

FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2020 Estimates & Q4 2025 Projections

MANAGED BY AN AFFILIATE OF



Latitude/Longitude: 25.4785, -80.4629

12-Apr-2021

102030-Homestead Towne Square

Homestead, FL

| | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius | 10.00 Mile Radius |
|---|------------------|------------------|------------------|-------------------|
| POPULATION | | | | |
| 2020 Estimated Population | 22,072 | 111,325 | 159,134 | 314,109 |
| 2020 Daytime Population | 18,079 | 93,943 | 131,960 | 245,620 |
| 2025 Population Forecast | 23,400 | 119,305 | 175,391 | 345,401 |
| 2010 Census Population | 19,238 | 95,959 | 129,926 | 259,404 |
| 2000 Census Population | 15,238 | 67,285 | 88,468 | 187,111 |
| 1990 Census Population | 12,182 | 59,931 | 84,485 | 151,189 |
| Historical Annual Growth, 1990 to 2000 | 2.26% | 1.16% | 0.46% | 2.15% |
| Historical Annual Growth, 2000 to 2010 | 2.36% | 3.61% | 3.92% | 3.32% |
| Estimated Annual Growth, 2010 to 2020 | 1.29% | 1.39% | 1.90% | 1.80% |
| Projected Annual Growth, 2020 to 2025 | 1.18% | 1.39% | 1.96% | 1.92% |
| HOUSEHOLDS | | | | |
| 2020 Estimated Households | 6,963 | 34,060 | 47,794 | 93,469 |
| 2025 Households Forecast | 7,385 | 36,527 | 52,674 | 102,711 |
| 2010 Census Households | 6,065 | 29,204 | 38,910 | 77,092 |
| 2000 Census Households | 4,810 | 20,645 | 26,350 | 55,520 |
| 1990 Census Households | 4,441 | 19,937 | 27,855 | 48,513 |
| Historical Annual Growth, 1990 to 2000 | 0.80% | 0.35% | -0.55% | 1.36% |
| Historical Annual Growth, 2000 to 2010 | 2.35% | 3.53% | 3.97% | 3.34% |
| Estimated Annual Growth, 2010 to 2020 | 1.29% | 1.44% | 1.93% | 1.81% |
| Projected Annual Growth, 2020 to 2025 | 1.18% | 1.41% | 1.96% | 1.90% |
| 2020 % Households With Children | 42% | 43% | 44% | 42% |
| 2020 Persons per Household | 3.16 | 3.25 | 3.30 | 3.33 |
| INCOME 2020 | | | | |
| HH Income \$500,000 or more | 0.23% | 0.26% | 0.27% | 0.36% |
| HH Income \$250,000 to \$499,999 | 0.26% | 0.31% | 0.32% | 0.43% |
| HH Income \$200,000 to \$249,999 | 0.66% | 0.73% | 0.76% | 1.01% |
| HH Income \$175,000 to \$199,999 | 1.84% | 2.14% | 1.96% | 2.23% |
| HH Income \$150,000 to \$174,999 | 1.68% | 2.63% | 2.52% | 3.01% |
| HH Income \$100,000 to \$149,999 | 6.15% | 10.75% | 11.09% | 13.59% |
| HH Income \$75,000 to \$99,999 | 7.62% | 11.21% | 11.67% | 12.42% |
| HH Income \$50,000 to \$74,999 | 22.27% | 19.84% | 19.69% | 20.05% |
| HH Income \$35,000 to \$49,999 | 16.54% | 16.36% | 15.68% | 14.58% |
| HH Income \$25,000 to \$34,999 | 15.96% | 12.23% | 12.36% | 11.01% |
| HH Income \$15,000 to \$24,999 | 11.81% | 10.47% | 11.17% | 10.43% |
| HH Income \$0 to \$14,999 | 14.98% | 13.07% | 12.52% | 10.89% |
| Average Household Income | \$52,677 | \$62,442 | \$62,833 | \$68,239 |
| Median Household Income | \$40,176 | \$48,002 | \$48,235 | \$53,850 |
| Per Capita Income | \$16,648 | \$19,173 | \$18,950 | \$20,400 |
| 2000 Average Household Income | \$30,395 | \$38,067 | \$39,039 | \$44,442 |
| 2000 Median Household Income | \$24,405 | \$29,144 | \$29,773 | \$36,147 |
| WRKPLACE 2020 | | | | |
| Workplace Establishments | 511 | 1,580 | 2,092 | 4,165 |
| Workplace Employees (Full Time Employees) | 6,199 | 23,068 | 30,413 | 59,394 |

