



Demographic Executive Summary

20080 W Dixie Hwy, Miami, Florida, 33180

Prepared by Colliers
 Latitude: 25.961575
 Longitude: -80.147685

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	13,659	161,675	352,520
2010 Population	17,670	183,220	380,082
2024 Population	20,852	206,817	420,083
2029 Population	24,102	213,050	429,226
2010-2020 Annual Rate	1.26%	1.07%	0.87%
2020-2023 Annual Rate	0.95%	0.36%	0.31%
2023-2028 Annual Rate	2.94%	0.60%	0.43%
2024 Male Population	48.0%	47.8%	48.2%
2024 Female Population	52.0%	52.2%	51.8%
2024 Median Age	42.3	44.7	42.9

In the identified area, the current year population is 20,852. The 2010 Census population count in the area was 17,670, and 20,027 in 2020, a 1.3% annual growth rate. The rate of growth since 2020 was 0.9% annually. The five-year projection for the population in the area is 24,102 representing a change of 2.9% annually. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 42.3, compared to U.S. median age of 38.9.

Race and Ethnicity

2024 White Alone	56.0%	44.7%	34.9%
2024 Black Alone	4.5%	16.9%	31.0%
2024 American Indian/Alaska Native Alone	0.1%	0.4%	0.4%
2024 Asian Alone	2.5%	2.4%	2.2%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	7.9%	9.9%	9.1%
2024 Two or More Races	28.9%	25.7%	22.3%
2024 Hispanic Origin (Any Race)	44.6%	42.0%	37.0%

Persons of Hispanic origin represent 44.6% 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 79.5 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	107	90	80
2000 Households	5,812	74,804	147,447
2010 Households	7,300	80,471	153,376
2020 Households	8,070	86,590	165,431
2024 Households	8,353	88,728	169,334
2029 Households	9,615	92,572	175,935
2010-2020 Annual Change (CAGR)	1.01%	0.74%	0.76%
2020-2023 Annual Change (CAGR)	0.81%	0.58%	0.55%
2023-2028 Annual Change (CAGR)	2.85%	0.85%	0.77%
2024 Average Household Size	2.46	2.32	2.45

The household count in this area has changed from 8,093 in 2020 to 8,353 in the current year, a change of 0.81% annually. The five-year projection of households is 9,615, a change of 2.85% annually from the current year total. Average household size is currently 2.46, compared to 2.44 in the year 2020. The number of families in the current year is 5,403 in the specified area.

Source: Esri, U.S. Census



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Mortgage Income			
2024 Percent of Income for Mortgage	40.6%	44.5%	45.4%
Median Household Income			
2024 Median Household Income	\$83,869	\$63,701	\$60,335
2029 Median Household Income	\$101,213	\$80,597	\$76,949
2023-2028 Annual Change (CAGR)	3.83%	4.82%	4.98%
Average Household Income			
2024 Average Household Income	\$127,719	\$102,169	\$94,567
2029 Average Household Income	\$149,148	\$121,543	\$113,258
2023-2028 Annual Change (CAGR)	3.15%	3.53%	3.67%
Per Capita Income			
2024 Per Capita Income	\$51,244	\$43,816	\$38,163
2029 Per Capita Income	\$59,563	\$52,801	\$46,463
2023-2028 Annual Change (CAGR)	3.05%	3.80%	4.01%

Households by Income

Current median household income is \$83,869 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$101,213 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$127,719 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$149,148 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$51,244 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$59,563 in five years, compared to \$47,525 for all U.S. households

Housing			
2024 Housing Affordability Index	61	55	54
2000 Total Housing Units	7,076	97,776	181,414
2000 Owner Occupied Housing Units	3,870	49,754	92,098
2000 Renter Occupied Housing Units	1,942	25,050	55,349
2000 Vacant Housing Units	1,264	22,972	33,967
2010 Total Housing Units	9,159	112,931	198,951
2010 Owner Occupied Housing Units	4,415	48,874	89,493
2010 Renter Occupied Housing Units	2,884	31,598	63,883
2010 Vacant Housing Units	1,859	32,460	45,575
2024 Total Housing Units	10,184	120,239	213,156
2024 Owner Occupied Housing Units	4,548	48,881	90,203
2024 Renter Occupied Housing Units	3,805	39,847	79,131
2024 Vacant Housing Units	1,831	31,511	43,822
2029 Total Housing Units	11,397	124,347	220,406
2029 Owner Occupied Housing Units	4,870	52,190	95,779
2029 Renter Occupied Housing Units	4,744	40,382	80,155
2029 Vacant Housing Units	1,782	31,775	44,471

Currently 54.5% of the 10,184 housing units in the area are owner occupied; 45.5% renter occupied; and 18.0% 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 9,159 housing units in the area - 48.2% owner occupied, 31.5% renter occupied, and 20.3% vacant. The annual rate of change in housing units since 2020 is 1.1%. Median home value in the area is \$543,823, 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 \$607,143, compared to a median home value of \$350,006 in the US.

Source: Esri, U.S. Census