

# Belleair

## Demographics

Summary	Census 2010	2020	2025
Population	3,869	4,120	4,235
Households	1,822	1,926	1,974
Families	1,094	1,148	1,177
Average Household Size	2.06	2.08	2.09
Owner Occupied Housing Units	1,550	1,608	1,653
Renter Occupied Housing Units	272	320	323
Median Age	55.2	59.4	62.4
Trends: 2020 - 2025 Annual Rate	Area	State	National
Population	0.55%	1.33%	0.72%
Households	0.49%	1.27%	0.72%
Families	0.50%	1.23%	0.64%
Average Household Income	2.48%	2.12%	2.02%
Median Household Income	1.51%	1.51%	1.60%

Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	116	3.0%	107	2.6%	110	2.6%
5 - 9	159	4.1%	128	3.1%	127	3.0%
10 - 14	217	5.6%	173	4.2%	152	3.6%
15 - 24	240	6.2%	309	7.5%	284	6.7%
25 - 34	170	4.4%	218	5.3%	241	5.7%
35 - 44	368	9.5%	256	6.2%	267	6.3%
45 - 54	654	16.9%	515	12.5%	389	9.2%
55 - 64	700	18.1%	795	19.3%	775	18.3%
65 - 74	584	15.1%	832	20.2%	880	20.8%
75 - 84	437	11.3%	490	11.9%	698	16.5%
85 +	224	5.8%	288	7.0%	309	7.3%
18 +	3,258	84.2%	3,594	87.2%	3,742	88.4%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,714	96.0%	3,911	94.9%	3,990	94.2%
Black Alone	31	0.8%	37	0.9%	38	0.9%
American Indian Alone	8	0.2%	8	0.2%	8	0.2%
Asian Alone	62	1.6%	87	2.1%	102	2.4%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	19	0.5%	29	0.7%	34	0.8%
Two or More Races	35	0.9%	49	1.2%	59	1.4%
Hispanic Origin (Any Race)	128	3.3%	190	4.6%	233	5.5%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	83	4.3%	71	3.6%
\$15,000 - \$24,999	127	6.6%	105	5.3%
\$25,000 - \$34,999	98	5.1%	89	4.5%
\$35,000 - \$49,999	164	8.5%	160	8.1%
\$50,000 - \$74,999	308	16.0%	296	15.0%
\$75,000 - \$99,999	348	18.1%	348	17.6%
\$100,000 - \$149,999	252	13.1%	259	13.1%
\$150,000 - \$199,999	212	11.0%	251	12.7%
\$200,000+	331	17.2%	399	20.2%
Median Household Income	\$85,974		\$92,660	
Average Household Income	\$130,854		\$147,902	
Per Capita Income				

## 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	9	78	129	269	429	519	484	1,917
<\$15,000	0	0	1	6	25	32	39	103
\$15,000-\$24,999	2	6	4	8	21	44	61	146
\$25,000-\$34,999	0	4	4	8	16	29	48	109
\$35,000-\$49,999	3	12	7	17	43	71	75	228
\$50,000-\$74,999	4	24	25	32	96	117	109	407
\$75,000-\$99,999	0	9	15	30	57	68	72	251
\$100,000-\$149,999	0	14	44	61	63	78	57	317
\$150,000-\$199,999	0	4	16	45	56	42	10	173
\$200,000+	0	5	13	62	52	38	13	183
Median Disposable Income	\$46,384	\$64,985	\$105,588	\$122,126	\$79,720	\$65,572	\$52,916	\$72,021
Average Disposable Income	\$47,884	\$88,146	\$119,621	\$149,083	\$108,931	\$89,748	\$66,412	\$97,714

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	9	78	130	269	431	519	483	1,919
<\$15,000	4	19	13	23	40	27	15	141
\$15,000-\$34,999	1	15	6	10	12	17	4	65
\$35,000-\$49,999	3	5	6	6	9	8	2	39
\$50,000-\$74,999	1	5	8	8	13	12	14	61
\$75,000-\$99,999	0	7	5	11	15	20	10	68
\$100,000-\$149,999	0	10	14	13	25	43	22	127
\$150,000-\$249,999	0	5	18	30	35	39	43	170
\$250,000-\$499,999	0	9	15	39	62	72	79	276
\$500,000-\$999,999	0	2	20	29	44	94	103	292
\$1,000,000+	0	1	25	100	176	187	191	680
Median Net Worth	\$22,379	\$50,000	\$213,923	\$448,115	\$533,151	\$572,542	\$685,905	\$510,093
Average Net Worth	\$30,343	\$133,239	\$1,115,500	\$1,865,326	\$2,662,460	\$2,116,877	\$2,063,448	\$2,025,067

