

FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2021 Estimates & Q4 2026 Projections



Latitude/Longitude: 25.113211, -80.420801

20-Apr-2022

100220-Tradewinds S.C.

Key Largo, FL

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius		
POPULATION	2021 Estimated Population	2,440	7,887	10,335	14,330	
	2021 Daytime Population	1,864	7,183	9,601	12,726	
	2026 Population Forecast	2,425	7,928	10,382	14,331	
	2010 Census Population	2,249	6,977	9,133	12,824	
	2000 Census Population	2,334	7,570	10,153	14,437	
	1990 Census Population	2,467	7,164	9,652	14,020	
	Historical Annual Growth, 1990 to 2000	-0.56%	0.55%	0.51%	0.29%	
	Historical Annual Growth, 2000 to 2010	-0.37%	-0.81%	-1.05%	-1.18%	
	CY Estimated Annual Growth, 2010 to 2021	0.69%	1.05%	1.06%	0.95%	
	FY Projected Annual Growth, 2021 to 2025	-0.13%	0.10%	0.09%	0.00%	
	HOUSEHOLDS	2021 Estimated Households	1,050	3,513	4,632	6,493
		2026 Households Forecast	1,042	3,530	4,652	6,492
		2010 Census Households	967	3,103	4,085	5,798
2000 Census Households		1,028	3,245	4,397	6,343	
1990 Census Households		1,089	3,116	4,234	6,266	
Historical Annual Growth, 1990 to 2000		-0.58%	0.40%	0.38%	0.12%	
Historical Annual Growth, 2000 to 2010		-0.60%	-0.44%	-0.73%	-0.89%	
CY Estimated Annual Growth, 2010 to 2021		0.70%	1.06%	1.07%	0.97%	
FY Projected Annual Growth, 2021 to 2025		-0.14%	0.10%	0.09%	0.00%	
2021 % Households With Children		17%	20%	21%	19%	
2021 Persons per Household		2.32	2.24	2.23	2.20	
INCOME 2021		HH Income \$500,000 or more	0.96%	2.09%	2.10%	2.26%
		HH Income \$250,000 to \$499,999	1.36%	2.67%	2.65%	2.80%
	HH Income \$200,000 to \$249,999	3.05%	6.11%	6.09%	6.48%	
	HH Income \$175,000 to \$199,999	0.81%	2.49%	2.81%	3.76%	
	HH Income \$150,000 to \$174,999	0.86%	3.65%	4.14%	4.84%	
	HH Income \$100,000 to \$149,999	12.33%	15.96%	16.95%	16.93%	
	HH Income \$75,000 to \$99,999	13.49%	14.93%	15.35%	14.52%	
	HH Income \$50,000 to \$74,999	18.54%	18.16%	17.05%	16.03%	
	HH Income \$35,000 to \$49,999	10.94%	9.14%	9.45%	9.27%	
	HH Income \$25,000 to \$34,999	13.60%	7.61%	7.09%	7.79%	
	HH Income \$15,000 to \$24,999	8.29%	5.51%	5.24%	5.68%	
	HH Income \$0 to \$14,999	15.77%	11.66%	11.07%	9.64%	
	CY Average Household Income	\$71,885	\$101,222	\$104,183	\$109,730	
	CY Median Household Income	\$51,770	\$72,542	\$75,128	\$77,378	
	Per Capita Income	\$30,975	\$45,159	\$46,748	\$49,856	
	2000 Average Household Income	\$42,707	\$57,103	\$58,130	\$59,001	
	2000 Median Household Income	\$30,709	\$43,687	\$44,140	\$43,406	
2026 Projected Average Household Income	\$82,622	\$116,843	\$120,192	\$126,441		
2026 Projected Median Household Income	\$62,726	\$86,967	\$91,147	\$93,735		
WRKPLACE 2021	Workplace Establishments	89	394	491	684	
	Workplace Employees (Full Time Employees)	722	3,247	4,112	5,492	

