

## Mortgage Income

2019 Percent of Income for Mortgage 16.7%

## Median Household Income

2019 Median Household Income \$52,741

2024 Median Household Income \$59,289

2019-2024 Annual Rate 2.37%

## Average Household Income

2019 Average Household Income \$71,207

2024 Average Household Income \$82,608

2019-2024 Annual Rate 3.01%

## Per Capita Income

2019 Per Capita Income \$26,729

2024 Per Capita Income \$30,958

2019-2024 Annual Rate 2.98%

## Households by Income

Current median household income is \$52,741 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$59,289 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$71,207 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$82,608 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$26,729 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$30,958 in five years, compared to \$36,530 for all U.S. households

## Housing

2019 Housing Affordability Index 123

2000 Total Housing Units 8,065

2000 Owner Occupied Housing Units 4,216

2000 Renter Occupied Housing Units 2,998

2000 Vacant Housing Units 851

2010 Total Housing Units 8,940

2010 Owner Occupied Housing Units 4,897

2010 Renter Occupied Housing Units 3,190

2010 Vacant Housing Units 853

2019 Total Housing Units 9,359

2019 Owner Occupied Housing Units 4,939

2019 Renter Occupied Housing Units 3,633

2019 Vacant Housing Units 787

2024 Total Housing Units 9,652

2024 Owner Occupied Housing Units 5,109

2024 Renter Occupied Housing Units 3,764

2024 Vacant Housing Units 778

Currently, 52.8% of the 9,359 housing units in the area are owner occupied; 38.8%, renter occupied; and 8.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 8,940 housing units in the area - 54.8% owner occupied, 35.7% renter occupied, and 9.5% vacant. The annual rate of change in housing units since 2010 is 2.06%. Median home value in the area is \$180,377, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.75% annually to \$216,864.

**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, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

Flour Bluff  
Area: 20.49 square miles

Prepared by Esri

## Population

2000 Population	20,334
2010 Population	21,492
2019 Population	22,861
2024 Population	23,700
2000-2010 Annual Rate	0.56%
2010-2019 Annual Rate	0.67%
2019-2024 Annual Rate	0.72%
2019 Male Population	49.7%
2019 Female Population	50.3%
2019 Median Age	37.1

In the identified area, the current year population is 22,861. In 2010, the Census count in the area was 21,492. The rate of change since 2010 was 0.67% annually. The five-year projection for the population in the area is 23,700 representing a change of 0.72% annually from 2019 to 2024. Currently, the population is 49.7% male and 50.3% female.

## Median Age

The median age in this area is 37.1, compared to U.S. median age of 38.5.

## Race and Ethnicity

2019 White Alone	80.6%
2019 Black Alone	4.3%
2019 American Indian/Alaska Native Alone	0.9%
2019 Asian Alone	4.1%
2019 Pacific Islander Alone	0.2%
2019 Other Race	4.7%
2019 Two or More Races	5.1%
2019 Hispanic Origin (Any Race)	34.3%

Persons of Hispanic origin represent 34.3% of the population in the identified area compared to 18.6% 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 64.1 in the identified area, compared to 64.8 for the U.S. as a whole.

## Households

2019 Wealth Index	70
2000 Households	7,214
2010 Households	8,087
2019 Total Households	8,572
2024 Total Households	8,874
2000-2010 Annual Rate	1.15%
2010-2019 Annual Rate	0.63%
2019-2024 Annual Rate	0.69%
2019 Average Household Size	2.65

The household count in this area has changed from 8,087 in 2010 to 8,572 in the current year, a change of 0.63% annually. The five-year projection of households is 8,874, a change of 0.69% annually from the current year total. Average household size is currently 2.65, compared to 2.64 in the year 2010. The number of families in the current year is 5,896 in the specified area.

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