2020 Highest Completed Education (Age 25+)	Area		MSA Percentage	Florida Percentage	USA Percentage
	Number	Percentage			
Less than 9th Grade	31	0.9%	3.5%	4.5%	4.8%
9th - 12th Grade, No Diploma	78	2.3%	6.5%	6.7%	6.5%
High School Graduate	234	6.9%	24.4%	24.4%	22.8%
GED/Alternative Credential	7	0.2%	4.4%	4.1%	3.9%
Some College, No Degree	561	16.5%	20.1%	19.5%	20.1%
Associate Degree	384	11.3%	9.7%	9.7%	8.7%
Bachelor's Degree	1,369	40.3%	20.0%	19.4%	20.2%
Graduate/Professional Degree	727	21.4%	11.5%	11.6%	12.9%
Bachelor's Degree or Higher	2,096	61.7%	31.5%	31.0%	33.1%

Resident Workforce						
Population by Industry	Number	Percentage	Population by Occupation		Percentage	
			Number	Percentage		
Agriculture/Mining	6	0.3%	<b>White Collar</b>		1,690	89.0%
Construction	30	1.6%	Management/Business/Financial		399	21.0%
Manufacturing	116	6.1%	Professional		705	37.1%
Wholesale Trade	30	1.6%	Sales		327	17.2%
Retail Trade	216	11.4%	Administrative Support		258	13.6%
Transportation/Utilities	11	0.6%	<b>Services</b>		135	7.1%
Information	0	0.0%	<b>Blue Collar</b>		74	3.9%
Finance/Insurance/Real Estate	224	11.8%	Farming/Forestry/Fishing		0	0.0%
Services	1,211	63.8%	Construction/Extraction		11	0.6%
Public Administration	51	2.7%	Installation/Maintenance/Repair		36	1.9%
			Production		8	0.4%
Employed Population	1,898		Transportation/Material Moving		17	0.9%

## Business Summary (2020)

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%
Mining	0	0.0%	0	0.0%
Utilities	1	1.2%	6	0.9%
Construction	7	8.4%	74	10.8%
Manufacturing	4	4.8%	15	2.2%
Wholesale Trade	2	2.4%	6	0.9%
Retail Trade	5	6.0%	27	3.9%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	1	1.2%	5	0.7%
Bldg Material & Garden Equipment & Supplies Dealers	1	1.2%	3	0.4%
Food & Beverage Stores	0	0.0%	0	0.0%
Health & Personal Care Stores	1	1.2%	12	1.8%
Gasoline Stations	0	0.0%	0	0.0%
Clothing & Clothing Accessories Stores	1	1.2%	4	0.6%
Sport Goods, Hobby, Book, & Music Stores	1	1.2%	3	0.4%
General Merchandise Stores	0	0.0%	0	0.0%
Miscellaneous Store Retailers	0	0.0%	0	0.0%
Nonstore Retailers	0	0.0%	0	0.0%
Transportation & Warehousing	0	0.0%	0	0.0%
Information	2	2.4%	5	0.7%
Finance & Insurance	6	7.2%	26	3.8%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	0	0.0%
Securities, Commodity Contracts & Other Financial Investments & Other Related Activities	5	6.0%	22	3.2%
Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles	1	1.2%	4	0.6%
Real Estate, Rental & Leasing	6	7.2%	16	2.3%
Professional, Scientific & Tech Services	7	8.4%	17	2.5%
Legal Services	1	1.2%	3	0.4%
Management of Companies & Enterprises	1	1.2%	4	0.6%
Administrative & Support & Waste Management & Educational Services	5	6.0%	18	2.6%
Health Care & Social Assistance	0	0.0%	0	0.0%
Arts, Entertainment & Recreation	4	4.8%	200	29.2%
Accommodation & Food Services	3	3.6%	182	26.6%
Accommodation	2	2.4%	12	1.8%
Food Services & Drinking Places	0	0.0%	0	0.0%
Food Services & Drinking Places	2	2.4%	12	1.8%
Other Services (except Public Administration)	8	9.6%	26	3.8%
Automotive Repair & Maintenance	1	1.2%	2	0.3%
Public Administration	6	7.2%	51	7.4%
Unclassified Establishments	14	16.9%	0	0.0%
<b>Total</b>	<b>83</b>	<b>1.0%</b>	<b>685</b>	<b>1.0%</b>

Source: Esri Community Analyst