

# Executive Summary

South Fort Myers  
Area: 33.77 square miles

Prepared by Esri

## Population

2000 Population	38,393
2010 Population	46,072
2017 Population	50,492
2022 Population	55,269
2000-2010 Annual Rate	1.84%
2010-2017 Annual Rate	1.27%
2017-2022 Annual Rate	1.82%
2017 Male Population	49.2%
2017 Female Population	50.8%
2017 Median Age	46.3

In the identified area, the current year population is 50,492. In 2010, the Census count in the area was 46,072. The rate of change since 2010 was 1.27% annually. The five-year projection for the population in the area is 55,269 representing a change of 1.82% annually from 2017 to 2022. Currently, the population is 49.2% male and 50.8% female.

## Median Age

The median age in this area is 46.3, compared to U.S. median age of 38.2.

## Race and Ethnicity

2017 White Alone	86.9%
2017 Black Alone	3.2%
2017 American Indian/Alaska Native Alone	0.2%
2017 Asian Alone	2.4%
2017 Pacific Islander Alone	0.0%
2017 Other Race	5.1%
2017 Two or More Races	2.1%
2017 Hispanic Origin (Any Race)	17.2%

Persons of Hispanic origin represent 17.2% 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 45.8 in the identified area, compared to 64.0 for the U.S. as a whole.

## Households

2000 Households	15,631
2010 Households	19,193
2017 Total Households	21,006
2022 Total Households	22,962
2000-2010 Annual Rate	2.07%
2010-2017 Annual Rate	1.25%
2017-2022 Annual Rate	1.80%
2017 Average Household Size	2.39

The household count in this area has changed from 19,193 in 2010 to 21,006 in the current year, a change of 1.25% annually. The five-year projection of households is 22,962, a change of 1.80% annually from the current year total. Average household size is currently 2.39, compared to 2.38 in the year 2010. The number of families in the current year is 13,701 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	\$57,987
2022 Median Household Income	\$64,557
2017-2022 Annual Rate	2.17%

## Average Household Income

2017 Average Household Income	\$81,360
2022 Average Household Income	\$91,915
2017-2022 Annual Rate	2.47%

## Per Capita Income

2017 Per Capita Income	\$34,191
2022 Per Capita Income	\$38,543
2017-2022 Annual Rate	2.43%

## Households by Income

Current median household income is \$57,987 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$64,557 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$81,360 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$91,915 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$34,191 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$38,543 in five years, compared to \$34,828 for all U.S. households

## Housing

2000 Total Housing Units	18,485
2000 Owner Occupied Housing Units	12,543
2000 Renter Occupied Housing Units	3,088
2000 Vacant Housing Units	2,854
2010 Total Housing Units	24,071
2010 Owner Occupied Housing Units	14,308
2010 Renter Occupied Housing Units	4,885
2010 Vacant Housing Units	4,878
2017 Total Housing Units	26,417
2017 Owner Occupied Housing Units	14,886
2017 Renter Occupied Housing Units	6,120
2017 Vacant Housing Units	5,411
2022 Total Housing Units	28,885
2022 Owner Occupied Housing Units	16,162
2022 Renter Occupied Housing Units	6,800
2022 Vacant Housing Units	5,923

Currently, 56.4% of the 26,417 housing units in the area are owner occupied; 23.2%, renter occupied; and 20.5% 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 24,071 housing units in the area - 59.4% owner occupied, 20.3% renter occupied, and 20.3% vacant. The annual rate of change in housing units since 2010 is 4.22%. Median home value in the area is \$192,000, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 6.10% annually to \$258,107.

**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.