



# Executive Summary

10865 N US Highway 301, Oxford, Florida, 34484  
Drive Time: 10, 20, 30 minute radii

Prepared by Esri  
Latitude: 28.91446  
Longitude: -82.03627

	10 minutes	20 minutes	30 minutes
<b>Population</b>			
2000 Population	8,844	82,669	208,907
2010 Population	20,485	139,723	300,283
2021 Population	23,988	194,794	377,728
2026 Population	28,642	224,386	420,593
2000-2010 Annual Rate	8.76%	5.39%	3.69%
2010-2021 Annual Rate	1.41%	3.00%	2.06%
2021-2026 Annual Rate	3.61%	2.87%	2.17%
2021 Male Population	48.5%	48.1%	48.6%
2021 Female Population	51.5%	51.9%	51.4%
2021 Median Age	65.5	63.8	57.7

In the identified area, the current year population is 377,728. In 2010, the Census count in the area was 300,283. The rate of change since 2010 was 2.06% annually. The five-year projection for the population in the area is 420,593 representing a change of 2.17% annually from 2021 to 2026. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 65.5, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	85.1%	87.5%	81.6%
2021 Black Alone	10.3%	7.1%	10.9%
2021 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2021 Asian Alone	1.4%	1.3%	1.6%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	1.8%	2.0%	3.0%
2021 Two or More Races	1.1%	1.7%	2.4%
2021 Hispanic Origin (Any Race)	6.8%	8.0%	12.1%

Persons of Hispanic origin represent 12.1% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.6 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	121	103	91
2000 Households	3,510	36,111	88,044
2010 Households	9,690	67,910	131,529
2021 Total Households	11,694	93,372	166,309
2026 Total Households	14,018	107,575	185,853
2000-2010 Annual Rate	10.69%	6.52%	4.10%
2010-2021 Annual Rate	1.68%	2.87%	2.11%
2021-2026 Annual Rate	3.69%	2.87%	2.25%
2021 Average Household Size	2.05	2.08	2.23

The household count in this area has changed from 131,529 in 2010 to 166,309 in the current year, a change of 2.11% annually. The five-year projection of households is 185,853, a change of 2.25% annually from the current year total. Average household size is currently 2.23, compared to 2.22 in the year 2010. The number of families in the current year is 112,696 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	20.3%	19.6%	18.6%
<b>Median Household Income</b>			
2021 Median Household Income	\$61,193	\$57,132	\$54,342
2026 Median Household Income	\$66,905	\$62,638	\$59,459
2021-2026 Annual Rate	1.80%	1.86%	1.82%
<b>Average Household Income</b>			
2021 Average Household Income	\$82,678	\$76,583	\$72,986
2026 Average Household Income	\$92,218	\$86,913	\$82,910
2021-2026 Annual Rate	2.21%	2.56%	2.58%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$42,098	\$36,836	\$32,284
2026 Per Capita Income	\$47,102	\$41,824	\$36,782
2021-2026 Annual Rate	2.27%	2.57%	2.64%

### Households by Income

Current median household income is \$54,342 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$59,459 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$72,986 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$82,910 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$32,284 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,782 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	115	117	124
2000 Total Housing Units	4,221	41,594	101,291
2000 Owner Occupied Housing Units	2,848	31,727	72,689
2000 Renter Occupied Housing Units	662	4,384	15,355
2000 Vacant Housing Units	711	5,483	13,247
2010 Total Housing Units	12,774	83,322	160,058
2010 Owner Occupied Housing Units	8,592	59,391	107,243
2010 Renter Occupied Housing Units	1,098	8,519	24,286
2010 Vacant Housing Units	3,084	15,412	28,529
2021 Total Housing Units	15,326	117,083	205,332
2021 Owner Occupied Housing Units	10,539	82,759	135,869
2021 Renter Occupied Housing Units	1,155	10,613	30,440
2021 Vacant Housing Units	3,632	23,711	39,023
2026 Total Housing Units	18,366	135,201	229,977
2026 Owner Occupied Housing Units	12,609	95,989	154,053
2026 Renter Occupied Housing Units	1,409	11,586	31,800
2026 Vacant Housing Units	4,348	27,626	44,124

Currently, 66.2% of the 205,332 housing units in the area are owner occupied; 14.8%, renter occupied; and 19.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 160,058 housing units in the area - 67.0% owner occupied, 15.2% renter occupied, and 17.8% vacant. The annual rate of change in housing units since 2010 is 11.71%. Median home value in the area is \$241,471, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.60% annually to \$274,573.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.