

Residential Demand Analysis I-4 corridor		Orange County	Seminole County	Osceola County	Lake County	Polk County	Hillsborough County	Pinellas County	Pasco County	Hernando County	
Population estimates base	7/1/21	1,422,746	470,093	403,282	395,804	753,520	1,478,194	956,615	584,067	200,638	
Population estimates base	4/1/20	1,429,908	470,856	388,656	383,956	725,046	1,459,762	959,107	561,891	194,515	
Population # days	% change	456	-0.5%	-0.2%	3.8%	3.1%	3.9%	1.3%	-0.3%	3.9%	3.1%
Population Change		(7,162)	(763)	14,626	11,848	28,474	18,432	(2,492)	22,176	6,123	
Growth per day		(15.7)	(1.7)	32.1	26.0	62.4	40.4	(5.5)	48.6	13.4	
Population, Census, April 1, 2020		1,429,908	470,856	388,656	383,956	725,046	1,459,762	959,107	561,891	194,515	
Population, Census, April 1, 2010		1,145,956	422,718	268,685	297,052	602,095	1,229,226	916,542	464,697	172,778	
Population Change		283,952	48,138	119,971	86,904	122,951	230,536	42,565	97,194	21,737	
Growth per year		28,395	4,814	11,997	8,690	12,295	23,054	4,257	9,719	2,174	
Growth per day		77.8	13.2	32.9	23.8	33.7	63.2	11.7	26.6	6.0	
Housing units, July 1, 2019, (V2019)		556,896	193,936	162,661	163,586	304,429	599,456	511,756	250,658	88,708	
Households, 2016-2020		468,075	178,094	109,642	137,446	240,879	539,919	413,239	209,483	76,708	
Housing Unit / Households		1.19	1.09	1.48	1.19	1.26	1.11	1.24	1.20	1.16	
Persons per household, 2016-2020		2.87	2.60	3.30	2.56	2.88	2.65	2.30	2.54	2.46	
Building permits, 2020		12,890	3,220	5,848	3,923	9,492	11,281	2,740	8,905	1,905	
2021 Ann pop growth		(5,733)	(611)	11,707	9,484	22,792	14,754	(1,995)	17,751	4,901	
persons/household		2.87	2.60	3.30	2.56	2.88	2.65	2.30	2.54	2.46	
Household growth		(1,997)	(235)	3,548	3,705	7,914	5,567	(867)	6,988	1,992	
HU/HH adjustment		1.19	1.09	1.48	1.19	1.26	1.11	1.24	1.20	1.16	
Housing Unit Demand		(2,377)	(256)	5,263	4,409	10,002	6,181	(1,074)	8,362	2,304	
pop 2010		1,145,956	422,718	268,685	297,052	602,095	1,229,226	916,542	464,697	172,778	
pop 2020		1,429,908	470,856	388,656	383,956	725,046	1,459,762	959,107	561,891	194,515	
growth		283,952	48,138	119,971	86,904	122,951	230,536	42,565	97,194	21,737	
persons/HH		2.87	2.60	3.30	2.56	2.88	2.65	2.30	2.54	2.46	
new HH		98,938	18,515	36,355	33,947	42,691	86,995	18,507	38,265	8,836	
HU/HH adjustment		1.19	1.09	1.48	1.19	1.26	1.11	1.24	1.20	1.16	
Housing Unit Demand		117,712	20,162	53,935	40,403	53,954	96,588	22,919	45,787	10,218	
starts:											
2010 - -2020		99,213	20,088	49,703	27,083	44,230	98,014	22,232	33,323	6,986	
unmet demand		18,499	74	4,232	13,320	9,724	(1,426)	687	12,464	3,232	
2021 demand		(2,377)	(256)	5,263	4,409	10,002	6,181	(1,074)	8,362	2,304	
2021 permits		12,890	3,220	10,003	4,505	13,071	11,281	2,740	8,905	1,905	
Excess supply		(15,267)	(3,476)	(4,740)	(96)	(3,069)	(5,100)	(3,814)	(543)	399	
remaining gap		3,233	(3,402)	(508)	13,224	6,655	(6,526)	(3,128)	11,921	3,631	

population data source is

<https://www.census.gov/quickfacts/fact/table/osceolacountyflorida,lakecountyflorida,polkcountyflorida,FL,US/PST045221>

Housing starts data source is : FRED