



# Demographic Executive Summary

1700 W 68th St, Hialeah, Florida, 33014

Prepared by Colliers  
Latitude: 25.884033  
Longitude: -80.317386

	1 mile radius	3 mile radius	5 mile radius
<b>Population</b>			
2000 Population	42,190	207,273	389,127
2010 Population	39,324	212,452	423,255
2024 Population	36,948	211,541	452,956
2029 Population	35,672	207,493	451,449
2010-2020 Annual Rate	-0.28%	0.05%	0.55%
2020-2023 Annual Rate	-0.81%	-0.21%	0.31%
2023-2028 Annual Rate	-0.70%	-0.39%	-0.07%
2024 Male Population	47.6%	48.3%	48.5%
2024 Female Population	52.4%	51.7%	51.5%
2024 Median Age	47.4	45.9	43.4

In the identified area, the current year population is 36,948. The 2010 Census population count in the area was 39,324, and 38,245 in 2020, a -0.3% annual growth rate. The rate of growth since 2020 was -0.8% annually. The five-year projection for the population in the area is 35,672 representing a change of -0.7% annually. Currently, the population is 47.6% male and 52.4% female.

## Median Age

The median age in this area is 47.4, compared to U.S. median age of 38.9.

## Race and Ethnicity

2024 White Alone	25.1%	26.6%	25.6%
2024 Black Alone	0.8%	1.2%	5.8%
2024 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2024 Asian Alone	0.4%	0.7%	1.0%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	13.1%	12.5%	13.3%
2024 Two or More Races	60.4%	58.8%	54.1%
2024 Hispanic Origin (Any Race)	94.5%	92.8%	87.4%

Persons of Hispanic origin represent 94.5% 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 60.1 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	40	62	65
2000 Households	13,654	65,476	122,931
2010 Households	13,160	67,844	133,907
2020 Households	13,665	72,750	149,087
2024 Households	13,537	73,765	153,997
2029 Households	13,381	74,059	156,895
2010-2020 Annual Change (CAGR)	0.38%	0.70%	1.08%
2020-2023 Annual Change (CAGR)	-0.22%	0.33%	0.77%
2023-2028 Annual Change (CAGR)	-0.23%	0.08%	0.37%
2024 Average Household Size	2.72	2.85	2.92

The household count in this area has changed from 13,648 in 2020 to 13,537 in the current year, a change of -0.22% annually. The five-year projection of households is 13,381, a change of -0.23% annually from the current year total. Average household size is currently 2.72, compared to 2.79 in the year 2020. The number of families in the current year is 10,014 in the specified area.

Source: Esri, U.S. Census



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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	55.4%	46.2%	44.5%
<b>Median Household Income</b>			
2024 Median Household Income	\$42,020	\$57,099	\$61,541
2029 Median Household Income	\$54,942	\$77,372	\$80,821
2023-2028 Annual Change (CAGR)	5.51%	6.27%	5.60%
<b>Average Household Income</b>			
2024 Average Household Income	\$61,885	\$81,600	\$86,719
2029 Average Household Income	\$77,414	\$101,167	\$106,848
2023-2028 Annual Change (CAGR)	4.58%	4.39%	4.26%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$22,562	\$28,376	\$29,463
2029 Per Capita Income	\$28,896	\$36,004	\$37,098
2023-2028 Annual Change (CAGR)	5.07%	4.88%	4.72%

## Households by Income

Current median household income is \$42,020 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$54,942 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$61,885 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$77,414 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$22,562 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$28,896 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2024 Housing Affordability Index	44	53	55
2000 Total Housing Units	13,910	67,531	127,930
2000 Owner Occupied Housing Units	6,978	38,667	69,708
2000 Renter Occupied Housing Units	6,676	26,808	53,222
2000 Vacant Housing Units	256	2,056	5,000
2010 Total Housing Units	13,783	70,711	141,935
2010 Owner Occupied Housing Units	6,859	39,814	75,699
2010 Renter Occupied Housing Units	6,302	28,030	58,208
2010 Vacant Housing Units	623	2,867	8,028
2024 Total Housing Units	13,762	76,044	160,946
2024 Owner Occupied Housing Units	6,281	38,530	78,561
2024 Renter Occupied Housing Units	7,256	35,235	75,436
2024 Vacant Housing Units	225	2,279	6,949
2029 Total Housing Units	13,840	77,218	165,209
2029 Owner Occupied Housing Units	6,748	40,787	82,686
2029 Renter Occupied Housing Units	6,633	33,271	74,209
2029 Vacant Housing Units	459	3,159	8,314

Currently 46.4% of the 13,762 housing units in the area are owner occupied; 53.6% renter occupied; and 1.6% 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 13,783 housing units in the area - 49.8% owner occupied, 45.7% renter occupied, and 4.5% vacant. The annual rate of change in housing units since 2020 is -0.3%. Median home value in the area is \$371,701, 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 \$461,355, compared to a median home value of \$350,006 in the US.

Source: Esri, U.S. Census