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|--------------------------------------|------------------|------------------|------------------|-------------------|
| POPULATION BY AGE 2020 | | | | |
| Count of Pop 0 to 4 years | 1,609 | 7,697 | 11,055 | 21,214 |
| Count of Pop 5 to 14 years | 3,045 | 14,869 | 21,211 | 39,917 |
| Count of Pop 14 to 22 years | 2,747 | 13,973 | 20,573 | 38,009 |
| Count of Pop 22 to 30 years | 2,360 | 12,506 | 18,515 | 37,007 |
| Count of Pop 30 to 45 years | 5,369 | 23,888 | 33,440 | 62,406 |
| Count of Pop 45 to 60 years | 3,840 | 20,859 | 29,616 | 62,237 |
| Count of Pop 60 to 75 years | 2,226 | 12,778 | 18,171 | 38,832 |
| Count of Pop 75+ years | 876 | 4,755 | 6,553 | 14,487 |
| Population 0 to 4 Years | 7.29% | 6.91% | 6.95% | 6.75% |
| Population 5 to 13 Years | 13.80% | 13.36% | 13.33% | 12.71% |
| Population 14 to 21 Years | 12.45% | 12.55% | 12.93% | 12.10% |
| Population 22 to 29 Years | 10.69% | 11.23% | 11.63% | 11.78% |
| Population 30 to 44 Years | 24.33% | 21.46% | 21.01% | 19.87% |
| Population 45 to 59 Years | 17.40% | 18.74% | 18.61% | 19.81% |
| Population 60 to 74 Years | 10.09% | 11.48% | 11.42% | 12.36% |
| Population 74 Years Plus | 3.97% | 4.27% | 4.12% | 4.61% |
| Median Age | 33.5 | 34.3 | 33.8 | 35.0 |
| GENDER 2020 | | | | |
| Male Population | 11,158 | 55,642 | 78,940 | 154,163 |
| Female Population | 10,915 | 55,683 | 80,193 | 159,946 |
| RACE 2020 | | | | |
| 2020 Estimated Population | 22,072 | 111,325 | 159,134 | 314,109 |
| White | 70.22% | 69.08% | 67.48% | 69.73% |
| Black or African American | 17.40% | 20.55% | 22.70% | 21.21% |
| Asian or Pacific Islander | 0.36% | 0.95% | 1.24% | 1.38% |
| Other Races | 12.02% | 9.41% | 8.59% | 7.68% |
| HISPANIC | | | | |
| 2020 Hispanic Population | 16,153 | 72,660 | 101,092 | 205,949 |
| 2020 Hispanic Population % | 73.18% | 65.27% | 63.53% | 65.57% |
| 2025 Hispanic Population Forecast | 17,122 | 78,208 | 111,741 | 226,847 |
| 2025 Hispanic Population % Projected | 73.17% | 65.55% | 63.71% | 65.68% |
| 2000 Hispanic Population % | 57.79% | 49.06% | 47.39% | 50.09% |
| 1990 Hispanic Population % | 38.66% | 34.83% | 30.62% | 32.61% |
| EDUCATION (AGE 25+) 2020 | | | | |
| Adult Population (25 Years or Older) | 13,814 | 70,204 | 99,450 | 201,188 |
| Elementary | 24.00% | 17.56% | 15.64% | 12.87% |
| Some High School | 11.43% | 11.91% | 12.31% | 10.42% |
| High School Graduate | 29.38% | 26.99% | 28.20% | 29.48% |
| Some College | 14.66% | 15.90% | 16.28% | 16.73% |
| Associates Degree | 5.91% | 9.84% | 9.50% | 9.86% |
| Bachelors Degree | 11.28% | 12.34% | 12.58% | 14.87% |
| Graduate Degree | 3.34% | 5.46% | 5.51% | 5.77% |
| % College (4+) | 14.62% | 17.81% | 18.08% | 20.64% |
| HOUSING 2020 | | | | |
| Total Housing Units | 7,635 | 39,193 | 54,810 | 104,312 |
| Owner Occupied Percent | 29.04% | 43.45% | 45.33% | 52.15% |
| Renter Occupied Percent | 62.16% | 43.45% | 41.87% | 37.46% |
| Vacant Housing Percent | 8.80% | 13.10% | 12.80% | 10.39% |

