

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

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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.

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

State and County	Estimates, April 1, 2018		Census, April 1, 2010		Census, April 1, 2000	
	Households	Average	Households	Average	Households	Average
		Household		Household		Household
	Households	Size	Households	Size	Households	Size
FLORIDA	8,271,058	2.47	7,420,802	2.48	6,338,075	2.46
Alachua	108,170	2.30	100,516	2.32	87,509	2.34
Baker	9,068	2.74	8,772	2.82	7,043	2.86
Bay	74,226	2.39	68,438	2.41	59,597	2.43
Bradford	9,624	2.51	9,479	2.53	8,497	2.58
Brevard	250,458	2.30	229,692	2.33	198,195	2.35
Broward	743,121	2.53	686,047	2.52	654,445	2.45
Calhoun	5,323	2.48	5,061	2.52	4,468	2.53
Charlotte	82,764	2.11	73,370	2.14	63,864	2.18
Citrus	65,997	2.17	63,304	2.20	52,634	2.20
Clay	77,673	2.71	68,792	2.76	50,243	2.77
Collier	153,359	2.36	133,179	2.38	102,973	2.39
Columbia	26,222	2.47	24,941	2.52	20,925	2.56
DeSoto	11,818	2.70	11,445	2.71	10,746	2.70
Dixie	6,377	2.30	6,316	2.37	5,205	2.44
Duval	382,166	2.44	342,450	2.47	303,747	2.51
Escambia	125,891	2.38	116,238	2.41	111,049	2.45
Flagler	44,321	2.41	39,186	2.42	21,294	2.32
Franklin	4,672	2.26	4,254	2.29	4,096	2.28
Gadsden	17,760	2.51	16,952	2.61	15,867	2.69
Gilchrist	6,491	2.54	6,121	2.58	5,021	2.61
Glades	4,664	2.48	4,533	2.52	3,852	2.51
Gulf	5,962	2.27	5,335	2.33	4,931	2.42
Hamilton	4,833	2.48	4,617	2.54	4,161	2.60
Hardee	8,266	3.11	8,245	3.12	8,166	3.06
Hendry	12,539	3.10	12,025	3.09	10,850	3.09
Hernando	77,493	2.37	71,745	2.38	55,425	2.32
Highlands	44,598	2.26	42,604	2.28	37,471	2.30
Hillsborough	543,400	2.55	474,030	2.55	391,357	2.51
Holmes	7,493	2.45	7,354	2.47	6,921	2.43
Indian River	67,009	2.24	60,176	2.26	49,137	2.25
Jackson	18,078	2.36	17,417	2.40	16,620	2.44
Jefferson	5,849	2.30	5,646	2.38	4,695	2.53
Lafayette	2,704	2.60	2,580	2.63	2,142	2.66

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

State and County	Estimates, April 1, 2018		Census, April 1, 2010		Census, April 1, 2000	
	Households	Average	Households	Average	Households	Average
		Household		Household		Household
	Households	Size	Households	Size	Households	Size
Lake	140,084	2.42	121,289	2.42	88,412	2.34
Lee	300,615	2.34	259,818	2.35	188,599	2.31
Leon	118,978	2.33	110,945	2.35	96,521	2.34
Levy	16,809	2.42	16,404	2.45	13,867	2.44
Liberty	2,674	2.54	2,525	2.57	2,222	2.51
Madison	7,218	2.41	6,985	2.48	6,629	2.57
Manatee	159,557	2.33	135,729	2.34	112,460	2.29
Marion	148,664	2.32	137,726	2.35	106,755	2.36
Martin	68,745	2.20	63,899	2.23	55,288	2.23
Miami-Dade	973,192	2.81	867,352	2.83	776,906	2.84
Monroe	33,472	2.15	32,629	2.18	35,086	2.23
Nassau	33,348	2.46	28,794	2.53	21,980	2.59
Okaloosa	80,275	2.40	72,379	2.43	66,269	2.49
Okeechobee	14,439	2.64	14,013	2.68	12,593	2.69
Orange	496,483	2.64	421,847	2.64	336,286	2.61
Osceola	117,360	2.97	90,603	2.93	60,977	2.79
Palm Beach	591,945	2.39	544,227	2.39	474,179	2.34
Pasco	210,053	2.42	189,612	2.42	147,567	2.30
Pinellas	444,092	2.14	415,876	2.16	414,974	2.17
Polk	254,857	2.59	227,485	2.59	187,233	2.52
Putnam	29,157	2.45	29,409	2.48	27,839	2.48
St. Johns	95,308	2.47	75,338	2.49	49,614	2.44
St. Lucie	118,698	2.52	108,523	2.53	76,933	2.47
Santa Rosa	66,209	2.55	56,910	2.59	43,793	2.63
Sarasota	194,868	2.11	175,746	2.13	149,940	2.13
Seminole	183,290	2.51	164,706	2.55	139,573	2.59
Sumter	59,506	1.96	41,361	2.04	20,779	2.27
Suwannee	17,070	2.47	15,953	2.52	13,460	2.54
Taylor	8,281	2.40	7,920	2.44	7,176	2.51
Union	4,194	2.57	4,048	2.66	3,367	2.76
Volusia	225,089	2.30	208,236	2.31	184,723	2.32
Wakulla	11,364	2.58	10,490	2.61	8,450	2.57
Walton	27,665	2.37	22,301	2.38	16,548	2.35
Washington	9,110	2.49	8,864	2.50	7,931	2.46

