



Executive Summary

40284 CR-25, Lady Lake, Florida, 32159
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 28.93551
 Longitude: -81.92692

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	7,410	33,225	55,839
2010 Population	8,511	39,041	87,359
2021 Population	9,976	43,001	98,906
2026 Population	10,620	46,543	108,243
2000-2010 Annual Rate	1.39%	1.63%	4.58%
2010-2021 Annual Rate	1.42%	0.86%	1.11%
2021-2026 Annual Rate	1.26%	1.60%	1.82%
2021 Male Population	45.6%	47.1%	47.4%
2021 Female Population	54.4%	52.9%	52.6%
2021 Median Age	69.3	68.5	67.3

In the identified area, the current year population is 98,906. In 2010, the Census count in the area was 87,359. The rate of change since 2010 was 1.11% annually. The five-year projection for the population in the area is 108,243 representing a change of 1.82% annually from 2021 to 2026. Currently, the population is 47.4% male and 52.6% female.

Median Age

The median age in this area is 69.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	92.4%	90.9%	88.3%
2021 Black Alone	3.8%	4.5%	6.9%
2021 American Indian/Alaska Native Alone	0.2%	0.3%	0.2%
2021 Asian Alone	1.1%	1.3%	1.5%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	1.2%	1.5%	1.6%
2021 Two or More Races	1.3%	1.4%	1.5%
2021 Hispanic Origin (Any Race)	4.9%	5.5%	5.9%

Persons of Hispanic origin represent 5.9% 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 30.2 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	69	80	96
2000 Households	3,843	16,180	25,973
2010 Households	4,534	19,818	43,585
2021 Total Households	5,265	22,020	49,487
2026 Total Households	5,585	23,854	54,276
2000-2010 Annual Rate	1.67%	2.05%	5.31%
2010-2021 Annual Rate	1.34%	0.94%	1.14%
2021-2026 Annual Rate	1.19%	1.61%	1.86%
2021 Average Household Size	1.85	1.94	1.99

The household count in this area has changed from 43,585 in 2010 to 49,487 in the current year, a change of 1.14% annually. The five-year projection of households is 54,276, a change of 1.86% annually from the current year total. Average household size is currently 1.99, compared to 2.00 in the year 2010. The number of families in the current year is 32,699 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	16.2%	19.5%	19.4%
Median Household Income			
2021 Median Household Income	\$45,269	\$48,839	\$52,897
2026 Median Household Income	\$51,575	\$52,884	\$56,991
2021-2026 Annual Rate	2.64%	1.60%	1.50%
Average Household Income			
2021 Average Household Income	\$58,600	\$62,906	\$69,697
2026 Average Household Income	\$65,937	\$70,560	\$78,390
2021-2026 Annual Rate	2.39%	2.32%	2.38%
Per Capita Income			
2021 Per Capita Income	\$30,612	\$32,456	\$34,901
2026 Per Capita Income	\$34,274	\$36,430	\$39,345
2021-2026 Annual Rate	2.29%	2.34%	2.43%

Households by Income

Current median household income is \$52,897 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$56,991 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$69,697 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$78,390 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$34,901 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$39,345 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	142	118	118
2000 Total Housing Units	4,539	18,482	30,088
2000 Owner Occupied Housing Units	3,593	14,943	22,901
2000 Renter Occupied Housing Units	250	1,237	3,072
2000 Vacant Housing Units	696	2,302	4,115
2010 Total Housing Units	5,971	23,867	53,030
2010 Owner Occupied Housing Units	3,770	17,021	37,711
2010 Renter Occupied Housing Units	764	2,797	5,874
2010 Vacant Housing Units	1,437	4,049	9,445
2021 Total Housing Units	6,870	26,809	61,075
2021 Owner Occupied Housing Units	4,303	18,642	42,370
2021 Renter Occupied Housing Units	962	3,378	7,116
2021 Vacant Housing Units	1,605	4,789	11,588
2026 Total Housing Units	7,322	28,996	67,075
2026 Owner Occupied Housing Units	4,603	20,083	46,596
2026 Renter Occupied Housing Units	982	3,771	7,680
2026 Vacant Housing Units	1,737	5,142	12,799

Currently, 69.4% of the 61,075 housing units in the area are owner occupied; 11.7%, 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 53,030 housing units in the area - 71.1% owner occupied, 11.1% renter occupied, and 17.8% vacant. The annual rate of change in housing units since 2010 is 6.48%. Median home value in the area is \$244,966, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.96% annually to \$269,970.

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.