

# FULL DEMOGRAPHIC REPORT - POPSTATS

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

MANAGED BY AN AFFILIATE OF



Latitude/Longitude: 25.626094, -80.448288

12-Apr-2021

## 115710-Corsica Square S.C.

### Miami, FL

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius		
<b>POPULATION</b>	2020 Estimated Population	10,699	78,836	240,199	797,527	
	2020 Daytime Population	5,905	61,517	189,788	679,209	
	2025 Population Forecast	11,150	83,347	250,526	836,313	
	2010 Census Population	10,204	69,144	218,032	726,733	
	2000 Census Population	6,848	56,241	192,551	631,940	
	1990 Census Population	2,856	18,658	115,542	500,678	
	Historical Annual Growth, 1990 to 2000	9.14%	11.67%	5.24%	2.36%	
	Historical Annual Growth, 2000 to 2010	4.07%	2.09%	1.25%	1.41%	
	Estimated Annual Growth, 2010 to 2020	0.44%	1.23%	0.90%	0.87%	
	Projected Annual Growth, 2020 to 2025	0.83%	1.12%	0.85%	0.95%	
	<b>HOUSEHOLDS</b>	2020 Estimated Households	3,035	23,143	74,096	252,114
		2025 Households Forecast	3,164	24,433	77,140	263,766
2010 Census Households		2,896	20,377	67,573	230,740	
2000 Census Households		1,985	16,672	59,753	201,597	
1990 Census Households		1,018	6,584	39,027	167,807	
Historical Annual Growth, 1990 to 2000		6.90%	9.74%	4.35%	1.85%	
Historical Annual Growth, 2000 to 2010		3.85%	2.03%	1.24%	1.36%	
Estimated Annual Growth, 2010 to 2020		0.44%	1.19%	0.86%	0.83%	
Projected Annual Growth, 2020 to 2025		0.84%	1.09%	0.81%	0.91%	
2020 % Households With Children		46%	41%	35%	34%	
2020 Persons per Household		3.52	3.40	3.21	3.13	
<b>INCOME 2020</b>		HH Income \$500,000 or more	1.46%	0.91%	0.68%	1.00%
	HH Income \$250,000 to \$499,999	1.74%	1.09%	0.81%	1.20%	
	HH Income \$200,000 to \$249,999	4.10%	2.53%	1.89%	2.81%	
	HH Income \$175,000 to \$199,999	7.92%	5.07%	3.91%	4.66%	
	HH Income \$150,000 to \$174,999	7.87%	5.51%	4.70%	4.93%	
	HH Income \$100,000 to \$149,999	22.67%	21.51%	18.01%	16.59%	
	HH Income \$75,000 to \$99,999	15.09%	14.37%	14.60%	13.27%	
	HH Income \$50,000 to \$74,999	16.95%	19.61%	19.84%	18.32%	
	HH Income \$35,000 to \$49,999	12.34%	12.47%	11.85%	11.92%	
	HH Income \$25,000 to \$34,999	3.69%	6.12%	8.09%	8.48%	
	HH Income \$15,000 to \$24,999	2.07%	5.74%	7.23%	7.76%	
	HH Income \$0 to \$14,999	4.09%	5.07%	8.39%	9.06%	
Average Household Income	\$111,692	\$92,761	\$82,732	\$90,069		
Median Household Income	\$92,100	\$76,539	\$67,573	\$66,709		
Per Capita Income	\$31,704	\$27,268	\$25,639	\$28,609		
2000 Average Household Income	\$72,807	\$64,503	\$58,243	\$62,276		
2000 Median Household Income	\$66,817	\$57,429	\$49,208	\$48,015		
<b>WRKPLACE 2020</b>	Workplace Establishments	107	2,220	6,126	20,275	
	Workplace Employees (Full Time Employees)	1,142	20,939	59,928	215,666	

