

Households and Average Household Size in Florida: April 1, 2021

Stefan Rayer, Population Program Director
Ying Wang, Research Demographer
Richard Doty, GIS Coordinator/Research Demographer
Suzanne Roulston-Doty, GIS Project Manager/Research Demographer

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, 2021. For purposes of comparison, we also provide the number of households and average household size for 2010 and 2020, based on decennial census data. We note that the currently available redistricting data from Census 2020 do not include data on average household size, which had to be estimated. The average household size values for 2020 shown in this report were derived by dividing the population not in group quarters by the number of occupied housing units.

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 8,676,264 households in Florida on April 1, 2021, an increase of 147,197 (1.7%) since April 1, 2020. Miami-Dade County had the largest increase in households between 2020 and 2021, growing by 12,434. Other large increases occurred in Hillsborough (11,420), Orange (9,489), Duval (9,190), Lee (8,935), Polk (8,539), and Lake (6,515) counties. In percentage terms, the largest increases occurred in Sumter (5.6 percent), Osceola (4.3 percent), Lake (4.2 percent), Gulf (4.2 percent), St. Johns (4.1 percent), Flagler (3.7 percent) and Walton (3.6 percent) counties. We estimated a small net loss of households between 2020 and 2021 for Okeechobee County (-0.2 percent).

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**Table 1. Number of Households and Average Household Size in Florida
and Its Counties 2021, 2020, and 2010**

State and County	<u>Estimates, April 1, 2021</u>		<u>Census, April 1, 2020</u>		<u>Census, April 1, 2010</u>	
	Average		Average		Average	
	Households	Household Size	Households	Household Size	Households	Household Size
FLORIDA	8,676,264	2.47	8,529,067	2.47	7,420,802	2.48
Alachua	115,548	2.32	112,723	2.31	100,516	2.32
Baker	9,256	2.77	9,087	2.77	8,772	2.82
Bay	71,256	2.46	70,134	2.45	68,438	2.41
Bradford	9,542	2.54	9,462	2.53	9,479	2.53
Brevard	261,322	2.33	257,026	2.33	229,692	2.33
Broward	759,176	2.56	756,657	2.55	686,047	2.52
Calhoun	4,864	2.47	4,784	2.48	5,061	2.52
Charlotte	87,734	2.13	85,846	2.13	73,370	2.14
Citrus	70,290	2.18	69,438	2.17	63,304	2.20
Clay	80,123	2.73	78,939	2.73	68,792	2.76
Collier	160,937	2.35	157,921	2.35	133,179	2.38
Columbia	26,719	2.50	26,424	2.50	24,941	2.52
DeSoto	12,044	2.58	11,941	2.58	11,445	2.71
Dixie	6,335	2.38	6,248	2.38	6,316	2.37
Duval	408,949	2.43	399,759	2.43	342,450	2.47
Escambia	129,774	2.36	128,160	2.37	116,238	2.41
Flagler	50,261	2.37	48,450	2.36	39,186	2.42
Franklin	5,104	2.22	4,947	2.22	4,254	2.29
Gadsden	16,933	2.48	16,806	2.48	16,952	2.61
Gilchrist	6,676	2.58	6,551	2.57	6,121	2.58
Glades	4,272	2.39	4,250	2.40	4,533	2.52
Gulf	5,805	2.33	5,571	2.33	5,335	2.33
Hamilton	4,761	2.46	4,690	2.47	4,617	2.54
Hardee	8,105	2.90	8,059	2.91	8,245	3.12
Hendry	13,004	2.95	12,644	2.95	12,025	3.09
Hernando	80,484	2.42	79,773	2.41	71,745	2.38
Highlands	44,768	2.25	44,376	2.25	42,604	2.28
Hillsborough	571,369	2.56	559,949	2.55	474,030	2.55
Holmes	7,493	2.44	7,282	2.44	7,354	2.47
Indian River	72,079	2.22	71,177	2.22	60,176	2.26
Jackson	17,304	2.39	17,083	2.39	17,417	2.40
Jefferson	5,903	2.31	5,816	2.32	5,646	2.38
Lafayette	2,794	2.44	2,727	2.45	2,580	2.63

