

## Executive Summary

6827-6999 Hammock Rd, Port Richey, Florida, 34668  
 Rings: 1, 3, 5 mile radii

Mark S. Klein, CCIM  
 Latitude: 28.31691  
 Longitude: -82.69966

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,969	57,640	98,028
2010 Population	9,419	57,871	101,454
2017 Population	10,304	61,210	107,164
2022 Population	11,050	64,431	112,811
2000-2010 Annual Rate	0.49%	0.04%	0.34%
2010-2017 Annual Rate	1.25%	0.78%	0.76%
2017-2022 Annual Rate	1.41%	1.03%	1.03%
2017 Male Population	48.7%	48.0%	48.3%
2017 Female Population	51.3%	52.0%	51.7%
2017 Median Age	44.9	48.7	50.0

In the identified area, the current year population is 107,164. In 2010, the Census count in the area was 101,454. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 112,811 representing a change of 1.03% annually from 2017 to 2022. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 44.9, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	88.0%	89.0%	89.7%
2017 Black Alone	3.3%	3.1%	2.8%
2017 American Indian/Alaska Native Alone	0.5%	0.4%	0.5%
2017 Asian Alone	1.1%	1.3%	1.5%
2017 Pacific Islander Alone	0.1%	0.0%	0.1%
2017 Other Race	3.3%	3.2%	2.8%
2017 Two or More Races	3.6%	2.9%	2.7%
2017 Hispanic Origin (Any Race)	14.3%	13.1%	11.7%

Persons of Hispanic origin represent 11.7% 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 36.2 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	4,194	26,931	44,885
2010 Households	4,010	25,555	44,871
2017 Total Households	4,308	26,551	46,578
2022 Total Households	4,586	27,734	48,658
2000-2010 Annual Rate	-0.45%	-0.52%	0.00%
2010-2017 Annual Rate	0.99%	0.53%	0.52%
2017-2022 Annual Rate	1.26%	0.88%	0.88%
2017 Average Household Size	2.39	2.29	2.28

The household count in this area has changed from 44,871 in 2010 to 46,578 in the current year, a change of 0.52% annually. The five-year projection of households is 48,658, a change of 0.88% annually from the current year total. Average household size is currently 2.28, compared to 2.24 in the year 2010. The number of families in the current year is 27,739 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.

August 31, 2017

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<b>Median Household Income</b>			
2017 Median Household Income	\$32,777	\$34,707	\$36,686
2022 Median Household Income	\$35,072	\$37,434	\$40,280
2017-2022 Annual Rate	1.36%	1.52%	1.89%
<b>Average Household Income</b>			
2017 Average Household Income	\$42,621	\$46,570	\$51,532
2022 Average Household Income	\$48,470	\$53,655	\$59,855
2017-2022 Annual Rate	2.61%	2.87%	3.04%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$18,078	\$20,528	\$22,790
2022 Per Capita Income	\$20,412	\$23,409	\$26,205
2017-2022 Annual Rate	2.46%	2.66%	2.83%

### Households by Income

Current median household income is \$36,686 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$40,280 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$51,532 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$59,855 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$22,790 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$26,205 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	5,546	31,853	52,832
2000 Owner Occupied Housing Units	3,423	21,648	35,182
2000 Renter Occupied Housing Units	771	5,283	9,703
2000 Vacant Housing Units	1,352	4,922	7,947
2010 Total Housing Units	5,230	31,936	55,404
2010 Owner Occupied Housing Units	2,786	18,137	31,937
2010 Renter Occupied Housing Units	1,224	7,418	12,934
2010 Vacant Housing Units	1,220	6,381	10,533
2017 Total Housing Units	5,567	33,103	57,566
2017 Owner Occupied Housing Units	2,743	17,418	30,898
2017 Renter Occupied Housing Units	1,565	9,133	15,680
2017 Vacant Housing Units	1,259	6,552	10,988
2022 Total Housing Units	5,919	34,525	60,136
2022 Owner Occupied Housing Units	2,860	17,941	31,985
2022 Renter Occupied Housing Units	1,726	9,793	16,672
2022 Vacant Housing Units	1,333	6,791	11,478

Currently, 53.7% of the 57,566 housing units in the area are owner occupied; 27.2%, renter occupied; and 19.1% 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 55,404 housing units in the area - 57.6% owner occupied, 23.3% renter occupied, and 19.0% vacant. The annual rate of change in housing units since 2010 is 1.72%. Median home value in the area is \$103,107, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.91% annually to \$137,385.

**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.

August 31, 2017