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<b>POPULATION BY AGE 2020</b>	Count of Pop 0 to 4 years	630	4,913	15,119	49,616
	Count of Pop 5 to 14 years	1,124	8,746	26,346	87,423
	Count of Pop 14 to 22 years	1,228	8,157	22,779	77,888
	Count of Pop 22 to 30 years	1,346	9,481	27,640	90,304
	Count of Pop 30 to 45 years	1,654	13,656	43,868	143,680
	Count of Pop 45 to 60 years	2,598	18,410	53,026	169,358
	Count of Pop 60 to 75 years	1,591	11,463	37,298	125,094
	Count of Pop 75+ years	528	4,010	14,123	54,163
	Population 0 to 4 Years	5.89%	6.23%	6.29%	6.22%
	Population 5 to 13 Years	10.51%	11.09%	10.97%	10.96%
	Population 14 to 21 Years	11.48%	10.35%	9.48%	9.77%
	Population 22 to 29 Years	12.58%	12.03%	11.51%	11.32%
	Population 30 to 44 Years	15.46%	17.32%	18.26%	18.02%
	Population 45 to 59 Years	24.28%	23.35%	22.08%	21.24%
Population 60 to 74 Years	14.87%	14.54%	15.53%	15.69%	
Population 74 Years Plus	4.93%	5.09%	5.88%	6.79%	
Median Age	39.0	38.7	39.4	39.5	
<b>GENDER 2020</b>	Male Population	5,188	38,155	115,903	384,510
	Female Population	5,511	40,681	124,297	413,017
<b>RACE 2020</b>	2020 Estimated Population	10,699	78,836	240,199	797,527
	White	77.00%	81.89%	81.38%	81.60%
	Black or African American	10.95%	7.42%	9.20%	10.69%
	Asian or Pacific Islander	3.18%	2.55%	2.57%	2.16%
	Other Races	8.86%	8.14%	6.86%	5.55%
<b>HISPANIC</b>	2020 Hispanic Population	7,292	59,132	177,438	573,897
	2020 Hispanic Population %	68.16%	75.01%	73.87%	71.96%
	2025 Hispanic Population Forecast	7,619	62,380	184,794	601,015
	2025 Hispanic Population % Projected	68.33%	74.84%	73.76%	71.86%
	2000 Hispanic Population %	52.47%	65.02%	61.34%	58.90%
1990 Hispanic Population %	28.30%	37.84%	40.20%	44.50%	
<b>EDUCATION (AGE 25+) 2020</b>	Adult Population (25 Years or Older)	7,201	53,362	165,515	548,412
	Elementary	4.23%	6.36%	5.97%	7.10%
	Some High School	4.42%	4.17%	6.61%	7.71%
	High School Graduate	23.57%	26.12%	26.26%	26.09%
	Some College	20.03%	18.44%	18.06%	16.65%
	Associates Degree	14.36%	13.09%	11.61%	10.30%
	Bachelors Degree	22.85%	21.40%	22.20%	21.32%
	Graduate Degree	10.54%	10.42%	9.29%	10.83%
% College (4+)	33.40%	31.82%	31.50%	32.15%	
<b>HOUSING 2020</b>	Total Housing Units	3,134	24,418	78,411	269,361
	Owner Occupied Percent	86.81%	73.55%	67.56%	65.38%
	Renter Occupied Percent	10.01%	21.23%	26.94%	28.21%
	Vacant Housing Percent	3.17%	5.22%	5.50%	6.40%

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<b>HOMES BUILT BY YEAR 2020</b>				
Homes Built 2010 or later	0.00%	0.00%	0.11%	0.10%
Homes Built 2000 to 2009	25.50%	18.51%	12.97%	15.10%
Homes Built 1990 to 1999	46.97%	49.46%	29.80%	17.13%
Homes Built 1980 to 1989	23.11%	26.12%	33.39%	25.43%
Homes Built 1970 to 1979	2.02%	3.65%	17.22%	23.00%
Homes Built 1960 to 1979	1.22%	1.15%	3.20%	10.17%
Homes Built 1950 to 1959	1.05%	0.68%	2.81%	7.71%
Homes Built 1940 to 1949	0.00%	0.31%	0.34%	0.87%
Homes Built 1939 or earlier	0.12%	0.12%	0.14%	0.48%
<b>HOME VALUE (OWNER OCCUPIED) 2020</b>				
Property Value \$1,000,000 or more	5.45%	2.65%	3.00%	7.65%
Property Value \$750,000 to \$999,999	12.88%	7.17%	5.76%	7.89%
Property Value \$500,000 to \$749,999	54.17%	43.01%	34.60%	30.79%
Property Value \$400,000 to \$499,999	16.37%	21.72%	22.31%	18.43%
Property Value \$300,000 to \$399,999	5.99%	14.59%	17.25%	15.59%
Property Value \$200,000 to \$299,999	1.56%	6.71%	11.26%	10.83%
Property Value \$150,000 to \$199,999	0.19%	1.09%	2.92%	3.20%
Property Value \$100,000 to \$149,999	0.09%	0.70%	1.08%	1.37%
Property Value \$60,000 to \$99,999	0.62%	0.30%	0.44%	0.71%
Property Value \$40,000 to \$59,999	0.21%	0.16%	0.27%	0.37%
Property Value \$0 to \$39,999	0.39%	0.81%	0.59%	0.83%
Median Home Value	\$608,619	\$519,620	\$471,423	\$486,409
Median Rent per Month (Census 2000)	\$1,179	\$893	\$823	\$761
<b>OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2020</b>				
Employed Civilian Population 16+ by Occupation	5,309	37,294	113,023	364,056
Managerial/Executive	16.79%	17.40%	15.45%	15.90%
Professional Specialty	27.51%	23.69%	21.33%	21.01%
Healthcare Support	1.85%	2.09%	2.91%	2.73%
Sales	13.18%	13.81%	13.48%	13.60%
Office & Administrative Support	11.62%	13.71%	14.23%	13.52%
Protective Service	6.65%	3.25%	3.22%	2.96%
Food Preparation	3.49%	3.99%	4.74%	4.42%
Building Maintenance & Cleaning	1.06%	3.02%	4.25%	4.82%
Personal Care	2.31%	2.47%	2.57%	2.71%
Farming, Fishing, & Forestry	0.00%	0.08%	0.31%	0.48%
Construction	9.23%	7.54%	8.10%	8.65%
Production & Transportation	6.32%	8.95%	9.40%	9.21%
Percent White Collar	70.95%	70.69%	67.41%	66.75%
Percent Blue Collar	29.05%	29.31%	32.59%	33.25%
Median Employee Salary	45,148	44,827	44,485	44,868
Average Employee Salary	51,935	51,946	51,921	53,094
<b>UNEMPLOYMENT</b>				
2000 Census Unemployed (Age 16 and Up)	82	1,470	6,464	20,029
2020 Estimated Unemployed (Age 16 and Up)	295	3,992	12,041	45,685
2020 Estimated Unemployed Rate (Age 16 and Up)	6.09%	9.48%	9.79%	11.22%

