

FULL DEMOGRAPHIC REPORT - POPSTATS

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



Latitude/Longitude: 25.689452, -80.38699

20-Apr-2022

118170-Palms at Town & Country - Lifestyle

Miami, FL

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius		
POPULATION	2021 Estimated Population	14,680	171,097	471,423	1,081,001	
	2021 Daytime Population	14,758	139,513	429,401	1,166,048	
	2026 Population Forecast	14,375	170,000	475,795	1,107,701	
	2010 Census Population	15,393	170,515	452,750	1,011,988	
	2000 Census Population	14,741	170,617	424,532	909,565	
	1990 Census Population	11,996	152,416	338,518	737,251	
	Historical Annual Growth, 1990 to 2000	2.08%	1.13%	2.29%	2.12%	
	Historical Annual Growth, 2000 to 2010	0.43%	-0.01%	0.65%	1.07%	
	CY Estimated Annual Growth, 2010 to 2021	-0.40%	0.03%	0.34%	0.56%	
	FY Projected Annual Growth, 2021 to 2025	-0.42%	-0.13%	0.18%	0.49%	
	HOUSEHOLDS	2021 Estimated Households	5,716	59,190	155,187	360,317
		2026 Households Forecast	5,599	58,807	156,553	369,072
2010 Census Households		5,978	59,103	149,356	337,621	
2000 Census Households		5,548	58,111	139,575	304,921	
1990 Census Households		4,596	53,038	115,521	254,513	
Historical Annual Growth, 1990 to 2000		1.90%	0.92%	1.91%	1.82%	
Historical Annual Growth, 2000 to 2010		0.75%	0.17%	0.68%	1.02%	
CY Estimated Annual Growth, 2010 to 2021		-0.38%	0.01%	0.33%	0.56%	
FY Projected Annual Growth, 2021 to 2025		-0.41%	-0.13%	0.18%	0.48%	
2021 % Households With Children		19%	28%	30%	30%	
2021 Persons per Household		2.53	2.88	3.01	2.95	
INCOME 2021		HH Income \$500,000 or more	1.58%	1.35%	1.47%	1.63%
	HH Income \$250,000 to \$499,999	1.83%	1.61%	1.76%	1.95%	
	HH Income \$200,000 to \$249,999	4.33%	3.76%	4.11%	4.57%	
	HH Income \$175,000 to \$199,999	2.74%	3.19%	3.51%	3.96%	
	HH Income \$150,000 to \$174,999	4.57%	4.96%	5.19%	4.97%	
	HH Income \$100,000 to \$149,999	18.63%	17.41%	16.97%	16.47%	
	HH Income \$75,000 to \$99,999	13.48%	13.56%	13.59%	12.94%	
	HH Income \$50,000 to \$74,999	15.83%	18.37%	17.96%	16.90%	
	HH Income \$35,000 to \$49,999	11.16%	10.86%	11.30%	11.64%	
	HH Income \$25,000 to \$34,999	8.42%	8.19%	8.07%	8.29%	
	HH Income \$15,000 to \$24,999	6.28%	6.44%	6.99%	7.45%	
	HH Income \$0 to \$14,999	11.14%	10.30%	9.08%	9.24%	
	CY Average Household Income	\$88,707	\$89,650	\$93,027	\$98,544	
	CY Median Household Income	\$69,946	\$68,574	\$69,713	\$69,412	
	Per Capita Income	\$34,949	\$31,122	\$30,737	\$33,003	
	2000 Average Household Income	\$59,498	\$60,778	\$61,348	\$63,138	
2000 Median Household Income	\$46,500	\$48,319	\$48,099	\$45,736		
2026 Projected Average Household Income	\$104,961	\$106,129	\$110,247	\$117,026		
2026 Projected Median Household Income	\$85,974	\$81,036	\$83,652	\$83,344		
WRKPLACE 2021	Workplace Establishments	651	5,285	15,889	44,726	
	Workplace Employees (Full Time Employees)	5,877	46,620	140,733	497,386	

