

Belleair Bluffs

Demographics

Summary	Census 2010	2020	2025
Population	2,094	2,160	2,189
Households	1,169	1,191	1,202
Families	541	602	607
Average Household Size	1.79	1.81	1.82
Owner Occupied Housing Units	750	827	837
Renter Occupied Housing Units	419	362	365
Median Age	54.5	57.8	61.0
Trends: 2020 - 2025 Annual Rate	Area	State	National
Population	0.27%	1.33%	0.72%
Households	0.18%	1.27%	0.72%
Families	0.17%	1.23%	0.64%
Average Household Income	2.30%	2.12%	2.02%
Median Household Income	1.33%	1.51%	1.60%

Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	67	3.2%	58	2.7%	61	2.8%
5 - 9	63	3.0%	63	2.9%	59	2.7%
10 - 14	61	2.9%	76	3.5%	64	2.9%
15 - 24	142	6.8%	164	7.6%	160	7.3%
25 - 34	201	9.6%	197	9.1%	221	10.1%
35 - 44	209	10.0%	184	8.5%	164	7.5%
45 - 54	316	15.1%	225	10.4%	199	9.1%
55 - 64	364	17.4%	374	17.3%	331	15.1%
65 - 74	264	12.6%	380	17.6%	388	17.7%
75 - 84	268	12.8%	248	11.5%	335	15.3%
85 +	134	6.4%	192	8.9%	208	9.5%
18 +	1,868	89.2%	1,920	88.9%	1,961	89.5%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,014	96.2%	2,040	94.4%	2,054	93.8%
Black Alone	17	0.8%	26	1.2%	26	1.2%
American Indian Alone	4	0.2%	6	0.3%	7	0.3%
Asian Alone	29	1.4%	37	1.7%	42	1.9%
Pacific Islander Alone	2	0.1%	6	0.3%	7	0.3%
Some Other Race Alone	10	0.5%	9	0.4%	11	0.5%
Two or More Races	17	0.8%	39	1.8%	44	2.0%
Hispanic Origin (Any Race)	103	4.9%	140	6.5%	171	7.8%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	135	11.3%	119	9.9%
\$15,000 - \$24,999	156	13.1%	142	11.8%
\$25,000 - \$34,999	131	11.0%	124	10.3%
\$35,000 - \$49,999	129	10.8%	126	10.5%
\$50,000 - \$74,999	238	20.0%	241	20.1%
\$75,000 - \$99,999	166	13.9%	175	14.6%
\$100,000 - \$149,999	119	10.0%	132	11.0%
\$150,000 - \$199,999	58	4.9%	71	5.9%
\$200,000+	60	5.0%	70	5.8%
Median Household Income		\$53,322		\$56,966
Average Household Income		\$74,451		\$83,432
Per Capita Income		\$37,293		\$41,469

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	18	91	107	144	239	258	331	1,190
<\$15,000	2	10	9	15	32	30	61	160
\$15,000-\$24,999	3	9	10	12	26	42	85	186
\$25,000-\$34,999	2	8	11	13	17	25	44	120
\$35,000-\$49,999	4	18	16	19	34	43	45	179
\$50,000-\$74,999	6	25	26	31	57	57	48	251
\$75,000-\$99,999	1	8	15	19	28	24	23	117
\$100,000-\$149,999	0	11	16	22	25	20	17	112
\$150,000-\$199,999	0	1	3	6	11	8	3	32
\$200,000+	0	1	1	7	9	9	5	33
Median Disposable Income	\$41,005	\$50,283	\$55,024	\$57,996	\$53,048	\$45,137	\$28,699	\$44,781
Average Disposable Income	\$46,361	\$60,049	\$66,649	\$77,905	\$68,076	\$60,988	\$43,847	\$59,804

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	19	91	107	145	239	260	331	1,192
<\$15,000	16	47	46	49	60	34	31	283
\$15,000-\$34,999	1	20	12	17	18	16	9	93
\$35,000-\$49,999	1	4	7	7	11	9	5	44
\$50,000-\$74,999	0	6	9	9	12	12	21	69
\$75,000-\$99,999	1	4	6	12	12	14	14	63
\$100,000-\$149,999	0	4	8	9	23	29	26	99
\$150,000-\$249,999	0	3	8	13	26	33	49	132
\$250,000-\$499,999	0	3	6	14	31	38	66	158
\$500,000-\$999,999	0	0	3	6	16	34	48	107
\$1,000,000+	0	0	2	9	30	41	62	144
Median Net Worth	\$8,906	\$14,521	\$24,916	\$48,687	\$111,243	\$189,057	\$273,740	\$119,475
Average Net Worth	\$17,208	\$49,266	\$173,958	\$440,408	\$738,111	\$889,109	\$908,173	\$669,020