Table 1. Number of Households and Average Household Size in Florida and Its Counties 2021, 2020, and 2010 (Continued)

State and County	Estimates, April 1, 2021		Census, April 1, 2020		Census, April 1, 2010	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
Lake	163,438	2.42	156,923	2.42	121,289	2.42
Lee	327,238	2.35	318,303	2.35	259,818	2.35
Leon	123,087	2.29	121,085	2.29	110,945	2.35
Levy	18,043	2.40	17,756	2.40	16,404	2.45
Liberty	2,541	2.44	2,491	2.45	2,525	2.57
Madison	7,071	2.35	6,877	2.36	6,985	2.48
Manatee	173,184	2.34	168,437	2.34	135,729	2.34
Marion	159,647	2.34	156,906	2.33	137,726	2.35
Martin	68,997	2.24	68,750	2.24	63,899	2.23
Miami-Dade	979,848	2.75	967,414	2.75	867,352	2.83
Monroe	36,592	2.25	36,436	2.25	32,629	2.18
Nassau	37,014	2.49	35,919	2.49	28,794	2.53
Okaloosa	84,526	2.47	83,957	2.47	72,379	2.43
Okeechobee	14,404	2.56	14,433	2.56	14,013	2.68
Orange	528,926	2.69	519,437	2.68	421,847	2.64
Osceola	136,210	2.96	130,574	2.95	90,603	2.93
Palm Beach	611,238	2.42	607,880	2.41	544,227	2.39
Pasco	230,205	2.47	225,214	2.46	189,612	2.42
Pinellas	445,851	2.12	442,789	2.12	415,876	2.16
Polk	280,957	2.61	272,418	2.60	227,485	2.59
Putnam	29,783	2.44	29,569	2.44	29,409	2.48
St. Johns	108,899	2.59	104,640	2.58	75,338	2.49
St. Lucie	133,100	2.53	128,997	2.53	108,523	2.53
Santa Rosa	71,047	2.62	69,454	2.62	56,910	2.59
Sarasota	203,656	2.13	200,211	2.13	175,746	2.13
Seminole	184,914	2.56	182,420	2.55	164,706	2.55
Sumter	66,409	1.91	62,907	1.93	41,361	2.04
Suwannee	16,639	2.49	16,385	2.49	15,953	2.52
Taylor	8,248	2.36	8,138	2.37	7,920	2.44
Union	4,343	2.66	4,271	2.66	4,048	2.66
Volusia	236,561	2.31	232,301	2.31	208,236	2.31
Wakulla	12,387	2.53	11,970	2.54	10,490	2.61
Walton	31,069	2.44	29,981	2.43	22,301	2.38
Washington	9,208	2.52	9,124	2.51	8,864	2.50

Table 2. Change in Households and Average Household Size in Florida and Its Counties, 2020–2021 and 2010–2020