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

State and County	Numerical Change				Percentage Change			
	Households		Average Household Size		Households		Average Household Size	
	2010–18	2000–10	2010–18	2000–10	2010–18	2000–10	2010–18	2000–10
FLORIDA	850,256	1,082,727	-0.01	0.02	11.5	17.1	-0.4	0.8
Alachua	7,654	13,007	-0.02	-0.02	7.6	14.9	-0.9	-0.9
Baker	296	1,729	-0.08	-0.04	3.4	24.5	-2.8	-1.4
Bay	5,788	8,841	-0.02	-0.02	8.5	14.8	-0.8	-0.8
Bradford	145	982	-0.02	-0.05	1.5	11.6	-0.8	-1.9
Brevard	20,766	31,497	-0.03	-0.02	9.0	15.9	-1.3	-0.9
Broward	57,074	31,602	0.01	0.07	8.3	4.8	0.4	2.9
Calhoun	262	593	-0.04	-0.01	5.2	13.3	-1.6	-0.4
Charlotte	9,394	9,506	-0.03	-0.04	12.8	14.9	-1.4	-1.8
Citrus	2,693	10,670	-0.03	0.00	4.3	20.3	-1.4	0.0
Clay	8,881	18,549	-0.05	-0.01	12.9	36.9	-1.8	-0.4
Collier	20,180	30,206	-0.02	-0.01	15.2	29.3	-0.8	-0.4
Columbia	1,281	4,016	-0.05	-0.04	5.1	19.2	-2.0	-1.6
DeSoto	373	699	-0.01	0.01	3.3	6.5	-0.4	0.4
Dixie	61	1,111	-0.07	-0.07	1.0	21.3	-3.0	-2.9
Duval	39,716	38,703	-0.03	-0.04	11.6	12.7	-1.2	-1.6
Escambia	9,653	5,189	-0.03	-0.04	8.3	4.7	-1.2	-1.6
Flagler	5,135	17,892	-0.01	0.10	13.1	84.0	-0.4	4.3
Franklin	418	158	-0.03	0.01	9.8	3.9	-1.3	0.4
Gadsden	808	1,085	-0.10	-0.08	4.8	6.8	-3.8	-3.0
Gilchrist	370	1,100	-0.04	-0.03	6.0	21.9	-1.6	-1.1
Glades	131	681	-0.04	0.01	2.9	17.7	-1.6	0.4
Gulf	627	404	-0.06	-0.09	11.8	8.2	-2.6	-3.7
Hamilton	216	456	-0.06	-0.06	4.7	11.0	-2.4	-2.3
Hardee	21	79	-0.01	0.06	0.3	1.0	-0.3	2.0
Hendry	514	1,175	0.01	0.00	4.3	10.8	0.3	0.0
Hernando	5,748	16,320	-0.01	0.06	8.0	29.4	-0.4	2.6
Highlands	1,994	5,133	-0.02	-0.02	4.7	13.7	-0.9	-0.9
Hillsborough	69,370	82,673	0.00	0.04	14.6	21.1	0.0	1.6
Holmes	139	433	-0.02	0.04	1.9	6.3	-0.8	1.6
Indian River	6,833	11,039	-0.02	0.01	11.4	22.5	-0.9	0.4
Jackson	661	797	-0.04	-0.04	3.8	4.8	-1.7	-1.6
Jefferson	203	951	-0.08	-0.15	3.6	20.3	-3.4	-5.9
Lafayette	124	438	-0.03	-0.03	4.8	20.4	-1.1	-1.1

