



# Demographic Summary Report

353 Aragon Ave, Miami, Florida, 33134  
1,3,5 mile radius rings

Prepared by Colliers International

Latitude: 25.750304  
Longitude: -80.261705

|   | 1 mile radius | 3 mile radius | 5 mile radius |
|---|---------------|---------------|---------------|
| <b>Population Summary</b>               |               |               |               |
| 2000 Total Population                   | 24,858        | 222,285       | 446,535       |
| 2010 Total Population                   | 28,810        | 236,634       | 486,343       |
| 2020 Total Population                   | 32,416        | 254,136       | 539,608       |
| 2020 Group Quarters                     | 136           | 5,525         | 12,613        |
| 2025 Total Population                   | 34,909        | 268,752       | 577,877       |
| 2020-2025 Annual Rate                   | 1.49%         | 1.12%         | 1.38%         |
| 2000 to 2010 Population Change          | 15.9%         | 6.5%          | 8.9%          |
| 2000 to 2020 Population Change          | 30.4%         | 14.3%         | 20.8%         |
| 2010 to 2025 Population Change          | 21.2%         | 13.6%         | 18.8%         |
| 2020 to 2025 Population Change          | 7.7%          | 5.8%          | 7.1%          |
| 2020 Total Daytime Population           | 51,517        | 267,211       | 635,338       |
| Workers                                 | 36,955        | 135,793       | 357,026       |
| Residents                               | 14,562        | 131,418       | 278,312       |
| 2020 Employees % of Daytime Population  | 71.7%         | 50.8%         | 56.2%         |
| 2020 Residents % of Daytime Population  | 28.3%         | 49.2%         | 43.8%         |
| <b>Household Summary</b>                |               |               |               |
| 2000 Households                         | 11,389        | 82,892        | 164,451       |
| 2010 Households                         | 12,916        | 89,131        | 185,642       |
| 2020 Households                         | 14,262        | 94,564        | 207,817       |
| 2020 Average Household Size             | 2.26          | 2.63          | 2.54          |
| 2025 Households                         | 15,283        | 99,565        | 223,679       |
| 2020-2025 Annual Rate                   | 1.39%         | 1.04%         | 1.48%         |
| 2000 to 2010 Household Change           | 13.4%         | 7.5%          | 12.9%         |
| 2000 to 2020 Household Change           | 25.2%         | 14.1%         | 26.4%         |
| 2010 to 2025 Household Change           | 18.3%         | 11.7%         | 20.5%         |
| 2020 to 2025 Household Change           | 7.2%          | 5.3%          | 7.6%          |
| 2010 Families                           | 7,193         | 57,153        | 113,960       |
| 2020 Families                           | 7,937         | 60,621        | 124,388       |
| 2025 Families                           | 8,506         | 63,969        | 132,743       |
| 2020-2025 Annual Rate                   | 1.39%         | 1.08%         | 1.31%         |
| <b>Housing Unit Summary</b>             |               |               |               |
| 2020 Housing Units                      | 16,022        | 102,635       | 230,759       |
| Owner Occupied Housing Units            | 30.6%         | 34.8%         | 32.7%         |
| Renter Occupied Housing Units           | 58.5%         | 57.3%         | 57.4%         |
| Vacant Housing Units                    | 11.0%         | 7.9%          | 9.9%          |
| <b>Owner Occupied Median Home Value</b> |               |               |               |
| 2020 Median Home Value                  | \$477,273     | \$391,465     | \$382,999     |
| 2025 Median Home Value                  | \$495,438     | \$411,120     | \$402,153     |
| <b>Income</b>                           |               |               |               |
| 2020 Per Capita Income                  | \$43,064      | \$31,514      | \$31,668      |
| 2020 Median Household Income            | \$62,776      | \$49,909      | \$48,957      |
| 2020 Average Household Income           | \$98,147      | \$84,491      | \$81,561      |
| Household Income Base                   | 14,262        | 94,564        | 207,816       |
| <\$15,000                               | 11.2%         | 13.5%         | 15.8%         |
| \$15,000 - \$24,999                     | 8.4%          | 13.0%         | 12.6%         |
| \$25,000 - \$34,999                     | 9.1%          | 11.2%         | 10.5%         |
| \$35,000 - \$49,999                     | 10.9%         | 12.4%         | 11.7%         |
| \$50,000 - \$74,999                     | 17.2%         | 15.2%         | 15.5%         |
| \$75,000 - \$99,999                     | 11.0%         | 9.1%          | 9.5%          |
| \$100,000 - \$149,999                   | 13.4%         | 11.1%         | 10.6%         |
| \$150,000 - \$199,999                   | 8.6%          | 6.2%          | 5.9%          |
| \$200,000+                              | 10.1%         | 8.3%          | 7.9%          |

