

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 27.9591 Longitude: -82.7296

Clearwater Mall Clearwater, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	55,606	229,778	660,181
	Population Est 23Q1	55,709	229,737	660,522
	Population Est 22Q4	55,785	229,538	660,230
	Population Est 22Q3	55,856	229,930	660,765
	Population Est 22Q2	55,874	230,005	660,913
	Population Est 22Q1	55,804	229,210	659,767
	Population Est 21Q4	56,002	229,475	659,785
	Population Est 21Q3	56,252	230,239	659,883
	Population Est 21Q2	56,352	230,033	659,097
	Population Fcst	55,272	228,906	656,422
	2010 Census Population	51,502	215,478	621,533
	2000 Census Population	52,357	212,075	615,067
	1990 Census Population	46,493	195,337	566,450
	Current Year Daytime Population	65,919	253,181	756,610
	Average Seasonal Population	5,703	23,506	78,543
	Historical Annual Growth, 1990 – 2000	1.19%	0.83%	0.83%
	Historical Annual Growth, 2000 – 2010	-0.16%	0.16%	0.10%
	Estimated Annual Growth, 2010 – CY	0.54%	0.45%	0.42%
	Projected Annual Growth, CY to Y5	-0.12%	-0.08%	-0.11%
	Group Qtrs Est	1,062	8,064	13,328
Transient Est Average Last 4 Qtrs	4,945	12,767	59,291	
Households	Current Year Estimated Households	25,483	104,168	302,712
	Households Est 23Q1	25,521	104,101	302,750
	Households Est 22Q4	25,546	103,979	302,517
	Households Est 22Q3	25,571	104,153	302,808
	Households Est 22Q2	25,574	104,126	302,798
	Households Est 22Q1	25,546	103,763	302,281
	Households Est 21Q4	25,633	103,893	302,200
	Households Est 21Q3	25,751	104,260	302,266
	Households Est 21Q2	25,796	104,161	301,893
	Households Fcst	25,346	103,781	301,046
	2010 Census Households	23,375	96,681	282,154
	2000 Census Households	23,600	95,049	276,906
	1990 Census Households	21,332	87,964	251,481
	Historical Annual Growth, 1990 – 2000	1.02%	0.78%	0.97%
	Historical Annual Growth, 2000 – 2010	-0.10%	0.17%	0.19%
	Estimated Annual Growth, 2010 – CY	0.61%	0.52%	0.49%
	Projected Annual Growth, CY to Y5	-0.11%	-0.07%	-0.11%
	Population per Household	2.14	2.13	2.14

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Clearwater Mall Clearwater, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	1.4%	1.3%	1.5%
	HH Income \$250,000 to \$499,999	1.6%	1.6%	1.8%
	HH Income \$200,000 to \$249,999	3.8%	3.7%	4.2%
	HH Income \$175,000 to \$199,999	3.1%	3.1%	3.5%
	HH Income \$150,000 to \$174,999	4.6%	4.3%	4.9%
	HH Income \$100,000 to 149,999	15.2%	15.3%	16.5%
	HH Income \$75,000 to 99,999	12.3%	12.9%	13.2%
	HH Income \$50,000 to 74,999	19.6%	18.9%	18.2%
	HH Income \$35,000 to 49,999	13.0%	12.6%	12.3%
	HH Income \$25,000 to 34,999	7.7%	8.8%	7.9%
	HH Income \$15,000 to 24,999	8.5%	8.6%	7.7%
	HH Income \$0 to 14,999	9.2%	9.0%	8.4%
	Average Household Income	\$86,530	\$87,952	\$93,754
	Median Household Income	\$62,757	\$63,103	\$68,025
	Per Capita Income	\$40,081	\$40,605	\$43,484
	Average Disposable Income	\$71,977	\$71,510	\$75,415
	Median Disposable Income	\$56,601	\$56,900	\$60,808
	Discretionary HH Income Over \$150,000	3.4%	3.5%	4.3%
	Discretionary HH Income \$125,000 to \$149,999	3.6%	3.7%	4.0%
	Discretionary HH Income \$100,000 to \$124,999	5.8%	5.5%	6.4%
	Discretionary HH Income \$75,000 to \$99,999	9.8%	9.9%	11.0%
	Discretionary HH Income \$50,000 to \$74,999	17.4%	18.0%	19.0%
	Discretionary HH Income \$25,000 to \$49,999	31.7%	30.0%	28.9%
	Discretionary HH Income Under \$25,000	28.3%	29.3%	26.5%
	Average Discretionary HH Income	\$51,267	\$51,561	\$54,908
	Median Discretionary HH Income	\$40,297	\$40,905	\$44,383
	Householder White – Count	18,856	77,546	234,664
	Median HH Income	\$67,796	\$66,765	\$70,475
	Average HH Income	\$81,284	\$79,903	\$82,926
	Householder Black or African-American – Count	1,429	7,235	15,479
	Median HH Income	\$53,125	\$49,759	\$51,170
	Average HH Income	\$59,391	\$60,482	\$61,739
	Householder Hispanic – Count	2,920	10,960	27,451
Median HH Income	\$50,884	\$52,756	\$62,468	
Average HH Income	\$61,902	\$64,868	\$74,886	
Householder Asian or Pacific Islander – Count	614	2,325	8,198	
Median HH Income	\$59,314	\$84,370	\$80,099	
Average HH Income	\$88,902	\$96,723	\$93,112	
Householder Other or Pacific Islander – Count	1,664	6,102	16,919	
Median HH Income	\$56,860	\$59,873	\$66,064	
Average HH Income	\$72,186	\$73,135	\$76,449	

