

Households and Average Household Size in Florida: April 1, 2023

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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, 2023. 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 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 include all the people who occupy a housing unit as their usual place of residence. According to Census Bureau guidelines, usual residence is defined as the place where a 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. The number of households is identical to the number of occupied housing units, but differs from the total number of housing units, since the latter also includes vacant and seasonally occupied units.

Households

We estimate that there were 8,986,250 households in Florida on April 1, 2023, an increase of 457,183 (5.4%) since April 1, 2020. All 67 Florida counties were estimated to have gained households between 2020 and 2023. Miami-Dade County had the largest increase in households between 2020 and 2023, growing by 31,511. Other large increases occurred in Hillsborough (31,438), Polk (27,093), Duval (23,917), Orange (23,187), and Pasco (19,523) counties. In percentage terms, the largest increases occurred in Sumter (21.5 percent), St. Johns (14.6 percent), Flagler (13.6 percent), Osceola (12.6 percent), St. Lucie (12.1 percent), and Nassau (11.9 percent) counties.

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**Table 1. Number of Households and Average Household Size in Florida
and Its Counties 2023, 2020, and 2010**

State and County	Estimates, April 1, 2023		Census, April 1, 2020		Census, April 1, 2010	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
FLORIDA	8,986,250	2.47	8,529,067	2.47	7,420,802	2.48
Alachua	118,621	2.32	112,723	2.31	100,516	2.32
Baker	9,636	2.76	9,087	2.77	8,772	2.82
Bay	75,175	2.45	70,134	2.45	68,438	2.41
Bradford	9,816	2.53	9,462	2.53	9,479	2.53
Brevard	271,595	2.33	257,026	2.33	229,692	2.33
Broward	768,532	2.55	756,657	2.55	686,047	2.52
Calhoun	4,964	2.47	4,784	2.48	5,061	2.52
Charlotte	94,145	2.12	85,846	2.13	73,370	2.14
Citrus	73,447	2.17	69,438	2.17	63,304	2.20
Clay	83,815	2.73	78,939	2.73	68,792	2.76
Collier	168,524	2.34	157,921	2.35	133,179	2.38
Columbia	27,296	2.49	26,424	2.50	24,941	2.52
DeSoto	12,387	2.56	11,941	2.58	11,445	2.71
Dixie	6,571	2.38	6,248	2.38	6,316	2.37
Duval	423,676	2.42	399,759	2.43	342,450	2.47
Escambia	133,489	2.36	128,160	2.37	116,238	2.41
Flagler	55,053	2.36	48,450	2.36	39,186	2.42
Franklin	5,332	2.21	4,947	2.22	4,254	2.29
Gadsden	17,130	2.47	16,806	2.48	16,952	2.61
Gilchrist	7,036	2.57	6,551	2.57	6,121	2.58
Glades	4,446	2.38	4,250	2.40	4,533	2.52
Gulf	6,228	2.32	5,571	2.33	5,335	2.33
Hamilton	4,869	2.45	4,690	2.47	4,617	2.54
Hardee	8,188	2.89	8,059	2.91	8,245	3.12
Hendry	13,120	2.94	12,644	2.95	12,025	3.09
Hernando	83,399	2.42	79,773	2.41	71,745	2.38
Highlands	45,899	2.24	44,376	2.25	42,604	2.28
Hillsborough	591,387	2.55	559,949	2.55	474,030	2.55
Holmes	7,483	2.43	7,282	2.44	7,354	2.47
Indian River	74,785	2.22	71,177	2.22	60,176	2.26
Jackson	17,598	2.39	17,083	2.39	17,417	2.40
Jefferson	6,109	2.31	5,816	2.32	5,646	2.38
Lafayette	2,898	2.43	2,727	2.45	2,580	2.63

Table 1. Number of Households and Average Household Size in Florida and Its Counties 2023, 2020, and 2010 (Continued)

