



Executive Summary

Winter Springs city, FL (1278325)
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Geography: Place

Prepared by Esri

Winter Spring...

Population

2010 Population	33,351
2020 Population	38,342
2022 Population	39,394
2027 Population	40,329
2010-2020 Annual Rate	1.40%
2020-2022 Annual Rate	1.21%
2022-2027 Annual Rate	0.47%
2022 Male Population	48.3%
2022 Female Population	51.7%
2022 Median Age	43.3

In the identified area, the current year population is 39,394. In 2020, the Census count in the area was 38,342. The rate of change since 2020 was 1.21% annually. The five-year projection for the population in the area is 40,329 representing a change of 0.47% annually from 2022 to 2027. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 43.3, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	68.9%
2022 Black Alone	6.6%
2022 American Indian/Alaska Native Alone	0.3%
2022 Asian Alone	3.9%
2022 Pacific Islander Alone	0.1%
2022 Other Race	5.7%
2022 Two or More Races	14.6%
2022 Hispanic Origin (Any Race)	21.2%

Persons of Hispanic origin represent 21.2% 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 66.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	138
2010 Households	13,209
2020 Households	15,196
2022 Households	15,572
2027 Households	15,933
2010-2020 Annual Rate	1.41%
2020-2022 Annual Rate	1.09%
2022-2027 Annual Rate	0.46%
2022 Average Household Size	2.53

The household count in this area has changed from 15,196 in 2020 to 15,572 in the current year, a change of 1.09% annually. The five-year projection of households is 15,933, a change of 0.46% annually from the current year total. Average household size is currently 2.53, compared to 2.52 in the year 2020. The number of families in the current year is 11,109 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 20.3%

Median Household Income

2022 Median Household Income \$85,211

2027 Median Household Income \$99,884

2022-2027 Annual Rate 3.23%

Average Household Income

2022 Average Household Income \$122,191

2027 Average Household Income \$142,750

2022-2027 Annual Rate 3.16%

Per Capita Income

2022 Per Capita Income \$47,792

2027 Per Capita Income \$55,830

2022-2027 Annual Rate 3.16%

Households by Income

Current median household income is \$85,211 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$99,884 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$122,191 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$142,750 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$47,792 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$55,830 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index 124

2010 Total Housing Units 14,210

2010 Owner Occupied Housing Units 10,449

2010 Renter Occupied Housing Units 2,760

2010 Vacant Housing Units 1,001

2020 Total Housing Units 15,996

2020 Vacant Housing Units 800

2022 Total Housing Units 16,357

2022 Owner Occupied Housing Units 12,156

2022 Renter Occupied Housing Units 3,416

2022 Vacant Housing Units 785

2027 Total Housing Units 16,933

2027 Owner Occupied Housing Units 12,604

2027 Renter Occupied Housing Units 3,329

2027 Vacant Housing Units 1,000

Currently, 74.3% of the 16,357 housing units in the area are owner occupied; 20.9%, renter occupied; and 4.8% 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 15,996 housing units in the area and 5.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.00%. Median home value in the area is \$327,421, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.61% annually to \$354,710.

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