



## Executive Summary

Casselberry city, FL (1211050)  
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Geography: Place

Prepared by Esri

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### Population

2010 Population	26,015
2020 Population	28,794
2022 Population	28,944
2027 Population	29,398
2010-2020 Annual Rate	1.02%
2020-2022 Annual Rate	0.23%
2022-2027 Annual Rate	0.31%
2022 Male Population	49.1%
2022 Female Population	50.9%
2022 Median Age	40.4

In the identified area, the current year population is 28,944. In 2020, the Census count in the area was 28,794. The rate of change since 2020 was 0.23% annually. The five-year projection for the population in the area is 29,398 representing a change of 0.31% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 40.4, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	58.4%
2022 Black Alone	11.0%
2022 American Indian/Alaska Native Alone	0.4%
2022 Asian Alone	3.2%
2022 Pacific Islander Alone	0.1%
2022 Other Race	9.4%
2022 Two or More Races	17.6%
2022 Hispanic Origin (Any Race)	30.1%

Persons of Hispanic origin represent 30.1% of the population in the identified area compared to 19.0% 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 77.2 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	58
2010 Households	11,273
2020 Households	12,349
2022 Households	12,535
2027 Households	12,723
2010-2020 Annual Rate	0.92%
2020-2022 Annual Rate	0.67%
2022-2027 Annual Rate	0.30%
2022 Average Household Size	2.29

The household count in this area has changed from 12,349 in 2020 to 12,535 in the current year, a change of 0.67% annually. The five-year projection of households is 12,723, a change of 0.30% annually from the current year total. Average household size is currently 2.29, compared to 2.31 in the year 2020. The number of families in the current year is 7,079 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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### Mortgage Income

2022 Percent of Income for Mortgage	23.0%
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### Median Household Income

2022 Median Household Income	\$57,280
2027 Median Household Income	\$66,904
2022-2027 Annual Rate	3.15%

### Average Household Income

2022 Average Household Income	\$77,662
2027 Average Household Income	\$93,066
2022-2027 Annual Rate	3.69%

### Per Capita Income

2022 Per Capita Income	\$33,213
2027 Per Capita Income	\$39,762
2022-2027 Annual Rate	3.66%

### Households by Income

Current median household income is \$57,280 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$66,904 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$77,662 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$93,066 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$33,213 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$39,762 in five years, compared to \$47,064 for all U.S. households

### Housing

2022 Housing Affordability Index	114
2010 Total Housing Units	12,519
2010 Owner Occupied Housing Units	6,637
2010 Renter Occupied Housing Units	4,636
2010 Vacant Housing Units	1,246
2020 Total Housing Units	13,038
2020 Vacant Housing Units	689
2022 Total Housing Units	13,313
2022 Owner Occupied Housing Units	6,918
2022 Renter Occupied Housing Units	5,617
2022 Vacant Housing Units	778
2027 Total Housing Units	13,683
2027 Owner Occupied Housing Units	7,023
2027 Renter Occupied Housing Units	5,700
2027 Vacant Housing Units	960

Currently, 52.0% of the 13,313 housing units in the area are owner occupied; 42.2%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 13,038 housing units in the area and 5.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.93%. Median home value in the area is \$249,803, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.78% annually to \$286,532.

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