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POPULATION BY AGE 2021	Count of Pop 0 to 4 years	904	10,528	28,747	65,821
	Count of Pop 5 to 14 years	1,567	18,337	49,885	116,904
	Count of Pop 14 to 22 years	1,196	13,779	40,107	97,972
	Count of Pop 22 to 30 years	1,294	16,650	49,439	111,444
	Count of Pop 30 to 45 years	2,757	31,616	85,485	195,664
	Count of Pop 45 to 60 years	2,882	34,823	97,604	227,517
	Count of Pop 60 to 75 years	2,685	30,588	81,168	178,399
	Count of Pop 75+ years	1,396	14,776	38,989	87,280
	Population 0 to 4 Years	6.16%	6.15%	6.10%	6.09%
	Population 5 to 13 Years	10.67%	10.72%	10.58%	10.81%
	Population 14 to 21 Years	8.15%	8.05%	8.51%	9.06%
	Population 22 to 29 Years	8.81%	9.73%	10.49%	10.31%
	Population 30 to 44 Years	18.78%	18.48%	18.13%	18.10%
	Population 45 to 59 Years	19.63%	20.35%	20.70%	21.05%
	Population 60 to 74 Years	18.29%	17.88%	17.22%	16.50%
	Population 74 Years Plus	9.51%	8.64%	8.27%	8.07%
	Median Age	43.0	42.3	41.6	41.2
GENDER 2021	Male Population	6,768	80,803	224,485	520,901
	Female Population	7,912	90,293	246,938	560,101
RACE 2021	2021 Estimated Population	14,680	171,097	471,423	1,081,001
	White	90.75%	90.09%	87.88%	86.08%
	Black or African American	3.27%	2.92%	5.01%	7.18%
	Asian or Pacific Islander	2.30%	2.30%	2.35%	2.12%
	Other Races	3.69%	4.69%	4.76%	4.63%
HISPANIC	2021 Hispanic Population	10,779	133,341	369,264	815,385
	2021 Hispanic Population %	73.43%	77.93%	78.33%	75.43%
	2026 Hispanic Population Forecast	10,566	132,302	372,346	835,267
	2026 Hispanic Population % Forecast	73.51%	77.83%	78.26%	75.41%
	2000 Hispanic Population %	62.96%	65.63%	66.93%	65.20%
1990 Hispanic Population %	49.15%	50.90%	55.01%	55.56%	
EDUCATION (AGE 25+) 2021	Adult Population (25 Years or Older)	10,540	122,336	333,821	757,328
	Elementary	3.31%	5.66%	5.97%	6.64%
	Some High School	3.66%	6.33%	7.08%	7.59%
	High School Graduate	19.01%	24.20%	24.64%	24.73%
	Some College	18.24%	18.34%	16.75%	15.25%
	Associates Degree	11.11%	11.24%	10.57%	10.08%
	Bachelors Degree	26.15%	22.05%	22.91%	22.46%
	Graduate Degree	18.51%	12.18%	12.07%	13.25%
% College (4+)	44.66%	34.23%	34.98%	35.71%	
HOUSING 2021	Total Housing Units	6,175	62,431	164,199	387,056
	Owner Occupied Percent	56.12%	66.76%	66.55%	60.77%
	Renter Occupied Percent	36.44%	28.05%	27.96%	32.33%
	Vacant Housing Percent	7.44%	5.19%	5.49%	6.91%

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HOMES BUILT BY YEAR 2021				
Homes Built 2010 or later	0.00%	0.03%	0.09%	0.13%
Homes Built 2000 to 2009	7.02%	4.05%	9.31%	12.53%
Homes Built 1990 to 1999	17.28%	8.44%	15.32%	15.52%
Homes Built 1980 to 1989	41.58%	32.95%	28.93%	21.59%
Homes Built 1970 to 1979	24.60%	36.74%	26.14%	21.88%
Homes Built 1960 to 1979	6.52%	10.87%	11.26%	11.34%
Homes Built 1950 to 1959	1.69%	6.02%	7.85%	11.42%
Homes Built 1940 to 1949	0.51%	0.54%	0.77%	3.83%
Homes Built 1939 or earlier	0.80%	0.36%	0.34%	1.75%
HOME VALUE (OWNER OCCUPIED) 2021				
Property Value \$1,000,000 or more	15.21%	10.63%	10.78%	12.68%
Property Value \$750,000 to \$999,999	12.86%	14.73%	16.09%	15.20%
Property Value \$500,000 to \$749,999	34.39%	33.69%	34.44%	32.45%
Property Value \$400,000 to \$499,999	16.30%	15.51%	13.66%	12.64%
Property Value \$300,000 to \$399,999	12.61%	14.07%	11.89%	10.77%
Property Value \$200,000 to \$299,999	6.65%	7.11%	6.48%	6.36%
Property Value \$150,000 to \$199,999	1.64%	2.01%	1.82%	1.88%
Property Value \$100,000 to \$149,999	0.07%	0.79%	0.67%	0.98%
Property Value \$60,000 to \$99,999	0.00%	0.26%	0.51%	0.54%
Property Value \$40,000 to \$59,999	0.00%	0.24%	0.35%	0.30%
Property Value \$0 to \$39,999	0.05%	0.34%	0.59%	0.70%
CY Median Home Value	\$591,390	\$569,418	\$592,007	\$600,797
CY Median Rent per Month (Census 2000)	\$853	\$835	\$797	\$751
OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2021				
Employed Civilian Population 16+ by Occupation	6,991	85,611	233,573	526,984
Managerial/Executive	24.67%	17.28%	16.65%	17.64%
Professional Specialty	26.66%	22.45%	22.44%	21.64%
Healthcare Support	2.66%	2.70%	2.60%	2.58%
Sales	11.99%	13.43%	13.93%	13.73%
Office & Administrative Support	16.29%	14.71%	14.23%	13.42%
Protective Service	1.08%	2.64%	2.58%	2.54%
Food Preparation	5.89%	4.56%	4.48%	4.47%
Building Maintenance & Cleaning	1.66%	4.04%	4.32%	4.49%
Personal Care	1.64%	2.93%	2.73%	2.64%
Farming, Fishing, & Forestry	0.03%	0.22%	0.24%	0.26%
Construction	3.54%	6.84%	7.14%	7.48%
Production & Transportation	3.89%	8.19%	8.65%	9.12%
Percent White Collar	82.28%	70.57%	69.86%	69.01%
Percent Blue Collar	17.72%	29.43%	30.14%	30.99%
CY Median Employee Salary	\$48,288	\$47,690	\$47,409	\$47,181
CY Average Employee Salary	\$58,222	\$56,400	\$56,210	\$55,575
UNEMPLOYMENT				
2000 Census Unemployed (Age 16 and Up)	422	5,200	13,080	28,486
2021 Estimated Unemployed (Age 16 and Up)	243	3,561	9,696	24,665
2021 Estimated Unemployed Rate (Age 16 and Up)	2.82%	4.00%	4.00%	4.47%