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<b>TRANSPORTATION TO WORK 2020</b>				
Drive to Work Alone	85.22%	81.66%	81.82%	80.93%
Drive to Work Carpool	8.26%	10.71%	9.47%	10.27%
Travel to Work by Public Transportation	1.81%	2.30%	2.95%	2.96%
Drive to Work on Motorcycle	0.00%	0.12%	0.10%	0.14%
Drive to Work on Bicycle	0.08%	0.02%	0.08%	0.10%
Walk to Work	0.39%	0.41%	0.47%	0.71%
Other Means	0.49%	1.52%	1.63%	1.30%
Work at Home	3.75%	3.17%	3.46%	3.56%
<b>TRAVEL TIME TO WORK 2020</b>				
Travel Time in Less than 5 minutes	1.14%	0.40%	0.60%	0.88%
Travel to Work in 5 to 9 minutes	2.08%	3.42%	2.86%	3.76%
Travel to Work in 10 to 14 minutes	5.24%	5.94%	6.20%	7.09%
Travel to Work in 15 to 19 minutes	8.68%	8.02%	9.22%	9.88%
Travel to Work in 20 to 29 minutes	14.82%	15.40%	16.24%	18.95%
Travel to Work in 30 to 44 minutes	32.61%	31.56%	31.39%	30.82%
Travel to Work in 45 to 59 minutes	16.50%	15.71%	15.55%	14.21%
Travel to Work in 60 minutes or more	18.93%	19.56%	17.95%	14.41%
Average Travel Time to Work	35.0	36.6	35.2	32.8
<b>SPENDING PATTERNS 2020</b>				
Grocery Store Market Basket Weekly Per Capita Spending	\$59.99	\$59.74	\$59.63	\$59.76
Apparel and Related Services	\$15.61	\$15.09	\$14.61	\$14.58
Transportation	\$98.40	\$94.88	\$92.20	\$92.03
Healthcare	\$61.25	\$60.10	\$59.48	\$59.62
Entertainment	\$23.60	\$22.68	\$22.00	\$22.06
<b>LIFESTYLE SEGMENTATION 2020</b>				
Category A - Crème de la Crème	0	0	0	25,102
Category B - Urban Cliff Climbers	0	0	0	1,561
Category C - Urban Cliff Dwellers	0	0	0	4,225
Category D - Seasoned Urban Dwellers	0	0	0	461
Category E - Thriving Alone	0	0	2	6,574
Category F - Going it Alone	0	0	424	11,425
Category G - Struggling Alone	0	0	415	4,733
Category H - Single in the Suburbs	0	0	0	0
Category I - Married in the Suburbs	0	0	0	8,085
Category J - Retired in the Suburbs	0	0	48	9,536
Category K - Living with Nature	0	0	1,020	2,190
Category L - Working with Nature	0	256	1,380	3,325
Category M - Harlem Gateway	0	0	6,648	27,586
Category N - Espaniola	10,690	78,430	226,476	677,072
Category O - Specialties	0	0	1,693	7,539

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