



Demographic Executive Summary

8851 SW 107th Ave, Miami, Florida, 33176

Prepared by Colliers
Latitude: 25.685510
Longitude: -80.365999

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	21,533	140,588	411,557
2010 Population	20,975	140,618	416,825
2024 Population	22,574	140,048	418,172
2029 Population	21,728	136,636	406,160
2010-2020 Annual Rate	1.06%	0.25%	0.25%
2020-2023 Annual Rate	-0.75%	-0.69%	-0.51%
2023-2028 Annual Rate	-0.76%	-0.49%	-0.58%
2024 Male Population	45.5%	47.2%	47.7%
2024 Female Population	54.5%	52.8%	52.3%
2024 Median Age	45.6	45.4	44.5

In the identified area, the current year population is 22,574. The 2010 Census population count in the area was 20,975, and 23,311 in 2020, a 1.1% annual growth rate. The rate of growth since 2020 was -0.8% annually. The five-year projection for the population in the area is 21,728 representing a change of -0.8% annually. Currently, the population is 45.5% male and 54.5% female.

Median Age

The median age in this area is 45.6, compared to U.S. median age of 38.9.

Race and Ethnicity

2024 White Alone	33.7%	33.7%	31.4%
2024 Black Alone	2.4%	2.1%	4.3%
2024 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2024 Asian Alone	2.0%	2.2%	2.4%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	10.8%	9.0%	9.9%
2024 Two or More Races	50.9%	52.8%	51.7%
2024 Hispanic Origin (Any Race)	78.6%	78.6%	78.0%

Persons of Hispanic origin represent 78.6% 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 74.4 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	94	123	112
2000 Households	8,462	49,704	139,045
2010 Households	8,499	50,489	141,979
2020 Households	9,300	53,065	150,908
2024 Households	9,138	52,386	150,455
2029 Households	8,957	52,310	149,701
2010-2020 Annual Change (CAGR)	0.90%	0.50%	0.61%
2020-2023 Annual Change (CAGR)	-0.41%	-0.30%	-0.07%
2023-2028 Annual Change (CAGR)	-0.40%	-0.03%	-0.10%
2024 Average Household Size	2.35	2.64	2.74

The household count in this area has changed from 9,290 in 2020 to 9,138 in the current year, a change of -0.41% annually. The five-year projection of households is 8,957, a change of -0.40% annually from the current year total. Average household size is currently 2.35, compared to 2.39 in the year 2020. The number of families in the current year is 5,814 in the specified area.

Source: Esri, U.S. Census



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Mortgage Income			
2024 Percent of Income for Mortgage	36.8%	35.0%	36.3%
Median Household Income			
2024 Median Household Income	\$76,580	\$95,972	\$88,721
2029 Median Household Income	\$89,592	\$112,409	\$106,794
2023-2028 Annual Change (CAGR)	3.19%	3.21%	3.78%
Average Household Income			
2024 Average Household Income	\$111,990	\$130,974	\$123,340
2029 Average Household Income	\$132,994	\$153,107	\$146,003
2023-2028 Annual Change (CAGR)	3.50%	3.17%	3.43%
Per Capita Income			
2024 Per Capita Income	\$45,566	\$49,004	\$44,340
2029 Per Capita Income	\$55,092	\$58,621	\$53,755
2023-2028 Annual Change (CAGR)	3.87%	3.65%	3.93%

Households by Income

Current median household income is \$76,580 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$89,592 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$111,990 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$132,994 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$45,566 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$55,092 in five years, compared to \$47,525 for all U.S. households

Housing			
2024 Housing Affordability Index	67	70	68
2000 Total Housing Units	8,885	51,534	143,912
2000 Owner Occupied Housing Units	4,535	36,619	98,881
2000 Renter Occupied Housing Units	3,927	13,085	40,164
2000 Vacant Housing Units	423	1,830	4,867
2010 Total Housing Units	9,271	53,810	151,150
2010 Owner Occupied Housing Units	4,543	36,030	98,949
2010 Renter Occupied Housing Units	3,956	14,459	43,030
2010 Vacant Housing Units	772	3,321	9,171
2024 Total Housing Units	9,668	54,739	157,575
2024 Owner Occupied Housing Units	4,370	35,349	97,455
2024 Renter Occupied Housing Units	4,768	17,037	53,000
2024 Vacant Housing Units	530	2,353	7,120
2029 Total Housing Units	9,679	55,549	159,357
2029 Owner Occupied Housing Units	4,576	36,120	100,005
2029 Renter Occupied Housing Units	4,381	16,191	49,696
2029 Vacant Housing Units	722	3,239	9,656

Currently 47.8% of the 9,668 housing units in the area are owner occupied; 52.2% renter occupied; and 5.5% 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 9,271 housing units in the area - 49.0% owner occupied, 42.7% renter occupied, and 8.3% vacant. The annual rate of change in housing units since 2020 is -0.5%. Median home value in the area is \$450,309, 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 \$481,807, compared to a median home value of \$350,006 in the US.

Source: Esri, U.S. Census