





Executive Summary

300-350 Quails Run Blvd, Englewood, Florida, 34223
Drive Time: 10, 20, 30 minute radii

Prepared by Esri
Latitude: 26.95658
Longitude: -82.35213

	10 minutes	20 minutes	30 minutes
Population			
2000 Population	23,138	96,820	166,127
2010 Population	22,378	108,712	208,073
2019 Population	25,287	129,098	241,724
2024 Population	26,969	138,796	259,163
2000-2010 Annual Rate	-0.33%	1.17%	2.28%
2010-2019 Annual Rate	1.33%	1.88%	1.63%
2019-2024 Annual Rate	1.30%	1.46%	1.40%
2019 Male Population	48.1%	47.6%	47.9%
2019 Female Population	51.9%	52.4%	52.1%
2019 Median Age	66.2	63.7	61.1

In the identified area, the current year population is 241,724. In 2010, the Census count in the area was 208,073. The rate of change since 2010 was 1.63% annually. The five-year projection for the population in the area is 259,163 representing a change of 1.40% annually from 2019 to 2024. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 66.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	96.4%	95.1%	92.6%
2019 Black Alone	0.3%	1.2%	2.9%
2019 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2019 Asian Alone	0.9%	1.2%	1.4%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	0.8%	0.9%	1.2%
2019 Two or More Races	1.3%	1.4%	1.7%
2019 Hispanic Origin (Any Race)	3.3%	4.3%	5.8%

Persons of Hispanic origin represent 5.8% of the population in the identified area compared to 18.6% 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 23.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	117	125	125
2000 Households	11,668	46,509	77,921
2010 Households	11,678	53,908	98,423
2019 Total Households	13,031	63,095	112,810
2024 Total Households	13,847	67,617	120,514
2000-2010 Annual Rate	0.01%	1.49%	2.36%
2010-2019 Annual Rate	1.19%	1.72%	1.49%
2019-2024 Annual Rate	1.22%	1.39%	1.33%
2019 Average Household Size	1.93	2.04	2.13

The household count in this area has changed from 98,423 in 2010 to 112,810 in the current year, a change of 1.49% annually. The five-year projection of households is 120,514, a change of 1.33% annually from the current year total. Average household size is currently 2.13, compared to 2.10 in the year 2010. The number of families in the current year is 72,413 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

September 03, 2019



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Mortgage Income			
2019 Percent of Income for Mortgage	21.3%	22.1%	21.4%
Median Household Income			
2019 Median Household Income	\$52,039	\$54,209	\$55,687
2024 Median Household Income	\$56,958	\$60,280	\$62,279
2019-2024 Annual Rate	1.82%	2.15%	2.26%
Average Household Income			
2019 Average Household Income	\$70,615	\$75,712	\$78,006
2024 Average Household Income	\$80,578	\$87,018	\$89,843
2019-2024 Annual Rate	2.67%	2.82%	2.87%
Per Capita Income			
2019 Per Capita Income	\$36,329	\$36,844	\$36,358
2024 Per Capita Income	\$41,306	\$42,196	\$41,715
2019-2024 Annual Rate	2.60%	2.75%	2.79%

Households by Income

Current median household income is \$55,687 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$62,279 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$78,006 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$89,843 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$36,358 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$41,715 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	110	106	110
2000 Total Housing Units	15,513	57,859	97,070
2000 Owner Occupied Housing Units	9,983	40,021	66,861
2000 Renter Occupied Housing Units	1,685	6,488	11,060
2000 Vacant Housing Units	3,845	11,350	19,149
2010 Total Housing Units	17,141	73,241	131,893
2010 Owner Occupied Housing Units	9,568	43,875	79,524
2010 Renter Occupied Housing Units	2,110	10,033	18,899
2010 Vacant Housing Units	5,463	19,333	33,470
2019 Total Housing Units	18,659	83,960	148,418
2019 Owner Occupied Housing Units	10,909	52,660	92,903
2019 Renter Occupied Housing Units	2,122	10,435	19,907
2019 Vacant Housing Units	5,628	20,865	35,608
2024 Total Housing Units	19,693	89,600	157,766
2024 Owner Occupied Housing Units	11,709	56,960	100,281
2024 Renter Occupied Housing Units	2,138	10,657	20,234
2024 Vacant Housing Units	5,846	21,983	37,252

Currently, 62.6% of the 148,418 housing units in the area are owner occupied; 13.4%, renter occupied; and 24.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 131,893 housing units in the area - 60.3% owner occupied, 14.3% renter occupied, and 25.4% vacant. The annual rate of change in housing units since 2010 is 5.39%. Median home value in the area is \$243,742, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.73% annually to \$278,872.

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.

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