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|---|------------------|------------------|------------------|-------------------|
| HOMES BUILT BY YEAR 2020 | | | | |
| Homes Built 2010 or later | 0.00% | 0.20% | 0.24% | 0.20% |
| Homes Built 2000 to 2009 | 24.10% | 34.87% | 36.22% | 30.60% |
| Homes Built 1990 to 1999 | 18.44% | 11.41% | 13.26% | 18.96% |
| Homes Built 1980 to 1989 | 10.93% | 12.87% | 13.05% | 17.62% |
| Homes Built 1970 to 1979 | 15.98% | 17.11% | 15.48% | 14.89% |
| Homes Built 1960 to 1979 | 11.03% | 8.10% | 7.22% | 6.76% |
| Homes Built 1950 to 1959 | 12.43% | 11.05% | 10.48% | 8.05% |
| Homes Built 1940 to 1949 | 3.94% | 2.70% | 2.32% | 1.76% |
| Homes Built 1939 or earlier | 3.16% | 1.69% | 1.72% | 1.16% |
| HOME VALUE (OWNER OCCUPIED) 2020 | | | | |
| Property Value \$1,000,000 or more | 0.10% | 1.38% | 1.98% | 2.52% |
| Property Value \$750,000 to \$999,999 | 1.07% | 2.30% | 3.04% | 3.67% |
| Property Value \$500,000 to \$749,999 | 10.85% | 16.72% | 17.41% | 22.85% |
| Property Value \$400,000 to \$499,999 | 22.07% | 20.66% | 19.82% | 22.04% |
| Property Value \$300,000 to \$399,999 | 20.38% | 21.58% | 20.30% | 20.02% |
| Property Value \$200,000 to \$299,999 | 19.39% | 20.44% | 19.63% | 16.31% |
| Property Value \$150,000 to \$199,999 | 7.05% | 6.10% | 6.75% | 5.17% |
| Property Value \$100,000 to \$149,999 | 5.48% | 4.34% | 4.35% | 3.00% |
| Property Value \$60,000 to \$99,999 | 7.29% | 3.19% | 3.11% | 1.81% |
| Property Value \$40,000 to \$59,999 | 0.54% | 0.60% | 1.00% | 0.60% |
| Property Value \$0 to \$39,999 | 4.70% | 2.01% | 1.94% | 1.35% |
| Median Home Value | \$324,574 | \$360,144 | \$363,456 | \$406,381 |
| Median Rent per Month (Census 2000) | \$561 | \$554 | \$542 | \$567 |
| OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2020 | | | | |
| Employed Civilian Population 16+ by Occupation | 9,856 | 45,673 | 64,187 | 131,655 |
| Managerial/Executive | 7.37% | 10.11% | 9.96% | 11.43% |
| Professional Specialty | 5.51% | 12.15% | 13.31% | 15.25% |
| Healthcare Support | 1.52% | 2.47% | 2.84% | 2.96% |
| Sales | 11.92% | 11.56% | 11.32% | 12.09% |
| Office & Administrative Support | 9.60% | 11.13% | 10.53% | 11.75% |
| Protective Service | 3.46% | 4.83% | 4.91% | 3.96% |
| Food Preparation | 6.83% | 5.42% | 5.49% | 4.92% |
| Building Maintenance & Cleaning | 10.26% | 8.03% | 8.26% | 7.50% |
| Personal Care | 3.88% | 3.34% | 3.34% | 3.02% |
| Farming, Fishing, & Forestry | 4.29% | 4.31% | 3.67% | 2.40% |
| Construction | 25.03% | 16.52% | 15.74% | 13.92% |
| Production & Transportation | 10.31% | 10.14% | 10.63% | 10.79% |
| Percent White Collar | 35.92% | 47.41% | 47.97% | 53.48% |
| Percent Blue Collar | 64.08% | 52.59% | 52.03% | 46.52% |
| Median Employee Salary | 44,924 | 44,181 | 43,487 | 43,660 |
| Average Employee Salary | 53,617 | 51,502 | 50,791 | 50,523 |
| UNEMPLOYMENT | | | | |
| 2000 Census Unemployed (Age 16 and Up) | 622 | 3,104 | 4,384 | 8,107 |
| 2020 Estimated Unemployed (Age 16 and Up) | 1,223 | 9,620 | 14,717 | 25,589 |
| 2020 Estimated Unemployed Rate (Age 16 and Up) | 10.79% | 17.91% | 18.63% | 16.32% |

