



Demographic Executive Summary

310 S State Road 7, Wellington, Florida, 33414

Prepared by Colliers
Latitude: 26.670308
Longitude: -80.202595

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	954	31,500	125,682
2010 Population	6,265	57,515	178,823
2023 Population	9,069	67,861	209,009
2028 Population	9,347	67,942	211,405
2010-2020 Annual Rate	3.49%	1.58%	1.34%
2020-2023 Annual Rate	0.82%	0.28%	0.70%
2023-2028 Annual Rate	0.61%	0.02%	0.23%
2023 Male Population	48.5%	48.0%	48.0%
2023 Female Population	51.5%	52.0%	52.0%
2023 Median Age	33.4	40.1	41.8

In the identified area, the current year population is 9,069. The 2010 Census population count in the area was 6,265, and 8,831 in 2020, a 3.5% annual growth rate. The rate of growth since 2020 was 0.8% annually. The five-year projection for the population in the area is 9,347 representing a change of 0.6% annually. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 33.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2023 White Alone	44.2%	50.1%	48.2%
2023 Black Alone	23.7%	19.8%	18.7%
2023 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2023 Asian Alone	7.4%	6.0%	4.3%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	6.7%	6.9%	9.6%
2023 Two or More Races	17.9%	16.9%	18.6%
2023 Hispanic Origin (Any Race)	26.3%	26.5%	32.3%

Persons of Hispanic origin represent 26.3% 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 82.0 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
2023 Wealth Index	137	130	113
2000 Households	320	11,022	48,597
2010 Households	1,830	20,047	66,152
2020 Households	2,738	23,847	74,872
2023 Households	2,847	24,093	76,734
2028 Households	2,960	24,243	77,910
2010-2020 Annual Change (CAGR)	4.11%	1.75%	1.25%
2020-2023 Annual Change (CAGR)	1.21%	0.32%	0.76%
2023-2028 Annual Change (CAGR)	0.78%	0.12%	0.30%
2023 Average Household Size	3.18	2.79	2.70

The household count in this area has changed from 2,751 in 2020 to 2,847 in the current year, a change of 1.21% annually. The five-year projection of households is 2,960, a change of 0.78% annually from the current year total. Average household size is currently 3.18, compared to in the year 2020. The number of families in the current year is 2,402 in the specified area.

Source: Esri, U.S. Census



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Mortgage Income			
2023 Percent of Income for Mortgage	24.2%	28.9%	29.5%
Median Household Income			
2023 Median Household Income	\$114,061	\$89,380	\$78,820
2028 Median Household Income	\$129,867	\$103,122	\$92,322
2023-2028 Annual Change (CAGR)	2.63%	2.90%	3.21%
Average Household Income			
2023 Average Household Income	\$153,288	\$127,266	\$111,444
2028 Average Household Income	\$173,587	\$146,349	\$129,507
2022-2027 Annual Change (CAGR)	2.52%	2.83%	3.05%
Per Capita Income			
2023 Per Capita Income	\$49,093	\$45,434	\$40,793
2028 Per Capita Income	\$56,071	\$52,508	\$47,594
2023-2028 Annual Change (CAGR)	2.69%	2.94%	3.13%

Households by Income

Current median household income is \$114,061 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$129,867 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$153,288 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$173,587 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$49,093 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$56,071 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	98	83	82
2000 Total Housing Units	349	12,666	54,899
2000 Owner Occupied Housing Units	307	8,760	38,688
2000 Renter Occupied Housing Units	12	2,263	9,909
2000 Vacant Housing Units	30	1,643	6,302
2010 Total Housing Units	2,099	23,497	76,654
2010 Owner Occupied Housing Units	1,413	14,893	49,813
2010 Renter Occupied Housing Units	413	5,154	16,343
2010 Vacant Housing Units	269	3,450	10,502
2023 Total Housing Units	3,057	26,214	83,460
2023 Owner Occupied Housing Units	1,847	17,505	55,514
2023 Renter Occupied Housing Units	1,000	6,588	21,220
2023 Vacant Housing Units	210	2,121	6,726
2028 Total Housing Units	3,082	26,479	84,838
2028 Owner Occupied Housing Units	1,953	17,709	56,572
2028 Renter Occupied Housing Units	1,006	6,534	21,338
2028 Vacant Housing Units	122	2,236	6,928

Currently 64.9% of the 3,057 housing units in the area are owner occupied; 35.1% 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 2,099 housing units in the area - 67.3% owner occupied, 19.7% renter occupied, and 12.8% vacant. The annual rate of change in housing units since 2020 is 1.0%. Median home value in the area is \$458,774, 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 \$473,304, compared to a median home value of \$350,006 in the US.

Source: Esri, U.S. Census