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Gender	Male Population	26,951	110,726	316,109
	Female Population	28,655	119,052	344,072
Total Population by Age	Count of Pop 0 to 4 years	2,785	10,518	29,688
	Count of Pop 0 to 7 years	3,650	14,164	39,983
	Count of Pop 5 - 13	4,394	17,579	49,602
	Count of Pop 14 - 18	2,126	8,518	24,595
	Count of Pop 19 - 22	2,172	8,661	24,860
	Count of Pop 22 - 25	1,658	6,567	18,564
	Count of Pop 25 - 29	3,263	12,135	32,953
	Count of Pop 30 - 34	3,821	14,417	38,651
	Count of Pop 35 - 39	3,722	14,589	39,694
	Count of Pop 40 - 44	3,527	13,800	38,055
	Count of Pop 45 - 59	10,181	42,468	122,585
	Count of Pop 60 - 74	11,883	51,616	153,055
	Count of Pop 75 - 84	4,382	20,936	63,512
	Count of Pop 85+	1,691	7,974	24,365
	% of Pop 0 to 4 years	5.0%	4.6%	4.5%
	% of Pop 0 to 7 years	6.6%	6.2%	6.1%
	% of Pop 5 - 13	7.9%	7.7%	7.5%
	% of Pop 14 - 18	3.8%	3.7%	3.7%
	% of Pop 19 - 22	3.9%	3.8%	3.8%
	% of Pop 22 - 25	3.0%	2.9%	2.8%
% of Pop 25 - 29	5.9%	5.3%	5.0%	
% of Pop 30 - 34	6.9%	6.3%	5.9%	
% of Pop 35 - 39	6.7%	6.3%	6.0%	
% of Pop 40 - 44	6.3%	6.0%	5.8%	
% of Pop 45 - 59	18.3%	18.5%	18.6%	
% of Pop 60 - 74	21.4%	22.5%	23.2%	
% of Pop 75 - 84	7.9%	9.1%	9.6%	
% of Pop 85+	3.0%	3.5%	3.7%	
Median Age	45.5	48.2	49.6	
Average Age	45.0	46.4	47.1	
Male Population by Age	% of Pop 0 to 4 years	5.3%	4.9%	4.8%
	% of Pop 5 - 13	8.3%	8.1%	8.0%
	% of Pop 14 - 18	3.9%	3.9%	4.0%
	% of Pop 19 - 22	4.0%	4.0%	4.0%
	% of Pop 22 - 25	3.1%	3.1%	3.0%
	% of Pop 25 - 29	6.0%	5.6%	5.2%
	% of Pop 30 - 34	7.0%	6.6%	6.1%
	% of Pop 35 - 39	7.0%	6.6%	6.2%
	% of Pop 40 - 44	6.6%	6.2%	6.0%
	% of Pop 45 - 59	18.1%	18.6%	18.7%
	% of Pop 75 - 84	7.5%	8.2%	8.8%
	% of Pop 60 - 74	20.9%	21.4%	22.3%
	% of Pop 85+	2.3%	2.7%	2.8%
Median Age	44.1	45.8	47.4	
Average Age	44.0	45.0	45.7	