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

State and County	Numerical Change				Percentage Change			
	Households		Average Household Size		Households		Average Household Size	
	2010–18	2000–10	2010–18	2000–10	2010–18	2000–10	2010–18	2000–10
Lake	18,795	32,877	0.00	0.08	15.5	37.2	0.0	3.4
Lee	40,797	71,219	-0.01	0.04	15.7	37.8	-0.4	1.7
Leon	8,033	14,424	-0.02	0.01	7.2	14.9	-0.9	0.4
Levy	405	2,537	-0.03	0.01	2.5	18.3	-1.2	0.4
Liberty	149	303	-0.03	0.06	5.9	13.6	-1.2	2.4
Madison	233	356	-0.07	-0.09	3.3	5.4	-2.8	-3.5
Manatee	23,828	23,269	-0.01	0.05	17.6	20.7	-0.4	2.2
Marion	10,938	30,971	-0.03	-0.01	7.9	29.0	-1.3	-0.4
Martin	4,846	8,611	-0.03	0.00	7.6	15.6	-1.4	0.0
Miami-Dade	105,840	90,446	-0.02	-0.01	12.2	11.6	-0.7	-0.4
Monroe	843	-2,457	-0.03	-0.05	2.6	-7.0	-1.4	-2.2
Nassau	4,554	6,814	-0.07	-0.06	15.8	31.0	-2.8	-2.3
Okaloosa	7,896	6,110	-0.03	-0.06	10.9	9.2	-1.2	-2.4
Okeechobee	426	1,420	-0.04	-0.01	3.0	11.3	-1.5	-0.4
Orange	74,636	85,561	0.00	0.03	17.7	25.4	0.0	1.1
Osceola	26,757	29,626	0.04	0.14	29.5	48.6	1.4	5.0
Palm Beach	47,718	70,048	0.00	0.05	8.8	14.8	0.0	2.1
Pasco	20,441	42,045	0.00	0.12	10.8	28.5	0.0	5.2
Pinellas	28,216	902	-0.02	-0.01	6.8	0.2	-0.9	-0.5
Polk	27,372	40,252	0.00	0.07	12.0	21.5	0.0	2.8
Putnam	-252	1,570	-0.03	0.00	-0.9	5.6	-1.2	0.0
St. Johns	19,970	25,724	-0.02	0.05	26.5	51.8	-0.8	2.0
St. Lucie	10,175	31,590	-0.01	0.06	9.4	41.1	-0.4	2.4
Santa Rosa	9,299	13,117	-0.04	-0.04	16.3	30.0	-1.5	-1.5
Sarasota	19,122	25,806	-0.02	0.00	10.9	17.2	-0.9	0.0
Seminole	18,584	25,133	-0.04	-0.04	11.3	18.0	-1.6	-1.5
Sumter	18,145	20,582	-0.08	-0.23	43.9	99.1	-3.9	-10.1
Suwannee	1,117	2,493	-0.05	-0.02	7.0	18.5	-2.0	-0.8
Taylor	361	744	-0.04	-0.07	4.6	10.4	-1.6	-2.8
Union	146	681	-0.09	-0.10	3.6	20.2	-3.4	-3.6
Volusia	16,853	23,513	-0.01	-0.01	8.1	12.7	-0.4	-0.4
Wakulla	874	2,040	-0.03	0.04	8.3	24.1	-1.2	1.6
Walton	5,364	5,753	-0.01	0.03	24.1	34.8	-0.4	1.3
Washington	246	933	-0.01	0.04	2.8	11.8	-0.4	1.6

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.

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