



Executive Summary

Sanford city, FL (1263650)
Sanford city, FL (1263650)
Geography: Place

Prepared by Esri

Sanford city,...

Population

2010 Population	54,447
2020 Population	61,051
2022 Population	62,507
2027 Population	64,675
2010-2020 Annual Rate	1.15%
2020-2022 Annual Rate	1.05%
2022-2027 Annual Rate	0.68%
2022 Male Population	48.2%
2022 Female Population	51.8%
2022 Median Age	34.8

In the identified area, the current year population is 62,507. In 2020, the Census count in the area was 61,051. The rate of change since 2020 was 1.05% annually. The five-year projection for the population in the area is 64,675 representing a change of 0.68% annually from 2022 to 2027. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 34.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	43.3%
2022 Black Alone	25.7%
2022 American Indian/Alaska Native Alone	0.5%
2022 Asian Alone	5.0%
2022 Pacific Islander Alone	0.1%
2022 Other Race	9.9%
2022 Two or More Races	15.5%
2022 Hispanic Origin (Any Race)	27.6%

Persons of Hispanic origin represent 27.6% 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 82.6 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	52
2010 Households	20,448
2020 Households	23,041
2022 Households	23,536
2027 Households	24,475
2010-2020 Annual Rate	1.20%
2020-2022 Annual Rate	0.95%
2022-2027 Annual Rate	0.79%
2022 Average Household Size	2.62

The household count in this area has changed from 23,041 in 2020 to 23,536 in the current year, a change of 0.95% annually. The five-year projection of households is 24,475, a change of 0.79% annually from the current year total. Average household size is currently 2.62, compared to 2.59 in the year 2020. The number of families in the current year is 14,929 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.

Mortgage Income

2022 Percent of Income for Mortgage 21.6%

Median Household Income

2022 Median Household Income \$55,373

2027 Median Household Income \$69,686

2022-2027 Annual Rate 4.71%

Average Household Income

2022 Average Household Income \$75,298

2027 Average Household Income \$90,899

2022-2027 Annual Rate 3.84%

Per Capita Income

2022 Per Capita Income \$28,769

2027 Per Capita Income \$34,882

2022-2027 Annual Rate 3.93%

Households by Income

Current median household income is \$55,373 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$69,686 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$75,298 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$90,899 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$28,769 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$34,882 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index 118

2010 Total Housing Units 23,294

2010 Owner Occupied Housing Units 10,606

2010 Renter Occupied Housing Units 9,842

2010 Vacant Housing Units 2,846

2020 Total Housing Units 25,176

2020 Vacant Housing Units 2,135

2022 Total Housing Units 25,675

2022 Owner Occupied Housing Units 11,890

2022 Renter Occupied Housing Units 11,646

2022 Vacant Housing Units 2,139

2027 Total Housing Units 26,946

2027 Owner Occupied Housing Units 12,143

2027 Renter Occupied Housing Units 12,332

2027 Vacant Housing Units 2,471

Currently, 46.3% of the 25,675 housing units in the area are owner occupied; 45.4%, renter occupied; and 8.3% 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 25,176 housing units in the area and 8.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.88%. Median home value in the area is \$227,295, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.76% annually to \$260,441.

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.