

Dunedin

Demographics

Summary	Census 2010	2020	2025
Population	35,290	37,520	38,502
Households	17,612	18,609	19,064
Families	9,273	9,719	9,938
Average Household Size	1.98	1.99	2.00
Owner Occupied Housing Units	11,755	12,044	12,414
Renter Occupied Housing Units	5,846	6,562	6,657
Median Age	51.3	55.9	57.4
Trends: 2020 - 2025 Annual Rate	Area	State	National
Population	0.52%	1.33%	0.72%
Households	0.48%	1.27%	0.72%
Families	0.45%	1.23%	0.64%
Average Household Income	2.16%	2.12%	2.02%
Median Household Income	1.57%	1.51%	1.60%

Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,306	3.7%	1,201	3.2%	1,232	3.2%
5 - 9	1,376	3.9%	1,276	3.4%	1,271	3.3%
10 - 14	1,553	4.4%	1,388	3.7%	1,386	3.6%
15 - 24	3,000	8.5%	2,927	7.8%	2,811	7.3%
25 - 34	3,176	9.0%	3,414	9.1%	3,542	9.2%
35 - 44	3,811	10.8%	3,527	9.4%	3,696	9.6%
45 - 54	5,505	15.6%	4,465	11.9%	4,158	10.8%
55 - 64	5,682	16.1%	6,341	16.9%	5,853	15.2%
65 - 74	4,552	12.9%	6,416	17.1%	6,854	17.8%
75 - 84	3,458	9.8%	4,202	11.2%	5,160	13.4%
85 +	1,835	5.2%	2,401	6.4%	2,580	6.7%
18 +	30,067	85.2%	32,830	87.5%	33,768	87.7%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	32,326	91.6%	33,805	90.1%	34,267	89.0%
Black Alone	1,165	3.3%	1,313	3.5%	1,386	3.6%
American Indian Alone	106	0.3%	113	0.3%	116	0.3%
Asian Alone	565	1.6%	675	1.8%	770	2.0%
Pacific Islander Alone	35	0.1%	38	0.1%	39	0.1%
Some Other Race Alone	459	1.3%	675	1.8%	847	2.2%
Two or More Races	635	1.8%	900	2.4%	1,040	2.7%
Hispanic Origin (Any Race)	2,082	5.9%	3,114	8.3%	3,812	9.9%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	1,917	10.3%	1,754	9.2%
\$15,000 - \$24,999	2,457	13.2%	2,288	12.0%
\$25,000 - \$34,999	1,898	10.2%	1,792	9.4%
\$35,000 - \$49,999	2,512	13.5%	2,440	12.8%
\$50,000 - \$74,999	3,350	18.0%	3,431	18.0%
\$75,000 - \$99,999	2,382	12.8%	2,554	13.4%
\$100,000 - \$149,999	2,512	13.5%	2,898	15.2%
\$150,000 - \$199,999	800	4.3%	991	5.2%
\$200,000+	763	4.1%	896	4.7%
Median Household Income	\$52,626		\$56,880	
Average Household Income	\$72,474		\$80,654	
Per Capita Income	\$35,968		\$39,949	

Demographics (cont.)

2020 Disposable Income by Age of Householder	Number of Households							All Households
	<25	25-34	35-44	45-54	55-64	65-74	75+	
Total	321	1,507	1,909	2,555	3,733	4,039	4,544	18,610
<\$15,000	36	137	145	179	479	544	812	2,332
\$15,000-\$24,999	46	192	182	165	415	660	1,179	2,839
\$25,000-\$34,999	63	172	200	251	305	423	558	1,972
\$35,000-\$49,999	61	289	304	371	542	724	694	2,985
\$50,000-\$74,999	76	361	414	518	788	777	627	3,561
\$75,000-\$99,999	24	168	322	370	515	354	357	2,109
\$100,000-\$149,999	9	156	269	500	425	356	241	1,957
\$150,000-\$199,999	3	14	42	94	143	102	36	435
\$200,000+	3	18	31	107	121	99	40	420
Median Disposable Income	\$37,812	\$47,452	\$55,359	\$62,570	\$52,690	\$41,797	\$29,311	\$44,812
Average Disposable Income	\$46,468	\$57,263	\$66,612	\$79,067	\$66,914	\$56,986	\$43,038	\$59,426

2020 Net Worth by Age of Householder	Number of Households							All Households
	<25	25-34	35-44	45-54	55-64	65-74	75+	
Total	320	1,506	1,909	2,556	3,732	4,040	4,545	18,608
<\$15,000	243	800	780	637	856	658	575	4,549
\$15,000-\$34,999	38	257	240	298	293	332	190	1,648
\$35,000-\$49,999	16	83	116	117	183	146	105	766
\$50,000-\$74,999	8	88	161	141	168	196	272	1,034
\$75,000-\$99,999	9	82	128	198	165	194	207	983
\$100,000-\$149,999	3	80	131	209	345	373	379	1,520
\$150,000-\$249,999	0	63	146	301	444	492	638	2,084
\$250,000-\$499,999	2	41	133	335	457	599	900	2,467
\$500,000-\$999,999	1	6	40	191	347	494	565	1,644
\$1,000,000+	0	6	34	129	474	556	714	1,913
Median Net Worth	\$9,877	\$14,119	\$27,203	\$84,395	\$125,501	\$168,082	\$229,956	\$108,456
Average Net Worth	\$22,506	\$60,097	\$145,132	\$392,677	\$776,337	\$771,016	\$750,620	\$580,452