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POPULATION BY AGE 2021	Count of Pop 0 to 4 years	116	361	462	633
	Count of Pop 5 to 14 years	218	678	863	1,174
	Count of Pop 14 to 22 years	200	568	739	973
	Count of Pop 22 to 30 years	229	653	835	1,148
	Count of Pop 30 to 45 years	392	1,159	1,457	1,976
	Count of Pop 45 to 60 years	501	1,653	2,110	2,875
	Count of Pop 60 to 75 years	544	1,977	2,650	3,734
	Count of Pop 75+ years	239	838	1,219	1,817
	Population 0 to 4 Years	4.77%	4.58%	4.47%	4.42%
	Population 5 to 13 Years	8.94%	8.60%	8.35%	8.19%
	Population 14 to 21 Years	8.19%	7.20%	7.15%	6.79%
	Population 22 to 29 Years	9.39%	8.28%	8.08%	8.01%
	Population 30 to 44 Years	16.07%	14.69%	14.10%	13.79%
	Population 45 to 59 Years	20.53%	20.96%	20.42%	20.07%
	Population 60 to 74 Years	22.30%	25.07%	25.64%	26.06%
	Population 74 Years Plus	9.81%	10.62%	11.80%	12.68%
	Median Age	47.3	50.8	51.9	52.7
GENDER 2021	Male Population	1,298	4,078	5,291	7,270
	Female Population	1,142	3,809	5,044	7,061
RACE 2021	2021 Estimated Population	2,440	7,887	10,335	14,330
	White	92.71%	93.73%	94.03%	94.63%
	Black or African American	3.11%	1.91%	1.91%	1.72%
	Asian or Pacific Islander	1.27%	0.95%	0.97%	0.88%
	Other Races	2.91%	3.41%	3.09%	2.77%
HISPANIC	2021 Hispanic Population	875	2,058	2,558	3,532
	2021 Hispanic Population %	35.88%	26.09%	24.75%	24.65%
	2026 Hispanic Population Forecast	862	2,088	2,589	3,573
	2026 Hispanic Population % Forecast	35.55%	26.34%	24.94%	24.93%
	2000 Hispanic Population %	24.52%	18.40%	18.10%	17.12%
1990 Hispanic Population %	8.73%	7.90%	8.04%	10.01%	
EDUCATION (AGE 25+) 2021	Adult Population (25 Years or Older)	1,821	6,032	7,956	11,122
	Elementary	17.49%	8.37%	6.69%	5.34%
	Some High School	4.12%	4.02%	3.89%	4.55%
	High School Graduate	31.22%	26.95%	25.98%	25.75%
	Some College	15.81%	24.12%	24.63%	23.35%
	Associates Degree	6.42%	7.97%	9.03%	8.77%
	Bachelors Degree	17.68%	15.35%	15.50%	17.56%
	Graduate Degree	7.25%	13.22%	14.28%	14.67%
% College (4+)	24.94%	28.57%	29.77%	32.24%	
HOUSING 2021	Total Housing Units	1,562	5,897	8,159	11,873
	Owner Occupied Percent	39.68%	37.40%	36.56%	35.42%
	Renter Occupied Percent	27.51%	22.18%	20.21%	19.27%
	Vacant Housing Percent	32.80%	40.42%	43.23%	45.31%

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HOMES BUILT BY YEAR 2021	Homes Built 2010 or later	2.24%	1.00%	0.72%	0.47%
	Homes Built 2000 to 2009	9.89%	7.12%	7.24%	8.90%
	Homes Built 1990 to 1999	13.98%	13.54%	13.84%	13.29%
	Homes Built 1980 to 1989	20.64%	29.07%	27.88%	27.35%
	Homes Built 1970 to 1979	22.24%	24.10%	28.04%	28.07%
	Homes Built 1960 to 1979	25.95%	16.43%	14.53%	13.99%
	Homes Built 1950 to 1959	3.81%	7.05%	6.14%	6.18%
	Homes Built 1940 to 1949	1.10%	1.37%	1.39%	1.52%
	Homes Built 1939 or earlier	0.13%	0.32%	0.23%	0.24%
HOME VALUE (OWNER OCCUPIED) 2021	Property Value \$1,000,000 or more	13.78%	38.15%	33.18%	30.41%
	Property Value \$750,000 to \$999,999	7.55%	14.44%	15.43%	16.16%
	Property Value \$500,000 to \$749,999	32.78%	20.47%	20.23%	21.73%
	Property Value \$400,000 to \$499,999	11.32%	6.10%	5.78%	5.35%
	Property Value \$300,000 to \$399,999	10.84%	5.96%	5.60%	5.01%
	Property Value \$200,000 to \$299,999	8.16%	3.44%	3.06%	3.06%
	Property Value \$150,000 to \$199,999	3.40%	2.31%	1.93%	1.54%
	Property Value \$100,000 to \$149,999	2.63%	0.95%	1.02%	0.98%
	Property Value \$60,000 to \$99,999	0.00%	0.47%	0.69%	0.51%
	Property Value \$40,000 to \$59,999	0.00%	0.20%	0.39%	0.57%
	Property Value \$0 to \$39,999	9.34%	2.97%	2.36%	1.73%
	CY Median Home Value	\$532,080	\$834,234	\$811,094	\$797,051
CY Median Rent per Month (Census 2000)	\$631	\$764	\$763	\$740	
OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2021	Employed Civilian Population 16+ by Occupation	1,141	3,867	5,084	7,053
	Managerial/Executive	18.49%	18.81%	17.37%	18.65%
	Professional Specialty	11.09%	16.13%	16.95%	16.15%
	Healthcare Support	0.00%	0.47%	0.96%	1.02%
	Sales	12.00%	11.25%	11.74%	12.80%
	Office & Administrative Support	11.60%	11.30%	11.09%	10.90%
	Protective Service	0.17%	1.78%	3.14%	2.83%
	Food Preparation	9.10%	8.53%	8.98%	9.04%
	Building Maintenance & Cleaning	12.69%	6.77%	5.85%	5.39%
	Personal Care	7.93%	6.00%	5.06%	4.72%
	Farming, Fishing, & Forestry	1.21%	1.52%	1.25%	1.55%
	Construction	10.74%	8.19%	8.08%	7.95%
	Production & Transportation	4.99%	9.25%	9.52%	9.00%
	Percent White Collar	53.18%	57.96%	58.11%	59.52%
	Percent Blue Collar	46.82%	42.04%	41.89%	40.48%
CY Median Employee Salary	\$37,467	\$36,342	\$36,255	\$37,754	
CY Average Employee Salary	\$41,033	\$41,925	\$41,868	\$43,392	
UNEMPLOYMENT	2000 Census Unemployed (Age 16 and Up)	46	128	180	246
	2021 Estimated Unemployed (Age 16 and Up)	32	90	112	159
	2021 Estimated Unemployed Rate (Age 16 and Up)	2.71%	2.23%	1.97%	2.18%

