

	Clearwater ci...
<b>Population Summary</b>	
2010 Total Population	109,841
2020 Total Population	117,396
2020 Group Quarters	3,994
2024 Total Population	118,963
2024 Group Quarters	4,061
2029 Total Population	118,853
2024-2029 Annual Rate	-0.02%
2024 Total Daytime Population	137,281
Workers	76,316
Residents	60,965
<b>Household Summary</b>	
2010 Households	48,476
2010 Average Household Size	2.19
2020 Total Households	52,173
2020 Average Household Size	2.17
2024 Households	53,700
2024 Average Household Size	2.14
2029 Households	54,519
2029 Average Household Size	2.11
2024-2029 Annual Rate	0.30%
2010 Families	26,699
2010 Average Family Size	2.86
2024 Families	29,347
2024 Average Family Size	2.83
2029 Families	29,699
2029 Average Family Size	2.78
2024-2029 Annual Rate	0.24%
<b>Housing Unit Summary</b>	
2000 Housing Units	57,795
Owner Occupied Housing Units	53.1%
Renter Occupied Housing Units	32.4%
Vacant Housing Units	14.5%
2010 Housing Units	60,105
Owner Occupied Housing Units	47.7%
Renter Occupied Housing Units	33.0%
Vacant Housing Units	19.3%
2020 Housing Units	62,375
Owner Occupied Housing Units	47.0%
Renter Occupied Housing Units	36.6%
Vacant Housing Units	16.4%
2024 Housing Units	64,237
Owner Occupied Housing Units	48.0%
Renter Occupied Housing Units	35.6%
Vacant Housing Units	16.4%
2029 Housing Units	64,832
Owner Occupied Housing Units	50.5%
Renter Occupied Housing Units	33.6%
Vacant Housing Units	15.9%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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### 2024 Households by Income

Household Income Base	53,700
<\$15,000	11.3%
\$15,000 - \$24,999	9.0%
\$25,000 - \$34,999	8.6%
\$35,000 - \$49,999	11.8%
\$50,000 - \$74,999	14.3%
\$75,000 - \$99,999	10.1%
\$100,000 - \$149,999	16.9%
\$150,000 - \$199,999	7.9%
\$200,000+	10.0%
Average Household Income	\$99,664

### 2029 Households by Income

Household Income Base	54,519
<\$15,000	9.4%
\$15,000 - \$24,999	6.6%
\$25,000 - \$34,999	6.8%
\$35,000 - \$49,999	9.8%
\$50,000 - \$74,999	13.5%
\$75,000 - \$99,999	10.7%
\$100,000 - \$149,999	20.3%
\$150,000 - \$199,999	10.8%
\$200,000+	12.2%
Average Household Income	\$118,431

### 2024 Owner Occupied Housing Units by Value

Total	30,831
<\$50,000	4.4%
\$50,000 - \$99,999	3.9%
\$100,000 - \$149,999	2.7%
\$150,000 - \$199,999	4.8%
\$200,000 - \$249,999	6.4%
\$250,000 - \$299,999	7.0%
\$300,000 - \$399,999	19.9%
\$400,000 - \$499,999	17.7%
\$500,000 - \$749,999	17.0%
\$750,000 - \$999,999	6.8%
\$1,000,000 - \$1,499,999	4.2%
\$1,500,000 - \$1,999,999	1.8%
\$2,000,000 +	3.4%
Average Home Value	\$525,312

### 2029 Owner Occupied Housing Units by Value

Total	32,716
<\$50,000	2.0%
\$50,000 - \$99,999	1.1%
\$100,000 - \$149,999	1.2%
\$150,000 - \$199,999	2.0%
\$200,000 - \$249,999	3.2%
\$250,000 - \$299,999	4.8%
\$300,000 - \$399,999	18.5%
\$400,000 - \$499,999	22.1%
\$500,000 - \$749,999	23.9%
\$750,000 - \$999,999	8.9%
\$1,000,000 - \$1,499,999	5.8%
\$1,500,000 - \$1,999,999	2.5%
\$2,000,000 +	4.0%
Average Home Value	\$624,830

