



# Demographic Executive Summary

7505 N State Road 7, Parkland, Florida, 33073

Prepared by Colliers  
 Latitude: 26.325349  
 Longitude: -80.202908

	1 mile radius	3 mile radius	5 mile radius
<b>Population</b>			
2000 Population	15,631	89,463	245,158
2010 Population	16,413	100,440	262,772
2024 Population	19,702	115,623	307,625
2029 Population	19,898	115,979	308,853
2010-2020 Annual Rate	1.63%	1.00%	1.34%
2020-2023 Annual Rate	0.49%	0.97%	0.57%
2023-2028 Annual Rate	0.20%	0.06%	0.08%
2024 Male Population	49.1%	48.7%	47.8%
2024 Female Population	50.9%	51.3%	52.2%
2024 Median Age	40.4	42.3	44.4

In the identified area, the current year population is 19,702. The 2010 Census population count in the area was 16,413, and 19,297 in 2020, a 1.6% annual growth rate. The rate of growth since 2020 was 0.5% annually. The five-year projection for the population in the area is 19,898 representing a change of 0.2% annually. Currently, the population is 49.1% male and 50.9% female.

## Median Age

The median age in this area is 40.4, compared to U.S. median age of 38.9.

## Race and Ethnicity

2024 White Alone	49.0%	54.6%	54.4%
2024 Black Alone	9.5%	9.8%	12.8%
2024 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2024 Asian Alone	6.6%	5.2%	5.0%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	10.3%	8.1%	7.9%
2024 Two or More Races	24.3%	21.9%	19.7%
2024 Hispanic Origin (Any Race)	25.3%	24.0%	24.2%

Persons of Hispanic origin represent 25.3% of the population in the identified area compared to 19.0% 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 79.9 in the identified area, compared to 71.6 for the U.S. as a whole.

## Households

	1 mile radius	3 mile radius	5 mile radius
2024 Wealth Index	92	131	119
2000 Households	6,088	34,397	104,151
2010 Households	5,966	37,685	108,584
2020 Households	6,895	41,036	120,382
2024 Households	7,070	42,896	123,358
2029 Households	7,197	43,314	124,513
2010-2020 Annual Change (CAGR)	1.46%	0.86%	1.04%
2020-2023 Annual Change (CAGR)	0.59%	1.05%	0.58%
2023-2028 Annual Change (CAGR)	0.36%	0.19%	0.19%
2024 Average Household Size	2.79	2.68	2.47

The household count in this area has changed from 6,904 in 2020 to 7,070 in the current year, a change of 0.59% annually. The five-year projection of households is 7,197, a change of 0.36% annually from the current year total. Average household size is currently 2.79, compared to 2.80 in the year 2020. The number of families in the current year is 5,113 in the specified area.

Source: Esri, U.S. Census



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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	35.9%	31.7%	35.4%
<b>Median Household Income</b>			
2024 Median Household Income	\$76,897	\$95,618	\$81,986
2029 Median Household Income	\$91,386	\$113,363	\$99,145
2023-2028 Annual Change (CAGR)	3.51%	3.46%	3.87%
<b>Average Household Income</b>			
2024 Average Household Income	\$111,873	\$136,275	\$123,181
2029 Average Household Income	\$131,955	\$158,858	\$145,055
2023-2028 Annual Change (CAGR)	3.36%	3.11%	3.32%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$40,723	\$50,745	\$49,451
2029 Per Capita Income	\$48,495	\$59,547	\$58,534
2023-2028 Annual Change (CAGR)	3.56%	3.25%	3.43%

### Households by Income

Current median household income is \$76,897 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$91,386 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$111,873 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$131,955 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$40,723 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$48,495 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2024 Housing Affordability Index	68	77	69
2000 Total Housing Units	6,708	37,290	116,591
2000 Owner Occupied Housing Units	4,173	27,467	79,428
2000 Renter Occupied Housing Units	1,915	6,930	24,723
2000 Vacant Housing Units	620	2,893	12,440
2010 Total Housing Units	6,843	41,681	127,083
2010 Owner Occupied Housing Units	4,067	28,514	78,407
2010 Renter Occupied Housing Units	1,899	9,171	30,177
2010 Vacant Housing Units	877	3,996	18,499
2024 Total Housing Units	7,597	45,706	137,561
2024 Owner Occupied Housing Units	4,272	30,028	84,438
2024 Renter Occupied Housing Units	2,798	12,868	38,920
2024 Vacant Housing Units	527	2,810	14,203
2029 Total Housing Units	7,756	46,233	139,151
2029 Owner Occupied Housing Units	4,624	31,434	88,440
2029 Renter Occupied Housing Units	2,573	11,879	36,073
2029 Vacant Housing Units	559	2,919	14,638

Currently 60.4% of the 7,597 housing units in the area are owner occupied; 39.6% renter occupied; and 6.9% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 6,843 housing units in the area - 59.4% owner occupied, 27.8% renter occupied, and 12.8% vacant. The annual rate of change in housing units since 2020 is 0.3%. Median home value in the area is \$441,465, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$509,058, compared to a median home value of \$350,006 in the US.

Source: Esri, U.S. Census