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	% of Pop 0 to 4 years	4.7%	4.3%	4.2%
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	% of Pop 35 - 39	6.4%	6.1%	5.8%
	% of Pop 40 - 44	6.1%	5.8%	5.6%
	% of Pop 45 - 59	18.5%	18.4%	18.4%
	% of Pop 60 - 74	21.8%	23.4%	24.0%
	% of Pop 75 - 84	8.3%	9.9%	10.4%
	% of Pop 85+	3.7%	4.2%	4.5%
	Median Age	47.0	50.4	51.5
Average Age	45.9	47.8	48.4	
Race	Count of White	40,551	168,843	506,319
	Count of Black or African-American	3,736	20,706	44,445
	Count of Asian or Pacific Islander	1,937	7,704	26,781
	Count of Other races	9,383	32,526	82,635
	White	72.9%	73.5%	76.7%
	Black or African American	6.7%	9.0%	6.7%
	Asian	3.5%	3.4%	4.1%
	Other Races	16.9%	14.2%	12.5%
Language Spoken	Speak English at Home	80.0%	81.9%	83.3%
	Speak Spanish at Home	10.4%	9.5%	8.3%
	Speak French or French Creole at Home	1.1%	0.7%	0.7%
	Speak German at Home	0.7%	0.6%	0.6%
	Speak Other Indo-European Languages at Home	2.7%	2.4%	2.0%
	Speak Russian and Other Slavic Languages at Home	2.3%	2.0%	1.6%
	Speak Chinese at Home	0.2%	0.3%	0.3%
	Speak Korean at Home	0.1%	0.2%	0.2%
	Speak Vietnamese at Home	0.6%	0.6%	1.2%
	Speak Other Asian Languages at Home	0.9%	0.7%	0.8%
	Speak Tagalog and Other Pacific Languages at Home	0.4%	0.5%	0.5%
	Speak Other Language at Home	0.5%	0.6%	0.7%
Hispanic	Hispanic Population	9,695	34,262	82,691
	Hispanic Population Percent	17.4%	14.9%	12.5%
	Mexican	24.1%	31.2%	22.7%
	Puerto Rican	22.2%	25.7%	26.9%
	Cuban	11.1%	10.4%	16.4%
	Dominican	4.1%	3.4%	3.6%
	Central American	4.6%	6.2%	6.4%
	South American	21.0%	14.7%	15.8%
	Other Hispanic	12.8%	8.5%	8.4%
	2000 Hispanic Population Percent	9%	7%	6%
1990 Hispanic Population Percent	3%	3%	3%	

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Ancestry	American (percent of total population)	5.1%	6.1%	6.6%
	American	4.9%	5.8%	6.3%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.1%	0.1%
	Asian (percent of total population)	3.4%	3.3%	4.0%
	Chinese	0.3%	0.4%	0.4%
	Japanese	0.1%	0.1%	0.1%
	Korean	0.2%	0.3%	0.3%
	South Central Asian (ie. Indian)	1.1%	0.8%	0.9%
	South East Asian (ie. Vietnamese)	1.6%	1.6%	2.1%
	Other Asian	0.2%	0.2%	0.2%
	European (percent of total population)	39.3%	40.1%	43.0%
	British	7.0%	6.8%	7.4%
	Dutch	0.5%	0.5%	0.6%
	French	1.5%	1.6%	1.8%
	German	7.7%	8.2%	9.0%
	Italian	4.7%	5.2%	5.6%
	Polish	1.8%	2.0%	2.3%
	Scandinavian	1.6%	1.6%	1.8%
	Scotch/Irish	9.0%	8.8%	9.4%
Other European (ie. Greek/Russian)	5.6%	5.4%	5.2%	
Middle Eastern	0.6%	0.5%	0.7%	
Other Ancestry	18.4%	19.5%	17.3%	
Unclassified Ancestry	15.7%	15.5%	15.9%	
Education (Age 25+)	Adult Population (25 Years or Older)	42,470	177,935	512,871
	Elementary (0 to 8)	2.2%	2.7%	2.8%
	Some High School (9 to 11)	6.7%	5.9%	5.6%
	High School Graduate (12)	29.3%	30.3%	28.5%
	Some College (13 to 16)	22.9%	22.4%	21.2%
	Associates Degree Only	9.0%	8.9%	10.0%
	Bachelors Degree Only	19.5%	19.6%	21.0%
	Graduate Degree	10.3%	10.2%	10.9%
	% College (4+)	29.8%	29.8%	31.9%
Household Type	Total Households – count	25,483	104,168	302,712
	One Person HHs – count	9,270	38,092	107,836
	Family HHs – count	13,822	56,857	168,860
	Married Couple – count	9,855	40,193	124,052
	w/own children – count	2,558	10,945	34,126
	w/out own children – count	7,297	29,248	89,926
	Male Householder – count	915	4,791	12,508
	Female Householder – count	3,051	11,873	32,301
	Non-Family Households – count	2,391	9,219	26,016
	1 Person Household	36.4%	36.6%	35.6%
	2 Person Household	36.4%	37.0%	37.5%
	3 Person Household	12.8%	12.8%	12.9%
	4 Person Household	8.6%	8.2%	8.6%
	5 Person Household	3.9%	3.5%	3.4%
6 Person Household	1.2%	1.3%	1.3%	
7+ Person Household	0.7%	0.7%	0.6%	
% Households With Children	18.4%	18.1%	17.8%	