State and County	Estimates, April 1, 2023		Census, April 1, 2020		Census, April 1, 2010	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
Lake	169,964	2.41	156,923	2.42	121,289	2.42
Lee	335,747	2.34	318,303	2.35	259,818	2.35
Leon	125,583	2.28	121,085	2.29	110,945	2.35
Levy	18,803	2.39	17,756	2.40	16,404	2.45
Liberty	2,621	2.44	2,491	2.45	2,525	2.57
Madison	7,251	2.35	6,877	2.36	6,985	2.48
Manatee	185,576	2.33	168,437	2.34	135,729	2.34
Marion	168,668	2.34	156,906	2.33	137,726	2.35
Martin	70,829	2.23	68,750	2.24	63,899	2.23
Miami-Dade	998,925	2.73	967,414	2.75	867,352	2.83
Monroe	37,258	2.24	36,436	2.25	32,629	2.18
Nassau	40,209	2.49	35,919	2.49	28,794	2.53
Okaloosa	87,100	2.46	83,957	2.47	72,379	2.43
Okeechobee	14,668	2.55	14,433	2.56	14,013	2.68
Orange	542,624	2.68	519,437	2.68	421,847	2.64
Osceola	146,975	2.97	130,574	2.95	90,603	2.93
Palm Beach	623,683	2.41	607,880	2.41	544,227	2.39
Pasco	244,737	2.46	225,214	2.46	189,612	2.42
Pinellas	449,919	2.12	442,789	2.12	415,876	2.16
Polk	299,511	2.61	272,418	2.60	227,485	2.59
Putnam	30,720	2.43	29,569	2.44	29,409	2.48
St. Johns	119,966	2.59	104,640	2.58	75,338	2.49
St. Lucie	144,621	2.53	128,997	2.53	108,523	2.53
Santa Rosa	75,285	2.62	69,454	2.62	56,910	2.59
Sarasota	214,615	2.12	200,211	2.13	175,746	2.13
Seminole	189,822	2.54	182,420	2.55	164,706	2.55
Sumter	76,409	1.91	62,907	1.93	41,361	2.04
Suwannee	17,169	2.49	16,385	2.49	15,953	2.52
Taylor	8,476	2.36	8,138	2.37	7,920	2.44
Union	4,436	2.65	4,271	2.66	4,048	2.66
Volusia	245,588	2.31	232,301	2.31	208,236	2.31
Wakulla	13,172	2.53	11,970	2.54	10,490	2.61
Walton	33,301	2.43	29,981	2.43	22,301	2.38
Washington	9,370	2.51	9,124	2.51	8,864	2.50

Table 2. Change in Households and Average Household Size in Florida and Its Counties, 2020–2023 and 2010–2020

State and County	Numerical Change				Percentage Change			
	Households		Average Household Size		Households		Average Household Size	
	2020–23	2010–20	2020–23	2010–20	2020–23	2010–20	2020–23	2010–20
FLORIDA	457,183	1,108,265	0.00	-0.01	5.4	14.9	0.0	-0.4
Alachua	5,898	12,207	0.01	-0.01	5.2	12.1	0.4	-0.4
Baker	549	315	-0.01	-0.05	6.0	3.6	-0.4	-1.8
Bay	5,041	1,696	0.00	0.04	7.2	2.5	0.0	1.7
Bradford	354	-17	0.00	0.00	3.7	-0.2	0.0	0.0
Brevard	14,569	27,334	0.00	0.00	5.7	11.9	0.0	0.0
Broward	11,875	70,610	0.00	0.03	1.6	10.3	0.0	1.2
Calhoun	180	-277	-0.01	-0.04	3.8	-5.5	-0.4	-1.6
Charlotte	8,299	12,476	-0.01	-0.01	9.7	17.0	-0.5	-0.5
Citrus	4,009	6,134	0.00	-0.03	5.8	9.7	0.0	-1.4
Clay	4,876	10,147	0.00	-0.03	6.2	14.8	0.0	-1.1
Collier	10,603	24,742	-0.01	-0.03	6.7	18.6	-0.4	-1.3
Columbia	872	1,483	-0.01	-0.02	3.3	5.9	-0.4	-0.8
DeSoto	446	496	-0.02	-0.13	3.7	4.3	-0.8	-4.8
Dixie	323	-68	0.00	0.01	5.2	-1.1	0.0	0.4
Duval	23,917	57,309	-0.01	-0.04	6.0	16.7	-0.4	-1.6
Escambia	5,329	11,922	-0.01	-0.04	4.2	10.3	-0.4	-1.7
Flagler	6,603	9,264	0.00	-0.06	13.6	23.6	0.0	-2.5
Franklin	385	693	-0.01	-0.07	7.8	16.3	-0.5	-3.1
Gadsden	324	-146	-0.01	-0.13	1.9	-0.9	-0.4	-5.0
Gilchrist	485	430	0.00	-0.01	7.4	7.0	0.0	-0.4
Glades	196	-283	-0.02	-0.12	4.6	-6.2	-0.8	-4.8
Gulf	657	236	-0.01	0.00	11.8	4.4	-0.4	0.0
Hamilton	179	73	-0.02	-0.07	3.8	1.6	-0.8	-2.8
Hardee	129	-186	-0.02	-0.21	1.6	-2.3	-0.7	-6.7
Hendry	476	619	-0.01	-0.14	3.8	5.1	-0.3	-4.5
Hernando	3,626	8,028	0.01	0.03	4.5	11.2	0.4	1.3
Highlands	1,523	1,772	-0.01	-0.03	3.4	4.2	-0.4	-1.3
Hillsborough	31,438	85,919	0.00	0.00	5.6	18.1	0.0	0.0
Holmes	201	-72	-0.01	-0.03	2.8	-1.0	-0.4	-1.2
Indian River	3,608	11,001	0.00	-0.04	5.1	18.3	0.0	-1.8
Jackson	515	-334	0.00	-0.01	3.0	-1.9	0.0	-0.4
Jefferson	293	170	-0.01	-0.06	5.0	3.0	-0.4	-2.5
Lafayette	171	147	-0.02	-0.18	6.3	5.7	-0.8	-6.8