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>Median Household Income</b>	
2024	\$64,179
2029	\$82,739
<b>Median Home Value</b>	
2024	\$405,182
2029	\$477,973
<b>Per Capita Income</b>	
2024	\$45,152
2029	\$54,489
<b>Median Age</b>	
2010	43.6
2020	46.3
2024	47.1
2029	48.2
<b>2020 Population by Age</b>	
Total	117,396
0 - 4	4.2%
5 - 9	4.7%
10 - 14	4.9%
15 - 24	10.0%
25 - 34	12.7%
35 - 44	11.9%
45 - 54	12.9%
55 - 64	15.9%
65 - 74	13.1%
75 - 84	6.8%
85 +	2.9%
18 +	83.4%
<b>2024 Population by Age</b>	
Total	118,963
0 - 4	4.0%
5 - 9	4.3%
10 - 14	4.3%
15 - 24	10.1%
25 - 34	12.4%
35 - 44	12.3%
45 - 54	12.3%
55 - 64	14.9%
65 - 74	14.1%
75 - 84	8.1%
85 +	3.1%
18 +	84.7%
<b>2029 Population by Age</b>	
Total	118,853
0 - 4	3.9%
5 - 9	3.9%
10 - 14	4.1%
15 - 24	9.6%
25 - 34	12.2%
35 - 44	12.3%
45 - 54	12.2%
55 - 64	13.3%
65 - 74	15.0%
75 - 84	9.9%
85 +	3.7%
18 +	85.5%

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2020 Population by Sex</b>	
Males	56,566
Females	60,830
<b>2024 Population by Sex</b>	
Males	58,171
Females	60,792
<b>2029 Population by Sex</b>	
Males	57,716
Females	61,137
<b>2010 Population by Race/Ethnicity</b>	
Total	109,841
White Alone	79.8%
Black Alone	10.9%
American Indian Alone	0.5%
Asian Alone	2.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	4.2%
Two or More Races	2.4%
Hispanic Origin	14.4%
Diversity Index	51.0
<b>2020 Population by Race/Ethnicity</b>	
Total	117,396
White Alone	68.0%
Black Alone	10.5%
American Indian Alone	0.7%
Asian Alone	2.9%
Pacific Islander Alone	0.1%
Some Other Race Alone	7.1%
Two or More Races	10.7%
Hispanic Origin	17.4%
Diversity Index	65.1
<b>2024 Population by Race/Ethnicity</b>	
Total	118,963
White Alone	67.2%
Black Alone	10.1%
American Indian Alone	0.7%
Asian Alone	3.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	7.3%
Two or More Races	11.4%
Hispanic Origin	18.4%
Diversity Index	66.3
<b>2029 Population by Race/Ethnicity</b>	
Total	118,853
White Alone	65.3%
Black Alone	10.3%
American Indian Alone	0.8%
Asian Alone	3.4%
Pacific Islander Alone	0.2%
Some Other Race Alone	7.8%
Two or More Races	12.3%
Hispanic Origin	19.9%
Diversity Index	68.7

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2020 Population by Relationship and Household Type</b>	
Total	117,396
In Households	96.6%
Householder	44.4%
Opposite-Sex Spouse	16.7%
Same-Sex Spouse	0.3%
Opposite-Sex Unmarried Partner	3.2%
Same-Sex Unmarried Partner	0.2%
Biological Child	20.7%
Adopted Child	0.5%
Stepchild	0.9%
Grandchild	1.9%
Brother or Sister	1.2%
Parent	1.3%
Parent-in-law	0.2%
Son-in-law or Daughter-in-law	0.3%
Other Relatives	1.2%
Foster Child	0.1%
Other Nonrelatives	3.5%
In Group Quarters	3.4%
Institutionalized	1.1%
Noninstitutionalized	2.3%
<b>2024 Population 25+ by Educational Attainment</b>	
Total	91,854
Less than 9th Grade	2.6%
9th - 12th Grade, No Diploma	5.0%
High School Graduate	25.4%
GED/Alternative Credential	4.0%
Some College, No Degree	19.1%
Associate Degree	9.0%
Bachelor's Degree	22.1%
Graduate/Professional Degree	12.8%
<b>2024 Population 15+ by Marital Status</b>	
Total	103,926
Never Married	31.6%
Married	47.4%
Widowed	7.6%
Divorced	13.4%
<b>2024 Civilian Population 16+ in Labor Force</b>	
Civilian Population 16+	61,289
Population 16+ Employed	96.0%
Population 16+ Unemployment rate	4.0%
Population 16-24 Employed	10.4%
Population 16-24 Unemployment rate	5.6%
Population 25-54 Employed	59.0%
Population 25-54 Unemployment rate	4.1%
Population 55-64 Employed	19.7%
Population 55-64 Unemployment rate	4.2%
Population 65+ Employed	10.9%
Population 65+ Unemployment rate	1.5%