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Housing	Total Housing Units	29,450	119,855	349,008
	Owner Occupied Percent	51.5%	54.2%	57.7%
	Renter Occupied Percent	35.0%	32.7%	29.0%
	Vacant Housing Percent	13.5%	13.1%	13.3%
	Total Housing Units (Census 2000)	27,678	108,817	315,753
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	3.2%	3.8%	5.6%
	Property Value \$750,000 to \$999,999	3.1%	4.4%	5.7%
	Property Value \$500,000 to \$749,999	18.6%	18.6%	20.0%
	Property Value \$400,000 to \$499,999	15.1%	13.1%	13.4%
	Property Value \$300,000, to \$399,999	17.2%	16.5%	16.0%
	Property Value \$200,000 to \$299,999	16.3%	16.0%	14.8%
	Property Value \$150,000 to \$199,999	5.5%	6.4%	6.0%
	Property Value \$100,000 to \$149,999	4.7%	6.3%	5.8%
	Property Value \$60,000 to \$99,999	4.9%	3.7%	3.6%
	Property Value \$40,000 to \$59,999	2.9%	3.3%	2.1%
	Property Value \$0 to \$39,999	7.8%	6.5%	4.8%
	Median Home Value	\$345,899	\$346,836	\$379,901
Wealth per Household	\$0 and under - percent	17.7%	17.5%	17.1%
	\$1 to \$4999 - percent	9.0%	8.9%	8.5%
	\$5k to \$9999 - percent	4.7%	4.6%	4.5%
	\$10k to \$24999 - percent	6.5%	6.4%	6.3%
	\$25k to \$49999 - percent	6.8%	6.8%	6.8%
	\$50k to \$99999 - percent	10.2%	10.3%	10.3%
	\$100k to \$249999 - percent	18.0%	18.2%	18.4%
	\$250k to \$499999 - percent	12.9%	13.0%	13.3%
	\$500k+ - percent	14.2%	14.3%	14.7%
	Median HH Wealth	\$76,054	\$77,992	\$82,854
	Avg HH Wealth	\$233,539	\$235,373	\$241,596
Economic Viability	Economic Viability Local	284	287	285
	Economic Viability Indexed	105	106	106
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	26,848	111,930	326,730
	Managerial/Executive	17.1%	17.2%	18.2%
	Professional Specialty	21.8%	23.2%	23.2%
	Healthcare Support	4.5%	3.7%	3.3%
	Sales	12.5%	10.9%	11.7%
	Office & Administrative Support	12.8%	14.0%	13.1%
	Protective Service	2.6%	2.0%	1.9%
	Food Preparation	7.2%	6.4%	6.1%
	Building Maintenance & Cleaning	2.9%	4.0%	3.3%
	Personal Care	2.5%	2.3%	2.7%
	Farming, Fishing, & Forestry	0.2%	0.2%	0.2%
	Construction	6.4%	6.8%	6.7%
	Production & Transportation	9.4%	9.4%	9.8%
	Percent White Collar Workers	68.7%	68.9%	69.4%
	Percent Blue Collar Workers	31.3%	31.1%	30.6%

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	Agriculture/Mining/Construction	6.5%	6.1%	6.6%
	Manufacturing	7.4%	6.9%	7.5%
	Transportation	4.2%	4.6%	4.2%
	Information	1.8%	1.8%	1.7%
	Wholesale/Retail	16.7%	14.3%	14.9%
	Finance, Insurance, Real Estate	9.3%	9.3%	9.4%
	Professional Services	8.3%	9.3%	9.9%
	Management Services	0.2%	0.2%	0.2%
	Administrative/Waste Services	4.4%	5.8%	4.9%
	Educational Services	19.8%	21.2%	21.1%
	Entertainment Services	11.7%	10.0%	10.2%
	Other Professional Services	5.6%	6.7%	5.8%
	Public Administration	3.9%	3.8%	3.6%
Vehicles per HH	No Vehicles	7.7%	8.1%	7.0%
	1 Vehicle	47.5%	47.4%	45.3%
	2 Vehicles	33.6%	34.1%	35.9%
	3 or more vehicles	11.1%	10.4%	11.8%
	Average Number of Vehicles	1.52	1.50	1.56
Change	Births (last 12 months)	539	1,996	5,709
	Deaths (last 12 months)	510	2,326	7,041
	Migration (last 12 months)	-270	208	897
Work place	Workplace Establishments	2,382	9,759	27,042
	Workplace Employees (FTE)	25,914	104,178	309,668