

Executive Summary

North Fort Myers
Area: 64.44 square miles

Prepared by Esri

Population

2000 Population	49,254
2010 Population	49,344
2017 Population	54,212
2022 Population	59,116
2000-2010 Annual Rate	0.02%
2010-2017 Annual Rate	1.31%
2017-2022 Annual Rate	1.75%
2017 Male Population	48.8%
2017 Female Population	51.2%
2017 Median Age	60.7

In the identified area, the current year population is 54,212. In 2010, the Census count in the area was 49,344. The rate of change since 2010 was 1.31% annually. The five-year projection for the population in the area is 59,116 representing a change of 1.75% annually from 2017 to 2022. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 60.7, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	92.5%
2017 Black Alone	1.9%
2017 American Indian/Alaska Native Alone	0.4%
2017 Asian Alone	1.0%
2017 Pacific Islander Alone	0.1%
2017 Other Race	2.4%
2017 Two or More Races	1.7%
2017 Hispanic Origin (Any Race)	8.9%

Persons of Hispanic origin represent 8.9% 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 28.2 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	23,218
2010 Households	23,897
2017 Total Households	26,127
2022 Total Households	28,458
2000-2010 Annual Rate	0.29%
2010-2017 Annual Rate	1.24%
2017-2022 Annual Rate	1.72%
2017 Average Household Size	2.07

The household count in this area has changed from 23,897 in 2010 to 26,127 in the current year, a change of 1.24% annually. The five-year projection of households is 28,458, a change of 1.72% annually from the current year total. Average household size is currently 2.07, compared to 2.06 in the year 2010. The number of families in the current year is 15,557 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	\$40,992
2022 Median Household Income	\$46,974
2017-2022 Annual Rate	2.76%

Average Household Income

2017 Average Household Income	\$57,307
2022 Average Household Income	\$66,634
2017-2022 Annual Rate	3.06%

Per Capita Income

2017 Per Capita Income	\$27,502
2022 Per Capita Income	\$31,893
2017-2022 Annual Rate	3.01%

Households by Income

Current median household income is \$40,992 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$46,974 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$57,307 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$66,634 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$27,502 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$31,893 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	29,234
2000 Owner Occupied Housing Units	19,531
2000 Renter Occupied Housing Units	3,688
2000 Vacant Housing Units	6,015
2010 Total Housing Units	32,196
2010 Owner Occupied Housing Units	19,367
2010 Renter Occupied Housing Units	4,530
2010 Vacant Housing Units	8,299
2017 Total Housing Units	35,105
2017 Owner Occupied Housing Units	20,367
2017 Renter Occupied Housing Units	5,760
2017 Vacant Housing Units	8,978
2022 Total Housing Units	38,205
2022 Owner Occupied Housing Units	22,120
2022 Renter Occupied Housing Units	6,338
2022 Vacant Housing Units	9,747

Currently, 58.0% of the 35,105 housing units in the area are owner occupied; 16.4%, renter occupied; and 25.6% 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 32,196 housing units in the area - 60.2% owner occupied, 14.1% renter occupied, and 25.8% vacant. The annual rate of change in housing units since 2010 is 3.92%. Median home value in the area is \$92,151, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 8.46% annually to \$138,289.

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.