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|--|------------------|------------------|------------------|-------------------|
| TRANSPORTATION TO WORK 2020 | | | | |
| Drive to Work Alone | 52.84% | 68.84% | 70.51% | 73.79% |
| Drive to Work Carpool | 23.83% | 18.54% | 17.35% | 14.72% |
| Travel to Work by Public Transportation | 5.49% | 4.24% | 4.14% | 3.96% |
| Drive to Work on Motorcycle | 0.22% | 0.37% | 0.33% | 0.30% |
| Drive to Work on Bicycle | 1.63% | 0.63% | 0.53% | 0.40% |
| Walk to Work | 3.82% | 1.29% | 1.19% | 0.83% |
| Other Means | 11.28% | 4.52% | 3.95% | 3.51% |
| Work at Home | 0.60% | 1.51% | 1.96% | 2.46% |
| TRAVEL TIME TO WORK 2020 | | | | |
| Travel Time in Less than 5 minutes | 2.20% | 2.25% | 1.87% | 1.26% |
| Travel to Work in 5 to 9 minutes | 10.38% | 7.05% | 7.02% | 4.80% |
| Travel to Work in 10 to 14 minutes | 11.81% | 12.96% | 11.56% | 9.12% |
| Travel to Work in 15 to 19 minutes | 13.20% | 12.21% | 11.51% | 10.63% |
| Travel to Work in 20 to 29 minutes | 13.88% | 14.88% | 15.13% | 15.81% |
| Travel to Work in 30 to 44 minutes | 21.40% | 22.70% | 23.09% | 26.48% |
| Travel to Work in 45 to 59 minutes | 13.12% | 11.62% | 13.32% | 14.75% |
| Travel to Work in 60 minutes or more | 14.01% | 16.33% | 16.51% | 17.17% |
| Average Travel Time to Work | 29.7 | 30.5 | 30.8 | 32.3 |
| SPENDING PATTERNS 2020 | | | | |
| Grocery Store Market Basket Weekly Per Capita Spending | \$58.52 | \$58.76 | \$58.73 | \$58.98 |
| Apparel and Related Services | \$12.95 | \$13.43 | \$13.41 | \$13.74 |
| Transportation | \$82.61 | \$85.44 | \$85.25 | \$87.18 |
| Healthcare | \$53.28 | \$54.84 | \$54.60 | \$56.00 |
| Entertainment | \$19.30 | \$20.06 | \$20.02 | \$20.58 |
| LIFESTYLE SEGMENTATION 2020 | | | | |
| Category A - Crème de la Crème | 0 | 88 | 543 | 754 |
| Category B - Urban Cliff Climbers | 72 | 2,996 | 2,996 | 2,996 |
| Category C - Urban Cliff Dwellers | 0 | 0 | 0 | 0 |
| Category D - Seasoned Urban Dwellers | 0 | 0 | 0 | 461 |
| Category E - Thriving Alone | 0 | 0 | 0 | 803 |
| Category F - Going it Alone | 17 | 3,605 | 5,290 | 7,427 |
| Category G - Struggling Alone | 0 | 163 | 292 | 552 |
| Category H - Single in the Suburbs | 0 | 3,585 | 3,731 | 3,731 |
| Category I - Married in the Suburbs | 0 | 2,303 | 2,309 | 2,309 |
| Category J - Retired in the Suburbs | 0 | 1,826 | 3,850 | 4,059 |
| Category K - Living with Nature | 0 | 7 | 748 | 1,719 |
| Category L - Working with Nature | 0 | 0 | 9 | 3,720 |
| Category M - Harlem Gateway | 0 | 6,839 | 9,542 | 18,357 |
| Category N - Espaniola | 21,926 | 89,293 | 126,949 | 261,749 |
| Category O - Specialties | 0 | 79 | 1,285 | 2,192 |

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