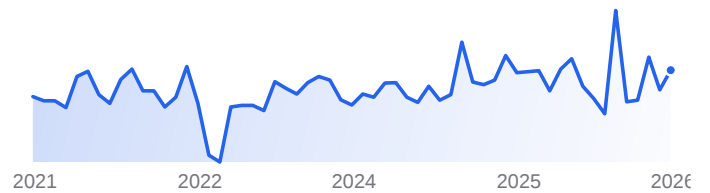
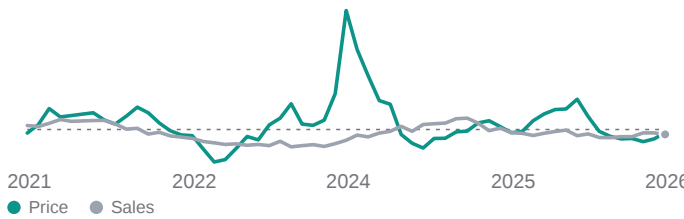


Growth (year over year)

Price -7.3% · Sales -10.9%

Price per square foot

\$196/ft²

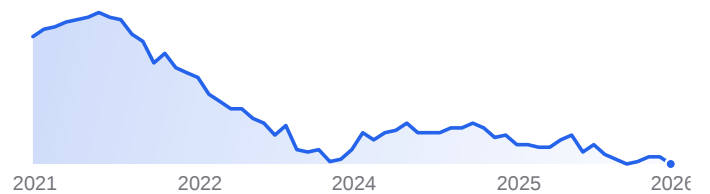


Sale premium vs estimated value

+25.9%

Annual turnover (share of homes sold)

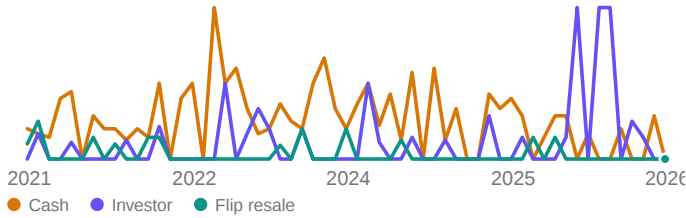
4.2%



BUYERS & OUTCOMES

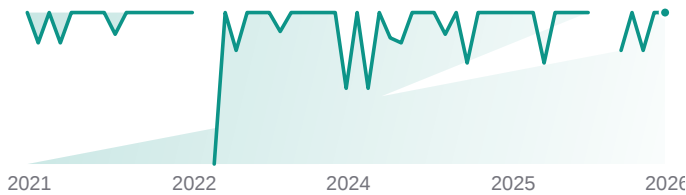
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



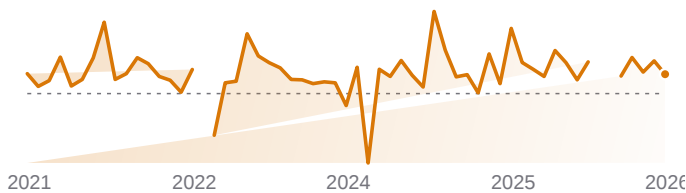
Sellers who sold at a gain

100%

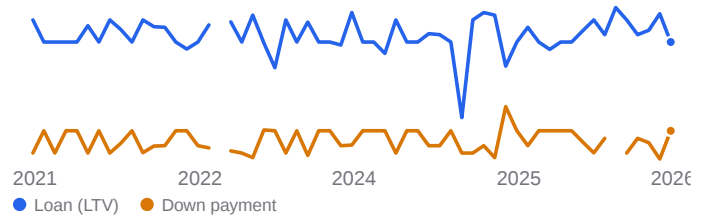


Median annualized return at resale

+3.8%

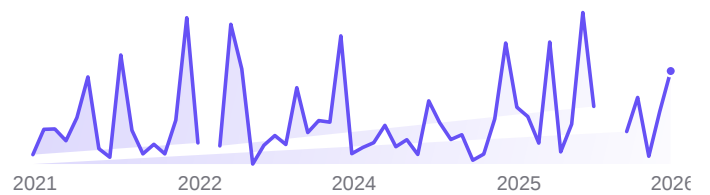


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



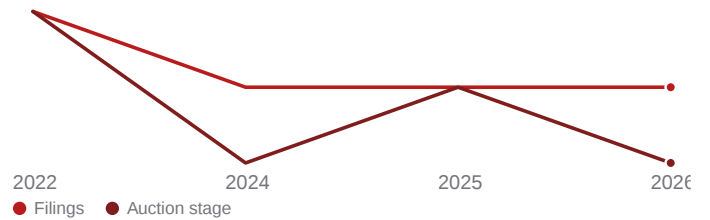
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,361
Median value (AVM)	\$271K
Median size	1,663 ft²
Median year built	1993
Single family	98%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	4.0%
Owner occupied	94%
Company owned	8.5%
Median loan-to-value	56%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	507
Density	164 / mi²
Median household income	\$123K
Average household income	\$168K
Crime index (US avg 100)	17
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	50
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	8.3%
Unemployment	1.9%
Average temp	53°F
Annual precip	39 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.