



Executive Summary

N C 470 Lake Panasoffkee, FL 33538
 4401-4499 CR-470, Lake Panasoffkee, Florida, 33538
 Drive Time: 10, 20, 30 minute radii

Prepared by Esri
 Latitude: 28.82112
 Longitude: -82.17671

	10 minutes	20 minutes	30 minutes
Population			
2000 Population	3,980	32,702	132,456
2010 Population	4,165	41,567	198,042
2021 Population	4,581	45,369	257,875
2026 Population	5,161	50,278	291,683
2000-2010 Annual Rate	0.46%	2.43%	4.10%
2010-2021 Annual Rate	0.85%	0.78%	2.37%
2021-2026 Annual Rate	2.41%	2.08%	2.49%
2021 Male Population	49.1%	53.3%	49.3%
2021 Female Population	50.9%	46.7%	50.7%
2021 Median Age	56.5	49.9	58.2

In the identified area, the current year population is 257,875. In 2010, the Census count in the area was 198,042. The rate of change since 2010 was 2.37% annually. The five-year projection for the population in the area is 291,683 representing a change of 2.49% annually from 2021 to 2026. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 56.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	89.7%	79.3%	83.1%
2021 Black Alone	5.3%	13.2%	9.8%
2021 American Indian/Alaska Native Alone	0.4%	0.6%	0.5%
2021 Asian Alone	1.7%	1.3%	1.4%
2021 Pacific Islander Alone	0.0%	0.0%	0.1%
2021 Other Race	1.2%	3.2%	2.8%
2021 Two or More Races	1.7%	2.4%	2.3%
2021 Hispanic Origin (Any Race)	3.8%	12.4%	11.5%

Persons of Hispanic origin represent 11.5% 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 44.1 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	49	61	95
2000 Households	1,862	14,506	54,492
2010 Households	1,844	15,310	86,333
2021 Total Households	2,118	17,995	114,510
2026 Total Households	2,410	20,232	130,322
2000-2010 Annual Rate	-0.10%	0.54%	4.71%
2010-2021 Annual Rate	1.24%	1.45%	2.54%
2021-2026 Annual Rate	2.62%	2.37%	2.62%
2021 Average Household Size	2.16	2.20	2.19

The household count in this area has changed from 86,333 in 2010 to 114,510 in the current year, a change of 2.54% annually. The five-year projection of households is 130,322, a change of 2.62% annually from the current year total. Average household size is currently 2.19, compared to 2.20 in the year 2010. The number of families in the current year is 77,894 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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Mortgage Income			
2021 Percent of Income for Mortgage	17.4%	18.6%	19.2%
Median Household Income			
2021 Median Household Income	\$39,762	\$43,695	\$54,471
2026 Median Household Income	\$44,064	\$51,713	\$59,885
2021-2026 Annual Rate	2.08%	3.43%	1.91%
Average Household Income			
2021 Average Household Income	\$52,456	\$59,193	\$73,872
2026 Average Household Income	\$59,744	\$68,663	\$84,387
2021-2026 Annual Rate	2.64%	3.01%	2.70%
Per Capita Income			
2021 Per Capita Income	\$24,112	\$24,608	\$32,998
2026 Per Capita Income	\$27,708	\$28,792	\$37,887
2021-2026 Annual Rate	2.82%	3.19%	2.80%

Households by Income

Current median household income is \$54,471 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$59,885 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$73,872 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$84,387 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$32,998 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$37,887 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	138	129	121
2000 Total Housing Units	2,608	17,536	64,484
2000 Owner Occupied Housing Units	1,560	11,791	45,059
2000 Renter Occupied Housing Units	301	2,715	9,433
2000 Vacant Housing Units	747	3,030	9,992
2010 Total Housing Units	2,473	19,305	107,589
2010 Owner Occupied Housing Units	1,469	11,735	71,730
2010 Renter Occupied Housing Units	375	3,574	14,603
2010 Vacant Housing Units	629	3,995	21,256
2021 Total Housing Units	2,951	23,024	144,993
2021 Owner Occupied Housing Units	1,608	13,943	97,014
2021 Renter Occupied Housing Units	510	4,052	17,496
2021 Vacant Housing Units	833	5,029	30,483
2026 Total Housing Units	3,361	25,912	165,343
2026 Owner Occupied Housing Units	1,848	15,830	111,997
2026 Renter Occupied Housing Units	562	4,403	18,324
2026 Vacant Housing Units	951	5,680	35,021

Currently, 66.9% of the 144,993 housing units in the area are owner occupied; 12.1%, renter occupied; and 21.0% 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 107,589 housing units in the area - 66.7% owner occupied, 13.6% renter occupied, and 19.8% vacant. The annual rate of change in housing units since 2010 is 14.18%. Median home value in the area is \$249,622, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.48% annually to \$282,194.

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.