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TRANSPORTATION TO WORK 2021	Drive to Work Alone	83.97%	80.95%	79.82%	80.23%
	Drive to Work Carpool	8.28%	10.44%	10.38%	8.87%
	Travel to Work by Public Transportation	0.01%	0.23%	0.29%	0.36%
	Drive to Work on Motorcycle	0.02%	0.65%	0.84%	0.84%
	Drive to Work on Bicycle	1.24%	0.92%	0.74%	0.65%
	Walk to Work	0.83%	0.74%	1.77%	1.82%
	Other Means	2.50%	1.81%	1.46%	1.82%
	Work at Home	3.17%	4.25%	4.70%	5.40%
TRAVEL TIME TO WORK 2021	Travel Time in Less than 5 minutes	1.50%	4.40%	4.26%	4.62%
	Travel to Work in 5 to 9 minutes	19.43%	17.61%	16.23%	16.07%
	Travel to Work in 10 to 14 minutes	5.38%	13.11%	14.46%	17.08%
	Travel to Work in 15 to 19 minutes	17.57%	11.60%	11.20%	12.62%
	Travel to Work in 20 to 29 minutes	15.25%	15.17%	16.79%	15.25%
	Travel to Work in 30 to 44 minutes	25.59%	18.93%	18.87%	17.97%
	Travel to Work in 45 to 59 minutes	5.41%	4.08%	3.92%	3.98%
	Travel to Work in 60 minutes or more	9.87%	15.10%	14.26%	12.41%
Average Travel Time to Work	20.2	22.4	23.6	23.9	
SPENDING PATTERNS 2021	Grocery Store Market Basket Weekly Per Capita Spending	\$59.21	\$60.04	\$60.09	\$60.22
	Apparel and Related Services	\$12.82	\$14.24	\$14.28	\$14.34
	Transportation	\$85.15	\$93.23	\$93.63	\$94.17
	Healthcare	\$55.14	\$58.87	\$59.31	\$59.86
	Entertainment	\$19.80	\$22.03	\$22.11	\$22.27
SPENDING 2021	Med Disposable Inc-Inc minus taxes	\$46,414	\$64,715	\$66,901	\$68,733
	Avg Disposable Inc-Inc minus taxes	\$58,801	\$79,348	\$80,987	\$83,794
	Med Discretionary-Disp less food/shelter/clothing	\$33,116	\$47,868	\$49,574	\$51,184
	Avg Discretionary-Disp less food/shelter/clothing	\$41,291	\$56,154	\$57,791	\$60,628
LIFESTYLE SEGMENTATION 2021	Category A - Crème de la Crème	137	3,192	3,192	4,593
	Category B - Urban Cliff Climbers	0	0	0	0
	Category C - Urban Cliff Dwellers	1,654	1,778	1,778	1,778
	Category D - Seasoned Urban Dwellers	0	0	0	0
	Category E - Thriving Alone	0	906	2,181	3,679
	Category F - Going it Alone	0	0	1	3
	Category G - Struggling Alone	0	0	0	17
	Category H - Single in the Suburbs	0	0	0	0
	Category I - Married in the Suburbs	0	0	0	0
	Category J - Retired in the Suburbs	6	1,303	1,863	1,924
	Category K - Living with Nature	0	0	0	0
	Category M - Harlem Gateway	0	0	0	0
	Category N - Espaniola	0	0	0	7
Category O - Specialties	638	691	1,303	2,261	

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