



Executive Summary

40284 CR-25, Lady Lake, Florida, 32159
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 28.93551
Longitude: -81.92692

	5 miles	10 miles	15 miles
Population			
2000 Population	39,631	98,232	174,392
2010 Population	66,066	156,969	253,353
2021 Population	69,805	204,250	324,844
2026 Population	76,995	231,389	364,681
2000-2010 Annual Rate	5.24%	4.80%	3.81%
2010-2021 Annual Rate	0.49%	2.37%	2.23%
2021-2026 Annual Rate	1.98%	2.53%	2.34%
2021 Male Population	47.5%	47.9%	48.9%
2021 Female Population	52.5%	52.1%	51.1%
2021 Median Age	68.7	64.6	60.1

In the identified area, the current year population is 324,844. In 2010, the Census count in the area was 253,353. The rate of change since 2010 was 2.23% annually. The five-year projection for the population in the area is 364,681 representing a change of 2.34% annually from 2021 to 2026. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 68.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	92.7%	85.4%	83.0%
2021 Black Alone	3.3%	9.2%	10.4%
2021 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2021 Asian Alone	1.5%	1.4%	1.4%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	1.1%	1.9%	2.6%
2021 Two or More Races	1.2%	1.8%	2.2%
2021 Hispanic Origin (Any Race)	4.5%	7.3%	10.1%

Persons of Hispanic origin represent 10.1% 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 42.7 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	107	100	91
2000 Households	19,209	44,201	75,277
2010 Households	34,326	76,327	113,997
2021 Total Households	37,231	99,021	146,886
2026 Total Households	41,274	112,294	165,309
2000-2010 Annual Rate	5.98%	5.61%	4.24%
2010-2021 Annual Rate	0.72%	2.34%	2.28%
2021-2026 Annual Rate	2.08%	2.55%	2.39%
2021 Average Household Size	1.87	2.05	2.16

The household count in this area has changed from 113,997 in 2010 to 146,886 in the current year, a change of 2.28% annually. The five-year projection of households is 165,309, a change of 2.39% annually from the current year total. Average household size is currently 2.16, compared to 2.15 in the year 2010. The number of families in the current year is 98,603 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	19.8%	19.8%	18.9%
Median Household Income			
2021 Median Household Income	\$54,879	\$55,991	\$53,826
2026 Median Household Income	\$59,063	\$61,427	\$59,014
2021-2026 Annual Rate	1.48%	1.87%	1.86%
Average Household Income			
2021 Average Household Income	\$73,747	\$74,901	\$71,747
2026 Average Household Income	\$82,449	\$85,098	\$81,699
2021-2026 Annual Rate	2.26%	2.59%	2.63%
Per Capita Income			
2021 Per Capita Income	\$39,022	\$36,277	\$32,548
2026 Per Capita Income	\$43,843	\$41,258	\$37,129
2021-2026 Annual Rate	2.36%	2.61%	2.67%

Households by Income

Current median household income is \$53,826 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$59,014 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$71,747 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$81,699 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$32,548 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$37,129 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	116	116	120
2000 Total Housing Units	22,012	51,911	88,547
2000 Owner Occupied Housing Units	17,790	37,505	63,689
2000 Renter Occupied Housing Units	1,419	6,696	11,588
2000 Vacant Housing Units	2,803	7,710	13,270
2010 Total Housing Units	41,786	94,578	139,941
2010 Owner Occupied Housing Units	30,911	65,245	95,033
2010 Renter Occupied Housing Units	3,415	11,082	18,964
2010 Vacant Housing Units	7,460	18,251	25,944
2021 Total Housing Units	46,755	124,729	182,774
2021 Owner Occupied Housing Units	33,235	85,462	123,511
2021 Renter Occupied Housing Units	3,997	13,559	23,375
2021 Vacant Housing Units	9,524	25,708	35,888
2026 Total Housing Units	51,938	141,677	206,073
2026 Owner Occupied Housing Units	36,819	97,694	140,719
2026 Renter Occupied Housing Units	4,455	14,600	24,590
2026 Vacant Housing Units	10,664	29,383	40,764

Currently, 67.6% of the 182,774 housing units in the area are owner occupied; 12.8%, renter occupied; and 19.6% 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 139,941 housing units in the area - 67.9% owner occupied, 13.6% renter occupied, and 18.5% vacant. The annual rate of change in housing units since 2010 is 12.60%. Median home value in the area is \$243,050, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.55% annually to \$275,628.

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.