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2024 Employed Population 16+ by Industry</b>	
Total	58,849
Agriculture/Mining	0.1%
Construction	5.7%
Manufacturing	6.4%
Wholesale Trade	2.4%
Retail Trade	12.6%
Transportation/Utilities	5.4%
Information	1.5%
Finance/Insurance/Real Estate	10.1%
Services	52.2%
Public Administration	3.7%
<b>2024 Employed Population 16+ by Occupation</b>	
Total	58,849
White Collar	65.0%
Management/Business/Financial	20.0%
Professional	23.0%
Sales	10.4%
Administrative Support	11.7%
Services	18.1%
Blue Collar	16.8%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	4.1%
Installation/Maintenance/Repair	2.7%
Production	3.3%
Transportation/Material Moving	6.6%
<b>2020 Households by Type</b>	
Total	52,173
Married Couple Households	38.2%
With Own Children <18	10.4%
Without Own Children <18	27.8%
Cohabiting Couple Households	7.8%
With Own Children <18	2.0%
Without Own Children <18	5.8%
Male Householder, No Spouse/Partner	22.0%
Living Alone	15.9%
65 Years and over	5.4%
With Own Children <18	1.3%
Without Own Children <18, With Relatives	2.8%
No Relatives Present	1.9%
Female Householder, No Spouse/Partner	32.0%
Living Alone	19.6%
65 Years and over	10.0%
With Own Children <18	4.6%
Without Own Children <18, With Relatives	6.4%
No Relatives Present	1.4%
<b>2020 Households by Size</b>	
Total	52,173
1 Person Household	35.5%
2 Person Household	37.0%
3 Person Household	13.0%
4 Person Household	8.7%
5 Person Household	3.7%
6 Person Household	1.4%
7 + Person Household	0.7%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2020 Households by Tenure and Mortgage Status</b>	
Total	52,173
Owner Occupied	56.2%
Owned with a Mortgage/Loan	32.7%
Owned Free and Clear	23.6%
Renter Occupied	43.8%
<b>2024 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	63
Percent of Income for Mortgage	39.5%
Wealth Index	94
<b>2020 Housing Units By Urban/ Rural Status</b>	
Total	62,375
Urban Housing Units	100.0%
Rural Housing Units	0.0%
<b>2020 Population By Urban/ Rural Status</b>	
Total	117,396
Urban Population	100.0%
Rural Population	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>Top 3 Tapestry Segments</b>		
1.		Retirement Communities (9E)
2.		Golden Years (9B)
3.		Parks and Rec (5C)
<b>2024 Consumer Spending</b>		
Apparel & Services: Total \$		\$113,337,523
Average Spent		\$2,110.57
Spending Potential Index		89
Education: Total \$		\$80,665,905
Average Spent		\$1,502.16
Spending Potential Index		87
Entertainment/Recreation: Total \$		\$193,757,577
Average Spent		\$3,608.15
Spending Potential Index		88
Food at Home: Total \$		\$352,861,265
Average Spent		\$6,570.97
Spending Potential Index		90
Food Away from Home: Total \$		\$187,177,094
Average Spent		\$3,485.61
Spending Potential Index		90
Health Care: Total \$		\$368,748,242
Average Spent		\$6,866.82
Spending Potential Index		89
HH Furnishings & Equipment: Total \$		\$149,811,863
Average Spent		\$2,789.79
Spending Potential Index		88
Personal Care Products & Services: Total \$		\$48,799,770
Average Spent		\$908.75
Spending Potential Index		91
Shelter: Total \$		\$1,284,405,691
Average Spent		\$23,918.17
Spending Potential Index		90
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$166,827,046
Average Spent		\$3,106.65
Spending Potential Index		89
Travel: Total \$		\$142,714,887
Average Spent		\$2,657.63
Spending Potential Index		88
Vehicle Maintenance & Repairs: Total \$		\$71,577,985
Average Spent		\$1,332.92
Spending Potential Index		90

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.