



# Demographic Executive Summary

13001 SW 112th St, Miami, Florida, 33186

Prepared by Colliers  
Latitude: 25.663392  
Longitude: -80.405830

	1 mile radius	3 mile radius	5 mile radius
<b>Population</b>			
2000 Population	16,189	155,049	360,473
2010 Population	17,105	162,313	386,973
2024 Population	16,450	168,668	397,927
2029 Population	15,775	163,580	386,586
2010-2020 Annual Rate	0.04%	0.61%	0.49%
2020-2023 Annual Rate	-1.00%	-0.52%	-0.50%
2023-2028 Annual Rate	-0.83%	-0.61%	-0.58%
2024 Male Population	47.8%	47.5%	47.9%
2024 Female Population	52.2%	52.5%	52.1%
2024 Median Age	44.7	43.3	43.8

In the identified area, the current year population is 16,450. The 2010 Census population count in the area was 17,105, and 17,169 in 2020, a 0.0% annual growth rate. The rate of growth since 2020 was -1.0% annually. The five-year projection for the population in the area is 15,775 representing a change of -0.8% annually. Currently, the population is 47.8% male and 52.2% female.

## Median Age

The median age in this area is 44.7, compared to U.S. median age of 38.9.

## Race and Ethnicity

2024 White Alone	34.3%	29.9%	29.1%
2024 Black Alone	3.2%	4.8%	5.8%
2024 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2024 Asian Alone	3.2%	2.5%	2.3%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	8.1%	11.0%	11.0%
2024 Two or More Races	50.8%	51.5%	51.5%
2024 Hispanic Origin (Any Race)	74.3%	79.0%	79.6%

Persons of Hispanic origin represent 74.3% 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 76.2 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	120	96	104
2000 Households	5,295	52,193	116,096
2010 Households	5,713	55,609	125,090
2020 Households	5,871	60,429	135,714
2024 Households	5,772	60,399	135,210
2029 Households	5,655	59,882	134,249
2010-2020 Annual Change (CAGR)	0.27%	0.83%	0.82%
2020-2023 Annual Change (CAGR)	-0.40%	-0.01%	-0.09%
2023-2028 Annual Change (CAGR)	-0.41%	-0.17%	-0.14%
2024 Average Household Size	2.84	2.76	2.92

The household count in this area has changed from 5,868 in 2020 to 5,772 in the current year, a change of -0.40% annually. The five-year projection of households is 5,655, a change of -0.41% annually from the current year total. Average household size is currently 2.84, compared to 2.92 in the year 2020. The number of families in the current year is 4,512 in the specified area.

Source: Esri, U.S. Census



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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	28.5%	33.5%	33.0%
<b>Median Household Income</b>			
2024 Median Household Income	\$103,471	\$86,462	\$90,321
2029 Median Household Income	\$119,660	\$103,270	\$107,652
2023-2028 Annual Change (CAGR)	2.95%	3.62%	3.57%
<b>Average Household Income</b>			
2024 Average Household Income	\$125,530	\$111,140	\$116,772
2029 Average Household Income	\$149,736	\$132,689	\$139,216
2023-2028 Annual Change (CAGR)	3.59%	3.61%	3.58%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$43,695	\$39,763	\$39,651
2029 Per Capita Income	\$53,243	\$48,526	\$48,304
2023-2028 Annual Change (CAGR)	4.03%	4.06%	4.03%

## Households by Income

Current median household income is \$103,471 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$119,660 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$125,530 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$149,736 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$43,695 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$53,243 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2024 Housing Affordability Index	86	73	75
2000 Total Housing Units	5,437	54,454	120,738
2000 Owner Occupied Housing Units	4,593	36,089	86,933
2000 Renter Occupied Housing Units	702	16,105	29,163
2000 Vacant Housing Units	142	2,260	4,642
2010 Total Housing Units	5,935	59,520	132,814
2010 Owner Occupied Housing Units	4,670	37,765	91,677
2010 Renter Occupied Housing Units	1,044	17,844	33,413
2010 Vacant Housing Units	222	3,911	7,724
2024 Total Housing Units	5,908	62,804	139,894
2024 Owner Occupied Housing Units	4,673	38,054	93,246
2024 Renter Occupied Housing Units	1,099	22,345	41,964
2024 Vacant Housing Units	136	2,405	4,684
2029 Total Housing Units	5,914	63,369	141,266
2029 Owner Occupied Housing Units	4,711	39,077	95,400
2029 Renter Occupied Housing Units	943	20,805	38,849
2029 Vacant Housing Units	259	3,487	7,017

Currently 81.0% of the 5,908 housing units in the area are owner occupied; 19.0% renter occupied; and 2.3% 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 5,935 housing units in the area - 78.7% owner occupied, 17.6% renter occupied, and 3.7% vacant. The annual rate of change in housing units since 2020 is -0.5%. Median home value in the area is \$471,654, 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 \$495,962, compared to a median home value of \$350,006 in the US.

Source: Esri, U.S. Census