Table 2. Change in Households and Average Household Size in Florida and Its Counties, 2020–2023 and 2010–2020 (Continued)

State and County	Numerical Change				Percentage Change			
	Households		Average Household Size		Households		Average Household Size	
	2020–23	2010–20	2020–23	2010–20	2020–23	2010–20	2020–23	2010–20
Lake	13,041	35,634	-0.01	0.00	8.3	29.4	-0.4	0.0
Lee	17,444	58,485	-0.01	0.00	5.5	22.5	-0.4	0.0
Leon	4,498	10,140	-0.01	-0.06	3.7	9.1	-0.4	-2.6
Levy	1,047	1,352	-0.01	-0.05	5.9	8.2	-0.4	-2.0
Liberty	130	-34	-0.01	-0.12	5.2	-1.3	-0.4	-4.7
Madison	374	-108	-0.01	-0.12	5.4	-1.5	-0.4	-4.8
Manatee	17,139	32,708	-0.01	0.00	10.2	24.1	-0.4	0.0
Marion	11,762	19,180	0.01	-0.02	7.5	13.9	0.4	-0.9
Martin	2,079	4,851	-0.01	0.01	3.0	7.6	-0.4	0.4
Miami-Dade	31,511	100,062	-0.02	-0.08	3.3	11.5	-0.7	-2.8
Monroe	822	3,807	-0.01	0.07	2.3	11.7	-0.4	3.2
Nassau	4,290	7,125	0.00	-0.04	11.9	24.7	0.0	-1.6
Okaloosa	3,143	11,578	-0.01	0.04	3.7	16.0	-0.4	1.6
Okeechobee	235	420	-0.01	-0.12	1.6	3.0	-0.4	-4.5
Orange	23,187	97,590	0.00	0.04	4.5	23.1	0.0	1.5
Osceola	16,401	39,971	0.02	0.02	12.6	44.1	0.7	0.7
Palm Beach	15,803	63,653	0.00	0.02	2.6	11.7	0.0	0.8
Pasco	19,523	35,602	0.00	0.04	8.7	18.8	0.0	1.7
Pinellas	7,130	26,913	0.00	-0.04	1.6	6.5	0.0	-1.9
Polk	27,093	44,933	0.01	0.01	9.9	19.8	0.4	0.4
Putnam	1,151	160	-0.01	-0.04	3.9	0.5	-0.4	-1.6
St. Johns	15,326	29,302	0.01	0.09	14.6	38.9	0.4	3.6
St. Lucie	15,624	20,474	0.00	0.00	12.1	18.9	0.0	0.0
Santa Rosa	5,831	12,544	0.00	0.03	8.4	22.0	0.0	1.2
Sarasota	14,404	24,465	-0.01	0.00	7.2	13.9	-0.5	0.0
Seminole	7,402	17,714	-0.01	0.00	4.1	10.8	-0.4	0.0
Sumter	13,502	21,546	-0.02	-0.11	21.5	52.1	-1.0	-5.4
Suwannee	784	432	0.00	-0.03	4.8	2.7	0.0	-1.2
Taylor	338	218	-0.01	-0.07	4.2	2.8	-0.4	-2.9
Union	165	223	-0.01	0.00	3.9	5.5	-0.4	0.0
Volusia	13,287	24,065	0.00	0.00	5.7	11.6	0.0	0.0
Wakulla	1,202	1,480	-0.01	-0.07	10.0	14.1	-0.4	-2.7
Walton	3,320	7,680	0.00	0.05	11.1	34.4	0.0	2.1
Washington	246	260	0.00	0.01	2.7	2.9	0.0	0.4

Average Household Size

According to our estimates, average household size has changed only very slightly since 2020 in most counties, and it has remained unchanged at 2.47 for the state overall. Average household size varies considerably among counties in Florida. In 2023, it was largest in Osceola (2.97), Hendry (2.94), Hardee (2.89), Baker (2.76), Miami-Dade (2.73), Clay (2.73), and Orange (2.68) counties; it was smallest in Sumter (1.91), Pinellas (2.12), Sarasota (2.12), Charlotte (2.12), Citrus (2.17), Franklin (2.21), and Indian River (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

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, 2023 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 2023. For persons in other types of group quarters, we calculated their proportion of the total population in 2020 in each county. 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, 2023. 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.

Similar to last year, this year's estimates of the number of households and average household size are based on a simplified trend model. This was done because the detailed demographic data required for the headship rate model that has been used in the past have not yet been released from Census 2020. We also looked at trends in average household size from the American Community Survey (ACS). The most recent 1-year ACS data for 2022 are only available for the larger counties. In a number of counties, we made small adjustments to average household size based on the ACS data. In addition, the model included one minor global adjustment, which reduced the estimated average household size value of each county by about 0.04%. This adjustment ensured that the number of households for all counties matched the number of households for the state for April 1, 2023, as estimated by the most recent Demographic Estimating Conference held November 28, 2023.

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