



## Executive Summary

Crystal Springs SC  
6992 FL 44, Crystal River, FL 34429  
Ring: 3, 5, 7 Miles radii

Latitude: 28.89134  
Longitude: -82.5487

	3 Miles radius	5 Miles radius	7 Miles radius
<b>2009 Population</b>			
Total Population	12,832	30,072	55,403
Male Population	48.0%	48.1%	47.8%
Female Population	52.0%	51.9%	52.2%
Median Age	51.9	54.1	56.1
<b>2009 Income</b>			
Median HH Income	\$43,226	\$43,221	\$40,015
Per Capita Income	\$25,908	\$25,857	\$24,143
Average HH Income	\$59,716	\$59,219	\$53,931
<b>2009 Households</b>			
Total Households	5,618	12,792	24,228
Average Household Size	2.22	2.30	2.25
<b>2009 Housing</b>			
Owner Occupied Housing Units	65.5%	68.7%	70.4%
Renter Occupied Housing Units	17.1%	14.4%	13.5%
Vacant Housing Units	17.4%	16.9%	16.1%
<b>Population</b>			
1990 Population	9,096	19,510	33,523
2000 Population	10,879	25,041	44,014
2009 Population	12,832	30,072	55,403
2014 Population	14,066	33,216	61,225
1990-2000 Annual Rate	1.81%	2.53%	2.76%
2000-2009 Annual Rate	1.8%	2%	2.52%
2009-2014 Annual Rate	1.85%	2.01%	2.02%

In the identified market area, the current year population is 55,403. In 2000, the Census count in the market area was 44,014. The rate of change since 2000 was 2.52 percent annually. The five-year projection for the population in the market area is 61,225, representing a change of 2.02 percent annually from 2009 to 2014. Currently, the population is 47.8 percent male and 52.2 percent female.

<b>Households</b>			
1990 Households	3,648	7,906	14,407
2000 Households	4,725	10,554	19,291
2009 Households	5,618	12,792	24,228
2014 Households	6,201	14,187	26,792
1990-2000 Annual Rate	2.62%	2.93%	2.96%
2000-2009 Annual Rate	1.89%	2.1%	2.49%
2009-2014 Annual Rate	1.99%	2.09%	2.03%

The household count in this market area has changed from 19,291 in 2000 to 24,228 in the current year, a change of 2.49 percent annually. The five-year projection of households is 26,792, a change of 2.03 percent annually from the current year total. Average household size is currently 2.25, compared to 2.23 in the year 2000. The number of families in the current year is 16,235 in the market area.

**Housing**

Currently, 70.4 percent of the 28,863 housing units in the market area are owner occupied; 13.5 percent, renter occupied; and 16.1 percent are vacant. In 2000, there were 22,413 housing units - 71.9 percent owner occupied, 13.6 percent renter occupied and 14.5 percent vacant. The rate of change in housing units since 2000 is 2.77 percent. Median home value in the market area is \$135,666, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 4.5 percent annually to \$169,063. From 2000 to the current year, median home value changed by 7.6 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



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<b>Median Household Income</b>			
1990 Median HH Income	\$21,931	\$22,584	\$20,970
2000 Median HH Income	\$34,333	\$33,918	\$30,942
2009 Median HH Income	\$43,226	\$43,221	\$40,015
2014 Median HH Income	\$47,096	\$46,975	\$43,611
1990-2000 Annual Rate	4.58%	4.15%	3.97%
2000-2009 Annual Rate	2.52%	2.65%	2.82%
2009-2014 Annual Rate	1.73%	1.68%	1.74%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$12,022	\$12,458	\$12,007
2000 Per Capita Income	\$20,566	\$20,491	\$19,035
2009 Per Capita Income	\$25,908	\$25,857	\$24,143
2014 Per Capita Income	\$27,107	\$27,136	\$25,247
1990-2000 Annual Rate	5.52%	5.1%	4.72%
2000-2009 Annual Rate	2.53%	2.55%	2.6%
2009-2014 Annual Rate	0.91%	0.97%	0.9%
<b>Average Household Income</b>			
1990 Average Household Income	\$29,842	\$30,035	\$27,471
2000 Average Household Income	\$48,091	\$47,180	\$42,162
2009 Average HH Income	\$59,716	\$59,219	\$53,931
2014 Average HH Income	\$62,241	\$61,912	\$56,368
1990-2000 Annual Rate	4.89%	4.62%	4.38%
2000-2009 Annual Rate	2.37%	2.49%	2.7%
2009-2014 Annual Rate	0.83%	0.89%	0.89%

#### Households by Income

Current median household income is \$40,015 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$43,611 in five years. In 2000, median household income was \$30,942, compared to \$20,970 in 1990.

Current average household income is \$53,931 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$56,368 in five years. In 2000, average household income was \$42,162, compared to \$27,471 in 1990.

Current per capita income is \$24,143 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$25,247 in five years. In 2000, the per capita income was \$19,035, compared to \$12,007 in 1990.

#### Population by Employment

Total Businesses	1,056	1,719	2,663
Total Employees	7,006	12,743	20,299

Currently, 84.6 percent of the civilian labor force in the identified market area is employed and 15.4 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 90.2 percent of the civilian labor force, and unemployment will be 9.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 41.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 51.8 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 24.2 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 24.0 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 82.1 percent of the market area population drove alone to work, and 2.6 percent worked at home. The average travel time to work in 2000 was 23.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

#### Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 17.1 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 40.3 percent were high school graduates only (29.8 percent in the U.S.)
- 6.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 11.0 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 6.0 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)