

Executive Summary

Fort Myers
Area: 53.2 square miles

Prepared by Esri

Population

2000 Population	58,288
2010 Population	67,327
2017 Population	84,268
2022 Population	96,296
2000-2010 Annual Rate	1.45%
2010-2017 Annual Rate	3.14%
2017-2022 Annual Rate	2.70%
2017 Male Population	50.1%
2017 Female Population	49.9%
2017 Median Age	37.2

In the identified area, the current year population is 84,268. In 2010, the Census count in the area was 67,327. The rate of change since 2010 was 3.14% annually. The five-year projection for the population in the area is 96,296 representing a change of 2.70% annually from 2017 to 2022. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 37.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	54.8%
2017 Black Alone	29.4%
2017 American Indian/Alaska Native Alone	0.6%
2017 Asian Alone	2.1%
2017 Pacific Islander Alone	0.1%
2017 Other Race	9.7%
2017 Two or More Races	3.2%
2017 Hispanic Origin (Any Race)	24.0%

Persons of Hispanic origin represent 24.0% of the population in the identified area compared to 18.1% 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 75.4 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	22,369
2010 Households	26,553
2017 Total Households	33,688
2022 Total Households	38,690
2000-2010 Annual Rate	1.73%
2010-2017 Annual Rate	3.34%
2017-2022 Annual Rate	2.81%
2017 Average Household Size	2.41

The household count in this area has changed from 26,553 in 2010 to 33,688 in the current year, a change of 3.34% annually. The five-year projection of households is 38,690, a change of 2.81% annually from the current year total. Average household size is currently 2.41, compared to 2.42 in the year 2010. The number of families in the current year is 19,514 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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Median Household Income

2017 Median Household Income	\$40,129
2022 Median Household Income	\$44,531
2017-2022 Annual Rate	2.10%

Average Household Income

2017 Average Household Income	\$64,654
2022 Average Household Income	\$73,424
2017-2022 Annual Rate	2.58%

Per Capita Income

2017 Per Capita Income	\$26,690
2022 Per Capita Income	\$30,227
2017-2022 Annual Rate	2.52%

Households by Income

Current median household income is \$40,129 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$44,531 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$64,654 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$73,424 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$26,690 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$30,227 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	25,699
2000 Owner Occupied Housing Units	9,557
2000 Renter Occupied Housing Units	12,812
2000 Vacant Housing Units	3,330
2010 Total Housing Units	37,045
2010 Owner Occupied Housing Units	11,766
2010 Renter Occupied Housing Units	14,787
2010 Vacant Housing Units	10,492
2017 Total Housing Units	46,943
2017 Owner Occupied Housing Units	14,110
2017 Renter Occupied Housing Units	19,577
2017 Vacant Housing Units	13,255
2022 Total Housing Units	54,116
2022 Owner Occupied Housing Units	16,187
2022 Renter Occupied Housing Units	22,503
2022 Vacant Housing Units	15,426

Currently, 30.1% of the 46,943 housing units in the area are owner occupied; 41.7%, renter occupied; and 28.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 37,045 housing units in the area - 31.8% owner occupied, 39.9% renter occupied, and 28.3% vacant. The annual rate of change in housing units since 2010 is 11.10%. Median home value in the area is \$184,988, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 7.92% annually to \$270,833.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.