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TRANSPORTATION TO WORK 2021				
Drive to Work Alone	79.70%	81.74%	82.70%	81.45%
Drive to Work Carpool	8.01%	10.00%	9.04%	9.04%
Travel to Work by Public Transportation	3.09%	2.63%	2.70%	3.14%
Drive to Work on Motorcycle	0.00%	0.08%	0.08%	0.14%
Drive to Work on Bicycle	0.00%	0.06%	0.07%	0.21%
Walk to Work	2.76%	1.02%	0.87%	1.29%
Other Means	1.55%	0.58%	0.79%	0.97%
Work at Home	4.88%	3.86%	3.73%	3.71%
TRAVEL TIME TO WORK 2021				
Travel Time in Less than 5 minutes	2.18%	0.99%	0.83%	0.92%
Travel to Work in 5 to 9 minutes	7.77%	3.72%	3.72%	4.37%
Travel to Work in 10 to 14 minutes	7.43%	7.19%	7.07%	8.54%
Travel to Work in 15 to 19 minutes	12.38%	10.86%	10.05%	11.34%
Travel to Work in 20 to 29 minutes	21.14%	20.47%	20.40%	21.36%
Travel to Work in 30 to 44 minutes	26.62%	31.42%	32.04%	30.16%
Travel to Work in 45 to 59 minutes	10.30%	12.14%	13.04%	11.98%
Travel to Work in 60 minutes or more	12.18%	13.21%	12.85%	11.33%
Average Travel Time to Work	31.9	32.8	32.7	30.3
SPENDING PATTERNS 2021				
Grocery Store Market Basket Weekly Per Capita Spending	\$60.03	\$59.94	\$59.95	\$59.72
Apparel and Related Services	\$14.79	\$14.61	\$14.65	\$14.57
Transportation	\$93.14	\$92.32	\$92.48	\$91.92
Healthcare	\$61.27	\$60.70	\$60.57	\$60.10
Entertainment	\$22.49	\$22.19	\$22.26	\$22.14
SPENDING 2021				
Med Disposable Inc-Inc minus taxes	\$62,355	\$61,329	\$62,303	\$62,043
Avg Disposable Inc-Inc minus taxes	\$75,271	\$74,171	\$75,876	\$76,775
Med Discretionary-Disp less food/shelter/clothing	\$42,564	\$39,370	\$40,007	\$39,667
Avg Discretionary-Disp less food/shelter/clothing	\$50,389	\$48,658	\$49,590	\$50,602
LIFESTYLE SEGMENTATION 2021				
Category A - Crème de la Crème	0	2,574	8,481	51,328
Category B - Urban Cliff Climbers	0	0	0	0
Category C - Urban Cliff Dwellers	0	0	1,001	4,437
Category D - Seasoned Urban Dwellers	0	0	0	290
Category E - Thriving Alone	0	570	2,314	22,219
Category F - Going it Alone	0	0	0	8,404
Category G - Struggling Alone	0	0	2,705	4,753
Category H - Single in the Suburbs	0	0	0	2,948
Category I - Married in the Suburbs	0	0	1,793	5,790
Category J - Retired in the Suburbs	0	0	1,056	5,849
Category K - Living with Nature	0	0	0	1,069
Category M - Harlem Gateway	0	0	7,916	28,572
Category N - Espaniola	14,464	167,240	435,720	903,680
Category O - Specialties	0	0	5,671	22,230

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