Households and Average Household Size in Florida:
April 1, 2018

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Stanley K. Smith, Professor Emeritus

The Bureau of Economic and Business Research (BEBR) at the University of Florida produces population estimates for Florida and each of its cities and counties using the housing unit method. In this method, changes in population are based on changes in occupied housing units (or households), average household size, and the group quarters population. This is the most commonly used method for making local population estimates in the United States because it can utilize a wide variety of data sources, can be applied at any level of geography, and can produce estimates that are at least as accurate as those produced by any other method.

In most places, the two primary components of the housing unit method are the number of households and average household size. In this report, we provide estimates of these two components for Florida and each of its counties for April 1, 2018. For purposes of comparison, we also provide estimates of households and average household size for 2000 and 2010, based on decennial census data.

Households are defined as housing units occupied by permanent residents. They should not be confused with total housing units, which include vacant and seasonally occupied units as well as units occupied by permanent residents. According to Census Bureau guidelines, a person’s permanent residence is the place that person lives and sleeps most of the time. Because we follow these guidelines, temporary residents such as tourists and snowbirds are not included in the estimates shown here.

Households

We estimate that there were 8,271,058 households in Florida on April 1, 2018, an increase of 850,256 (11.5%) since April 1, 2010. Miami-Dade County had the largest increase in households between 2010 and 2018, growing by 105,840. Other large increases occurred in Orange (74,636), Hillsborough (69,370), Broward (57,074), Palm Beach (47,718), Lee (40,797), and Duval (39,716) counties. In percentage terms, the largest increases occurred in Sumter (43.9 percent), Osceola (29.5 percent), St. Johns (26.5 percent), Walton (24.1 percent), Orange (17.7 percent), Manatee (17.6 percent), and Santa Rosa (16.3 percent) counties. Putnam County was the only county with an estimated net loss of households between 2010 and 2018.

(Continued on Page 6)
### Table 1. Number of Households and Average Household Size in Florida and Its Counties 2018, 2010, and 2000

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Table 1. Number of Households and Average Household Size in Florida and Its Counties 2018, 2010, and 2000 (Continued)

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Table 2. Change in Households and Average Household Size in Florida and Its Counties, 2010–2018 and 2000–2010

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Table 2. Change in Households and Average Household Size in Florida and Its Counties, 2010–2018 and 2000–2010 (Continued)

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<td>26,757</td>
<td>29,626</td>
</tr>
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<td>Palm Beach</td>
<td>47,718</td>
<td>70,048</td>
</tr>
<tr>
<td>Pasco</td>
<td>20,441</td>
<td>42,045</td>
</tr>
<tr>
<td>Pinellas</td>
<td>28,216</td>
<td>902</td>
</tr>
<tr>
<td>Polk</td>
<td>27,372</td>
<td>40,252</td>
</tr>
<tr>
<td>Putnam</td>
<td>-252</td>
<td>1,570</td>
</tr>
<tr>
<td>St. Johns</td>
<td>19,970</td>
<td>25,724</td>
</tr>
<tr>
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<td>10,175</td>
<td>31,590</td>
</tr>
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<td>Santa Rosa</td>
<td>9,299</td>
<td>13,117</td>
</tr>
<tr>
<td>Sarasota</td>
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<td>25,806</td>
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<tr>
<td>Seminole</td>
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<td>25,133</td>
</tr>
<tr>
<td>Sumter</td>
<td>18,145</td>
<td>20,582</td>
</tr>
<tr>
<td>Suwannee</td>
<td>1,117</td>
<td>2,493</td>
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<td>Taylor</td>
<td>361</td>
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</tr>
<tr>
<td>Union</td>
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<tr>
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<td>23,513</td>
</tr>
<tr>
<td>Wakulla</td>
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<td>2,040</td>
</tr>
<tr>
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<td>5,753</td>
</tr>
<tr>
<td>Washington</td>
<td>246</td>
<td>933</td>
</tr>
</tbody>
</table>
**Average Household Size**

We estimate that average household size has changed only moderately since 2010 in most counties, and that it has decreased very slightly for the state as a whole (2.47). Average household size varies considerably among counties in Florida. In 2018, it was largest in Hardee (3.11), Hendry (3.10), Osceola (2.97), Miami-Dade (2.81), Baker (2.74), and Clay (2.71) counties; it was smallest in Sumter (1.96), Sarasota (2.11), Charlotte (2.11), Pinellas (2.14), Monroe (2.15) and Citrus (2.17) counties.

In general, average household size tends to be higher for black than white households, for Hispanic than non-Hispanic households, and for households headed by young or middle-aged persons than for households headed by older persons. Although there is not a perfect correlation, the counties in Florida with the largest average household sizes tend to have low proportions of older residents and high proportions of black or Hispanic residents, whereas counties with the smallest average household sizes tend to have high proportions of older residents and low proportions of black and Hispanic residents.

**Methodology**

These estimates of the number of households and average household size were produced with the so-called headship rate model, in which headship rates are applied to population estimates. Headship rates represent the share of the population that head a household; they are constructed by dividing the number of household heads by the number of people. A more detailed description of the methodology used for these estimates can be found in “Revised Estimates of Households and Average Household Size for Florida and Its Counties, 2000–2016, with Estimates for 2017,” *Florida Population Studies*, Bulletin 179, December 2017.

We used similar assumptions as in 2017, except for the following: This year, we made an adjustment to average household size in several counties in Central and South Florida that recorded inflows of Puerto Ricans in the aftermath of Hurricane Maria. This adjustment resulted in slightly higher average household sizes and, consequently, slightly lower numbers of households.

**Acknowledgement**

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