Source: Esri, U.S. Census

February 23, 2021



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|--|---------------|---------------|---------------|
| <b>Median Age</b>                                    |               |               |               |
| 2010   | 40.3          | 41.9          | 40.0          |
| 2020   | 41.9          | 43.3          | 41.1          |
| 2025   | 42.2          | 44.1          | 41.9          |
| <b>2020 Population by Age</b>                        |               |               |               |
| Total  | 32,414        | 254,138       | 539,610       |
| 0 - 4  | 4.6%          | 4.6%          | 4.9%          |
| 5 - 9  | 4.7%          | 4.9%          | 5.0%          |
| 10 - 14  | 5.0%          | 5.2%          | 5.2%          |
| 15 - 24  | 10.0%         | 11.5%         | 11.3%         |
| 25 - 34  | 15.1%         | 13.0%         | 15.0%         |
| 35 - 44  | 15.2%         | 12.9%         | 13.7%         |
| 45 - 54  | 14.2%         | 14.0%         | 13.6%         |
| 55 - 64  | 12.8%         | 13.5%         | 12.7%         |
| 65 - 74  | 9.6%          | 10.4%         | 9.8%          |
| 75 - 84  | 5.8%          | 6.7%          | 6.1%          |
| 85 +   | 3.0%          | 3.2%          | 2.8%          |
| 18 +   | 83.1%         | 82.6%         | 82.2%         |
| <b>2020 Population by Race/Ethnicity</b>             |               |               |               |
| Total  | 32,416        | 254,136       | 539,608       |
| White Alone  | 91.6%         | 90.3%         | 85.2%         |
| Black Alone  | 1.9%          | 3.6%          | 7.2%          |
| American Indian Alone                                | 0.1%          | 0.1%          | 0.2%          |
| Asian Alone  | 1.7%          | 1.1%          | 1.3%          |
| Pacific Islander Alone                               | 0.0%          | 0.0%          | 0.0%          |
| Some Other Race Alone                                | 2.6%          | 2.7%          | 3.6%          |
| Two or More Races                                    | 2.0%          | 2.0%          | 2.4%          |
| Hispanic Origin                                      | 79.9%         | 84.1%         | 81.2%         |
| Diversity Index                                      | 43.0          | 40.1          | 49.2          |
| <b>2020 Population 25+ by Educational Attainment</b> |               |               |               |
| Total  | 24,545        | 187,460       | 397,129       |
| Less than 9th Grade                                  | 5.0%          | 10.5%         | 10.7%         |
| 9th - 12th Grade, No Diploma                         | 3.5%          | 7.0%          | 7.6%          |
| High School Graduate                                 | 18.2%         | 26.7%         | 24.9%         |
| GED/Alternative Credential                           | 1.0%          | 1.9%          | 2.2%          |
| Some College, No Degree                              | 12.2%         | 12.1%         | 12.1%         |
| Associate Degree                                     | 7.3%          | 7.9%          | 7.6%          |
| Bachelor's Degree                                    | 27.9%         | 19.3%         | 20.1%         |
| Graduate/Professional Degree                         | 24.8%         | 14.7%         | 14.8%         |

### Data Notes:

Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.