State and County	Numerical Change				Percentage Change			
	Households		Average Household Size		Households		Average Household Size	
	2020–21	2010–20	2020–21	2010–20	2020–21	2010–20	2020–21	2010–20
FLORIDA	147,197	1,108,265	0.00	-0.01	1.7	14.9	0.0	-0.4
Alachua	2,825	12,207	0.01	-0.01	2.5	12.1	0.4	-0.4
Baker	169	315	0.00	-0.05	1.9	3.6	0.0	-1.8
Bay	1,122	1,696	0.01	0.04	1.6	2.5	0.4	1.7
Bradford	80	-17	0.01	0.00	0.8	-0.2	0.4	0.0
Brevard	4,296	27,334	0.00	0.00	1.7	11.9	0.0	0.0
Broward	2,519	70,610	0.01	0.03	0.3	10.3	0.4	1.2
Calhoun	80	-277	-0.01	-0.04	1.7	-5.5	-0.4	-1.6
Charlotte	1,888	12,476	0.00	-0.01	2.2	17.0	0.0	-0.5
Citrus	852	6,134	0.01	-0.03	1.2	9.7	0.5	-1.4
Clay	1,184	10,147	0.00	-0.03	1.5	14.8	0.0	-1.1
Collier	3,016	24,742	0.00	-0.03	1.9	18.6	0.0	-1.3
Columbia	295	1,483	0.00	-0.02	1.1	5.9	0.0	-0.8
DeSoto	103	496	0.00	-0.13	0.9	4.3	0.0	-4.8
Dixie	87	-68	0.00	0.01	1.4	-1.1	0.0	0.4
Duval	9,190	57,309	0.00	-0.04	2.3	16.7	0.0	-1.6
Escambia	1,614	11,922	-0.01	-0.04	1.3	10.3	-0.4	-1.7
Flagler	1,811	9,264	0.01	-0.06	3.7	23.6	0.4	-2.5
Franklin	157	693	0.00	-0.07	3.2	16.3	0.0	-3.1
Gadsden	127	-146	0.00	-0.13	0.8	-0.9	0.0	-5.0
Gilchrist	125	430	0.01	-0.01	1.9	7.0	0.4	-0.4
Glades	22	-283	-0.01	-0.12	0.5	-6.2	-0.4	-4.8
Gulf	234	236	0.00	0.00	4.2	4.4	0.0	0.0
Hamilton	71	73	-0.01	-0.07	1.5	1.6	-0.4	-2.8
Hardee	46	-186	-0.01	-0.21	0.6	-2.3	-0.3	-6.7
Hendry	360	619	0.00	-0.14	2.8	5.1	0.0	-4.5
Hernando	711	8,028	0.01	0.03	0.9	11.2	0.4	1.3
Highlands	392	1,772	0.00	-0.03	0.9	4.2	0.0	-1.3
Hillsborough	11,420	85,919	0.01	0.00	2.0	18.1	0.4	0.0
Holmes	211	-72	0.00	-0.03	2.9	-1.0	0.0	-1.2
Indian River	902	11,001	0.00	-0.04	1.3	18.3	0.0	-1.8
Jackson	221	-334	0.00	-0.01	1.3	-1.9	0.0	-0.4
Jefferson	87	170	-0.01	-0.06	1.5	3.0	-0.4	-2.5
Lafayette	67	147	-0.01	-0.18	2.5	5.7	-0.4	-6.8

Table 2. Change in Households and Average Household Size in Florida and Its Counties, 2020–2021 and 2010–2020 (Continued)

