



Demographic Executive Summary

323 E Palmetto Park Rd, Boca Raton, Florida, 33432

Prepared by Colliers
 Latitude: 26.35064
 Longitude: -80.08092

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	9,463	61,177	160,659
2010 Population	10,519	62,852	160,311
2025 Population	14,594	72,318	188,430
2030 Population	15,478	73,373	190,482
2010-2020 Annual Rate	2.37%	1.19%	1.39%
2020-2025 Annual Rate	1.79%	0.42%	0.45%
2025-2030 Annual Rate	1.18%	0.29%	0.22%
2025 Male Population	48.7%	48.9%	48.1%
2025 Female Population	51.3%	51.1%	51.9%
2025 Median Age	53.0	45.9	48.0

In the identified area, the current year population is 14,594. The 2010 Census population count in the area was 10,519, and 13,299 in 2020, a 2.4% annual growth rate. The rate of growth since 2020 was 1.8% annually. The five-year projection for the population in the area is 15,478 representing a change of 1.2% annually. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 53.0, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	73.9%	68.5%	65.3%
2025 Black Alone	6.1%	10.2%	11.1%
2025 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2025 Asian Alone	2.8%	3.0%	3.1%
2025 Pacific Islander Alone	0.0%	0.1%	0.0%
2025 Other Race	4.4%	4.7%	5.6%
2025 Two or More Races	12.4%	13.2%	14.7%
2025 Hispanic Origin (Any Race)	15.8%	16.4%	18.2%

Persons of Hispanic origin represent 15.8% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.3 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

	1 mile radius	3 mile radius	5 mile radius
2025 Wealth Index	195	173	147
2000 Households	4,634	27,200	75,014
2010 Households	5,266	27,849	74,406
2020 Households	6,836	29,960	82,223
2025 Households	7,733	31,113	85,373
2030 Households	8,318	31,929	87,158
2010-2020 Annual Change (CAGR)	2.64%	0.73%	1.00%
2020-2023 Annual Change (CAGR)	2.38%	0.72%	0.72%
2024-2029 Annual Change (CAGR)	1.47%	0.52%	0.41%
2025 Average Household Size	1.89	2.14	2.11

The household count in this area has changed from 6,871 in 2020 to 7,733 in the current year, a change of 2.38% annually. The five-year projection of households is 8,318, a change of 1.47% annually from the current year total. Average household size is currently 1.89, compared to 1.94 in the year 2020. The number of families in the current year is 3,621 in the specified area.

Source: U.S. Census, Esri



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Mortgage Income			
2025 Percent of Income for Mortgage	55.0%	41.5%	43.2%
Median Household Income			
2025 Median Household Income	\$112,629	\$106,255	\$89,966
2030 Median Household Income	\$129,873	\$122,769	\$105,871
2025-2030 Annual Change (CAGR)	2.89%	2.93%	3.31%
Average Household Income			
2025 Average Household Income	\$205,233	\$171,768	\$147,049
2030 Average Household Income	\$224,812	\$191,024	\$163,769
2025-2030 Annual Change (CAGR)	1.84%	2.15%	2.18%
Per Capita Income			
2025 Per Capita Income	\$111,388	\$74,174	\$66,863
2030 Per Capita Income	\$123,577	\$83,408	\$75,179
2025-2030 Annual Change (CAGR)	2.10%	2.37%	2.37%

Households by Income

Current median household income is \$112,629 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$129,873 in five years, compared to \$92,476 for all U.S. households

Current average household income is \$205,233 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$224,812 in five years, compared to \$128,612 for all U.S. households

Current per capita income is \$111,388 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$123,577 in five years, compared to \$50,744 for all U.S. households

Housing			
2025 Housing Affordability Index	43	55	52
2010 Total Housing Units	7,187	34,757	93,711
2010 Owner Occupied Housing Units	3,038	18,601	49,497
2010 Renter Occupied Housing Units	2,228	9,248	24,909
2010 Vacant Housing Units	1,921	6,908	19,305
2020 Total Housing Units	8,978	37,611	102,137
2020 Owner Occupied Housing Units	3,353	19,133	51,309
2020 Renter Occupied Housing Units	3,483	10,827	30,914
2020 Vacant Housing Units	2,154	7,627	19,794
2025 Total Housing Units	10,014	38,473	104,448
2025 Owner Occupied Housing Units	4,052	20,535	54,554
2025 Renter Occupied Housing Units	3,681	10,578	30,819
2025 Vacant Housing Units	2,281	7,360	19,075
2030 Total Housing Units	10,619	39,349	106,355
2030 Owner Occupied Housing Units	4,538	21,887	57,888
2030 Renter Occupied Housing Units	3,780	10,042	29,270
2030 Vacant Housing Units	2,301	7,420	19,197

Currently 52.4% of the 10,014 housing units in the area are owner occupied; 47.6% renter occupied; and 22.8% are vacant. 64.2% of the housing units in the US are owner occupied; 35.8% are renter occupied; and 9.8% are vacant. In 2010, there were 7,187 housing units in the area - 42.3% owner occupied, 31.0% renter occupied, and 26.7% vacant. The annual rate of change in housing units since 2020 is 2.1%. Median home value in the area is \$989,350, compared to a median home value of \$370,578 for the U.S. In five years, median home value in the area is projected to change to \$1,017,714, compared to a median home value of \$440,921 in the US.

Source: U.S. Census, Esri