



Demographic Executive Summary

10077 W Oakland Park Blvd, Fort Lauderdale, Florida, 33351

Prepared by Colliers
Latitude: 26.169239
Longitude: -80.294051

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	21,978	105,547	271,284
2010 Population	20,678	106,501	280,230
2024 Population	22,423	121,482	322,677
2029 Population	22,358	130,642	331,261
2010-2020 Annual Rate	1.01%	1.21%	1.26%
2020-2023 Annual Rate	-0.45%	0.28%	0.37%
2023-2028 Annual Rate	-0.06%	1.46%	0.53%
2024 Male Population	47.1%	47.3%	47.0%
2024 Female Population	52.9%	52.7%	53.0%
2024 Median Age	43.2	44.0	42.4

In the identified area, the current year population is 22,423. The 2010 Census population count in the area was 20,678, and 22,857 in 2020, a 1.0% annual growth rate. The rate of growth since 2020 was -0.5% annually. The five-year projection for the population in the area is 22,358 representing a change of -0.1% annually. Currently, the population is 47.1% male and 52.9% female.

Median Age

The median age in this area is 43.2, compared to U.S. median age of 38.9.

Race and Ethnicity

2024 White Alone	38.9%	36.6%	33.5%
2024 Black Alone	22.2%	26.4%	34.3%
2024 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2024 Asian Alone	4.3%	4.9%	4.2%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	10.1%	9.3%	8.3%
2024 Two or More Races	24.3%	22.5%	19.4%
2024 Hispanic Origin (Any Race)	39.5%	35.9%	30.9%

Persons of Hispanic origin represent 39.5% 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 85.8 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	69	79	77
2000 Households	8,525	43,369	112,546
2010 Households	8,132	43,307	113,780
2020 Households	8,889	48,303	125,732
2024 Households	8,822	49,008	127,994
2029 Households	8,820	52,911	132,053
2010-2020 Annual Change (CAGR)	0.89%	1.10%	1.00%
2020-2023 Annual Change (CAGR)	-0.18%	0.34%	0.42%
2023-2028 Annual Change (CAGR)	0.00%	1.54%	0.63%
2024 Average Household Size	2.51	2.46	2.50

The household count in this area has changed from 8,889 in 2020 to 8,822 in the current year, a change of -0.18% annually. The five-year projection of households is 8,820, a change of 0.00% annually from the current year total. Average household size is currently 2.51, compared to 2.54 in the year 2020. The number of families in the current year is 6,004 in the specified area.

Source: Esri, U.S. Census



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Mortgage Income			
2024 Percent of Income for Mortgage	29.0%	30.8%	33.0%
Median Household Income			
2024 Median Household Income	\$75,285	\$74,669	\$68,514
2029 Median Household Income	\$84,912	\$86,691	\$81,975
2023-2028 Annual Change (CAGR)	2.44%	3.03%	3.65%
Average Household Income			
2024 Average Household Income	\$90,448	\$97,282	\$94,574
2029 Average Household Income	\$107,436	\$115,025	\$111,953
2023-2028 Annual Change (CAGR)	3.50%	3.41%	3.43%
Per Capita Income			
2024 Per Capita Income	\$35,797	\$39,215	\$37,504
2029 Per Capita Income	\$42,624	\$46,541	\$44,612
2023-2028 Annual Change (CAGR)	3.55%	3.48%	3.53%

Households by Income

Current median household income is \$75,285 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$84,912 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$90,448 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$107,436 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$35,797 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$42,624 in five years, compared to \$47,525 for all U.S. households

Housing			
2024 Housing Affordability Index	83	79	73
2000 Total Housing Units	8,985	46,290	122,200
2000 Owner Occupied Housing Units	6,364	33,059	82,544
2000 Renter Occupied Housing Units	2,161	10,311	30,002
2000 Vacant Housing Units	460	2,920	9,654
2010 Total Housing Units	9,053	49,174	130,861
2010 Owner Occupied Housing Units	6,077	32,492	80,531
2010 Renter Occupied Housing Units	2,055	10,814	33,248
2010 Vacant Housing Units	921	5,867	17,081
2024 Total Housing Units	9,294	52,961	138,489
2024 Owner Occupied Housing Units	6,223	34,166	82,007
2024 Renter Occupied Housing Units	2,599	14,842	45,987
2024 Vacant Housing Units	472	3,953	10,495
2029 Total Housing Units	9,453	57,309	143,725
2029 Owner Occupied Housing Units	6,312	37,046	86,781
2029 Renter Occupied Housing Units	2,508	15,865	45,272
2029 Vacant Housing Units	633	4,398	11,672

Currently 70.5% of the 9,294 housing units in the area are owner occupied; 29.5% renter occupied; and 5.1% 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 9,053 housing units in the area - 67.1% owner occupied, 22.7% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2020 is -0.4%. Median home value in the area is \$348,974, 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 \$419,747, compared to a median home value of \$350,006 in the US.

Source: Esri, U.S. Census