State and County	Numerical Change				Percentage Change			
	Households		Average Household Size		Households		Average Household Size	
	2020–21	2010–20	2020–21	2010–20	2020–21	2010–20	2020–21	2010–20
Lake	6,515	35,634	0.00	0.00	4.2	29.4	0.0	0.0
Lee	8,935	58,485	0.00	0.00	2.8	22.5	0.0	0.0
Leon	2,002	10,140	0.00	-0.06	1.7	9.1	0.0	-2.6
Levy	287	1,352	0.00	-0.05	1.6	8.2	0.0	-2.0
Liberty	50	-34	-0.01	-0.12	2.0	-1.3	-0.4	-4.7
Madison	194	-108	-0.01	-0.12	2.8	-1.5	-0.4	-4.8
Manatee	4,747	32,708	0.00	0.00	2.8	24.1	0.0	0.0
Marion	2,741	19,180	0.01	-0.02	1.7	13.9	0.4	-0.9
Martin	247	4,851	0.00	0.01	0.4	7.6	0.0	0.4
Miami-Dade	12,434	100,062	0.00	-0.08	1.3	11.5	0.0	-2.8
Monroe	156	3,807	0.00	0.07	0.4	11.7	0.0	3.2
Nassau	1,095	7,125	0.00	-0.04	3.0	24.7	0.0	-1.6
Okaloosa	569	11,578	0.00	0.04	0.7	16.0	0.0	1.6
Okeechobee	-29	420	0.00	-0.12	-0.2	3.0	0.0	-4.5
Orange	9,489	97,590	0.01	0.04	1.8	23.1	0.4	1.5
Osceola	5,636	39,971	0.01	0.02	4.3	44.1	0.3	0.7
Palm Beach	3,358	63,653	0.01	0.02	0.6	11.7	0.4	0.8
Pasco	4,991	35,602	0.01	0.04	2.2	18.8	0.4	1.7
Pinellas	3,062	26,913	0.00	-0.04	0.7	6.5	0.0	-1.9
Polk	8,539	44,933	0.01	0.01	3.1	19.8	0.4	0.4
Putnam	214	160	0.00	-0.04	0.7	0.5	0.0	-1.6
St. Johns	4,259	29,302	0.01	0.09	4.1	38.9	0.4	3.6
St. Lucie	4,103	20,474	0.00	0.00	3.2	18.9	0.0	0.0
Santa Rosa	1,593	12,544	0.00	0.03	2.3	22.0	0.0	1.2
Sarasota	3,445	24,465	0.00	0.00	1.7	13.9	0.0	0.0
Seminole	2,494	17,714	0.01	0.00	1.4	10.8	0.4	0.0
Sumter	3,502	21,546	-0.02	-0.11	5.6	52.1	-1.0	-5.4
Suwannee	254	432	0.00	-0.03	1.6	2.7	0.0	-1.2
Taylor	110	218	-0.01	-0.07	1.4	2.8	-0.4	-2.9
Union	72	223	0.00	0.00	1.7	5.5	0.0	0.0
Volusia	4,260	24,065	0.00	0.00	1.8	11.6	0.0	0.0
Wakulla	417	1,480	-0.01	-0.07	3.5	14.1	-0.4	-2.7
Walton	1,088	7,680	0.01	0.05	3.6	34.4	0.4	2.1
Washington	84	260	0.01	0.01	0.9	2.9	0.4	0.4

Average Household Size

According to our estimates, average household size has changed only very slightly since 2020 in most counties; it has remained unchanged for the state overall (2.47). Average household size varies considerably among counties in Florida. In 2021, it was largest in Osceola (2.96), Hendry (2.95), Hardee (2.90), Baker (2.77), Miami-Dade (2.75), Clay (2.73), and Orange (2.69) counties; it was smallest in Sumter (1.91), Pinellas (2.12), Charlotte (2.13), Sarasota (2.13), Citrus (2.18), and Franklin (2.22) 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 a trend model. We applied the trend model this year, because the detailed demographic data required for the headship rate model that was used in previous years have not yet been released from Census 2020. To estimate average household size for April 1, 2021, we extrapolated changes in average household size between 1990 and 2020. These changes were weighted as follows: one-half of the 2010–2020 change plus one-third of the 2000–2020 change plus one-sixth of the 1990–2020 change.

Estimates of the number of households for each county were constructed by dividing the population in households by the average household size. The

population in households equals the total population minus the population in group quarters. There are many different types of group quarters, both institutional and non-institutional. We differentiated between inmates in federal and state correctional facilities and persons in all other types of group quarters. Inmate counts for federal and state correctional facilities are available for April 1, 2021 from the Federal Bureau of Prisons and the Florida Department of Corrections. These were used to calculate the proportion of federal and state inmates out of the total population for 2021. For persons in other types of group quarters, we calculated their proportion of the total population in 2020 in each county; we then reduced that proportion by 5% to account for the impact of COVID-19 pandemic. Adding the proportions of federal and state inmates to the proportions of persons in all other types of group quarters gives us the overall proportion of the group quarters population out of the total population for April 1, 2021. Subtracting that proportion from the total population provides estimates of the population in households.

Estimates of the number of households for counties were added up to yield an estimate of the number of households for the state. From this number we calculated average household size for Florida.

We applied the trend model to all counties in Florida. The model included one minor global adjustment, which raised the estimated average household size value of each county by about 0.1%. This adjustment ensured that the sum total number of households for all counties equaled the number of households for the state for April 1, 2021, as estimated by the Demographic Estimating Conference held December 13, 2021.

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