2020 Highest Completed Education (Age 25+)	Area		MSA	Florida	USA
	Number	Percentage	Percentage	Percentage	Percentage
Less than 9th Grade	41	2.3%	3.5%	4.5%	4.8%
9th - 12th Grade, No Diploma	45	2.5%	6.5%	6.7%	6.5%
High School Graduate	404	22.5%	24.4%	24.4%	22.8%
GED/Alternative Credential	43	2.4%	4.4%	4.1%	3.9%
Some College, No Degree	440	24.5%	20.1%	19.5%	20.1%
Associate Degree	189	10.5%	9.7%	9.7%	8.7%
Bachelor's Degree	374	20.8%	20.0%	19.4%	20.2%
Graduate/Professional Degree	261	14.5%	11.5%	11.6%	12.9%
Bachelor's Degree or Higher	634	35.3%	31.5%	31.0%	33.1%

Resident Workforce						
Population by Industry	Number	Percentage	Population by Occupation		Percentage	
			Number	Percentage		
Agriculture/Mining	6	0.7%	White Collar		708	77.9%
Construction	69	7.6%	Management/Business/Financial		13	16.8%
Manufacturing	57	6.3%	Professional		5	27.7%
Wholesale Trade	19	2.1%	Sales		4	13.1%
Retail Trade	131	14.4%	Administrative Support		3	20.2%
Transportation/Utilities	22	2.4%	Services		2	11.8%
Information	6	0.7%	Blue Collar		1	10.3%
Finance/Insurance/Real Estate	68	7.5%	Farming/Forestry/Fishing		0	0.0%
Services	475	52.3%	Construction/Extraction		0	4.3%
Public Administration	56	6.2%	Installation/Maintenance/Repair		0	2.2%
			Production		0	1.2%
Employed Population	909		Transportation/Material Moving		0	2.6%

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	0	0.0%	0	0.0%
Construction	10	4.4%	41	3.2%
Manufacturing	4	1.8%	19	1.5%
Wholesale Trade	1	0.4%	10	0.8%
Retail Trade	42	18.5%	265	20.9%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	0	0.0%	0	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	0	0.0%
Food & Beverage Stores	6	2.6%	163	12.8%
Health & Personal Care Stores	3	1.3%	8	0.6%
Gasoline Stations	1	0.4%	5	0.4%
Clothing & Clothing Accessories Stores	14	6.2%	42	3.3%
Sport Goods, Hobby, Book, & Music Stores	4	1.8%	11	0.9%
General Merchandise Stores	0	0.0%	0	0.0%
Miscellaneous Store Retailers	11	4.8%	30	2.4%
Nonstore Retailers	3	1.3%	6	0.5%
Transportation & Warehousing	1	0.4%	2	0.2%
Information	2	0.9%	6	0.5%
Finance & Insurance	21	9.3%	109	8.6%
Central Bank/Credit Intermediation & Related Activities	11	4.8%	77	6.1%
Securities, Commodity Contracts & Other Financial Investments & Other Related Activities	8	3.5%	27	2.1%
Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles	2	0.9%	5	0.4%
Real Estate, Rental & Leasing	21	9.3%	210	16.5%
Professional, Scientific & Tech Services	20	8.8%	88	6.9%
Legal Services	3	1.3%	12	0.9%
Management of Companies & Enterprises	1	0.4%	4	0.3%
Administrative & Support & Waste Management & Educational Services	10	4.4%	32	2.5%
Health Care & Social Assistance	0	0.0%	0	0.0%
Arts, Entertainment & Recreation	8	3.5%	44	3.5%
Accommodation & Food Services	3	1.3%	6	0.5%
Accommodation	13	5.7%	298	23.5%
Food Services & Drinking Places	0	0.0%	0	0.0%
Food Services & Drinking Places	13	5.7%	298	23.5%
Other Services (except Public Administration)	19	8.4%	115	9.1%
Automotive Repair & Maintenance	3	1.3%	8	0.6%
Public Administration	3	1.3%	17	1.3%
Unclassified Establishments	48	21.1%	4	0.3%
Total	227		1,270	

Source: Esri Community Analyst