



Executive Summary

Lake Mary city, FL (1238425)
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Geography: Place

Prepared by Esri

Lake Mary cit...

Population

2010 Population	14,653
2020 Population	16,798
2022 Population	16,978
2027 Population	17,102
2010-2020 Annual Rate	1.38%
2020-2022 Annual Rate	0.47%
2022-2027 Annual Rate	0.15%
2022 Male Population	49.2%
2022 Female Population	50.8%
2022 Median Age	44.9

In the identified area, the current year population is 16,978. In 2020, the Census count in the area was 16,798. The rate of change since 2020 was 0.47% annually. The five-year projection for the population in the area is 17,102 representing a change of 0.15% annually from 2022 to 2027. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 44.9, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	66.8%
2022 Black Alone	6.7%
2022 American Indian/Alaska Native Alone	0.2%
2022 Asian Alone	8.9%
2022 Pacific Islander Alone	0.1%
2022 Other Race	4.1%
2022 Two or More Races	13.1%
2022 Hispanic Origin (Any Race)	16.6%

Persons of Hispanic origin represent 16.6% 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 65.5 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	176
2010 Households	5,694
2020 Households	6,694
2022 Households	6,769
2027 Households	6,838
2010-2020 Annual Rate	1.63%
2020-2022 Annual Rate	0.50%
2022-2027 Annual Rate	0.20%
2022 Average Household Size	2.44

The household count in this area has changed from 6,694 in 2020 to 6,769 in the current year, a change of 0.50% annually. The five-year projection of households is 6,838, a change of 0.20% annually from the current year total. Average household size is currently 2.44, compared to 2.47 in the year 2020. The number of families in the current year is 4,788 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 18.6%

Median Household Income

2022 Median Household Income \$105,333

2027 Median Household Income \$120,873

2022-2027 Annual Rate 2.79%

Average Household Income

2022 Average Household Income \$146,952

2027 Average Household Income \$169,893

2022-2027 Annual Rate 2.94%

Per Capita Income

2022 Per Capita Income \$57,578

2027 Per Capita Income \$66,767

2022-2027 Annual Rate 3.01%

Households by Income

Current median household income is \$105,333 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$120,873 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$146,952 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$169,893 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$57,578 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$66,767 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index 141

2010 Total Housing Units 6,217

2010 Owner Occupied Housing Units 4,230

2010 Renter Occupied Housing Units 1,464

2010 Vacant Housing Units 523

2020 Total Housing Units 7,132

2020 Vacant Housing Units 438

2022 Total Housing Units 7,414

2022 Owner Occupied Housing Units 4,731

2022 Renter Occupied Housing Units 2,038

2022 Vacant Housing Units 645

2027 Total Housing Units 7,590

2027 Owner Occupied Housing Units 4,721

2027 Renter Occupied Housing Units 2,117

2027 Vacant Housing Units 752

Currently, 63.8% of the 7,414 housing units in the area are owner occupied; 27.5%, renter occupied; and 8.7% 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 7,132 housing units in the area and 6.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.74%. Median home value in the area is \$371,286, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.15% annually to \$393,194.

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