2020 Highest Completed Education (Age 25+)	Area		MSA	Florida	USA
	Number	Percentage	Percentage	Percentage	Percentage
Less than 9th Grade	984	3.2%	3.5%	4.5%	4.8%
9th - 12th Grade, No Diploma	1,322	4.3%	6.5%	6.7%	6.5%
High School Graduate	7,163	23.3%	24.4%	24.4%	22.8%
GED/Alternative Credential	1,230	4.0%	4.4%	4.1%	3.9%
Some College, No Degree	6,333	20.6%	20.1%	19.5%	20.1%
Associate Degree	2,767	9.0%	9.7%	9.7%	8.7%
Bachelor's Degree	6,948	22.6%	20.0%	19.4%	20.2%
Graduate/Professional Degree	3,997	13.0%	11.5%	11.6%	12.9%
Bachelor's Degree or Higher	10,945	35.6%	31.5%	31.0%	33.1%

Resident Workforce						
Population by Industry	Number	Percentage	Population by Occupation		Number	Percentage
Agriculture/Mining	34	0.2%	White Collar		1,173,138	69.4%
Construction	1,116	6.6%	Management/Business/Financial		273,845	16.2%
Manufacturing	1,014	6.0%	Professional		373,578	22.1%
Wholesale Trade	406	2.4%	Sales		253,560	15.0%
Retail Trade	2,113	12.5%	Administrative Support		272,154	16.1%
Transportation/Utilities	659	3.9%	Services		270,464	16.0%
Information	287	1.7%	Blue Collar		245,108	14.5%
Finance/Insurance/Real Estate	1,673	9.9%	Farming/Forestry/Fishing		3,381	0.2%
Services	9,262	54.8%	Construction/Extraction		81,139	4.8%
Public Administration	338	2.0%	Installation/Maintenance/Repair		45,641	2.7%
			Production		47,331	2.8%
Employed Population	16,902		Transportation/Material Moving		67,616	4.0%

Business Summary (2020)

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.1%	4	0.0%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	93	5.8%	498	3.9%
Manufacturing	44	2.7%	676	5.4%
Wholesale Trade	28	1.7%	195	1.5%
Retail Trade	207	12.8%	1,633	12.9%
Motor Vehicle & Parts Dealers	20	1.2%	138	1.1%
Furniture & Home Furnishings Stores	13	0.8%	60	0.5%
Electronics & Appliance Stores	3	0.2%	10	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	14	0.9%	99	0.8%
Food & Beverage Stores	24	1.5%	773	6.1%
Health & Personal Care Stores	27	1.7%	224	1.8%
Gasoline Stations	2	0.1%	6	0.0%
Clothing & Clothing Accessories Stores	22	1.4%	57	0.5%
Sport Goods, Hobby, Book, & Music Stores	18	1.1%	58	0.5%
General Merchandise Stores	9	0.6%	54	0.4%
Miscellaneous Store Retailers	44	2.7%	150	1.2%
Nonstore Retailers	11	0.7%	4	0.0%
Transportation & Warehousing	12	0.7%	125	1.0%
Information	18	1.1%	148	1.2%
Finance & Insurance	87	5.4%	495	3.9%
Central Bank/Credit Intermediation & Related Activities	22	1.4%	167	1.3%
Securities, Commodity Contracts & Other Financial Investments & Other Related Activities	31	1.9%	160	1.3%
Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles	34	2.1%	168	1.3%
Real Estate, Rental & Leasing	93	5.8%	391	3.1%
Professional, Scientific & Tech Services	163	10.1%	885	7.0%
Legal Services	39	2.4%	162	1.3%
Management of Companies & Enterprises	8	0.5%	32	0.3%
Administrative & Support & Waste Management & Educational Services	60	3.7%	306	2.4%
Health Care & Social Assistance	41	2.5%	867	6.9%
Arts, Entertainment & Recreation	114	7.1%	2,622	20.8%
Accommodation & Food Services	42	2.6%	503	4.0%
Accommodation	145	9.0%	1,787	14.2%
Food Services & Drinking Places	13	0.8%	330	2.6%
Food Services & Drinking Places	132	8.2%	1,457	11.6%
Other Services (except Public Administration)	189	11.7%	768	6.1%
Automotive Repair & Maintenance	23	1.4%	102	0.8%
Public Administration	38	2.4%	610	4.8%
Unclassified Establishments	233	14.4%	67	0.5%
Total	1,617		12,612	

Source: Esri Community Analyst