



Demographic Executive Summary

16800 S Jog Rd, Delray Beach, Florida, 33446

Prepared by Colliers

Latitude: 26.42747

Longitude: -80.14641

	1 mile radius	3 mile radius	4 mile radius
Population			
2000 Population	5,158	61,325	108,081
2010 Population	6,192	63,526	113,948
2026 Population	7,007	79,058	143,629
2031 Population	7,088	80,355	147,650
2010-2020 Annual Rate	0.96%	1.65%	1.68%
2020-2026 Annual Rate	0.46%	0.88%	1.04%
2026-2031 Annual Rate	0.23%	0.33%	0.55%
2026 Male Population	46.3%	46.1%	46.5%
2026 Female Population	53.7%	53.9%	53.5%
2026 Median Age	68.7	63.3	61.0

In the identified area, the current year population is 7,007. The 2010 Census population count in the area was 6,192, and 6,810 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 7,088 representing a change of 0.2% annually. Currently, the population is 46.3% male and 53.7% female.

Median Age

The median age in this area is 68.7, compared to U.S. median age of 39.6.

Race and Ethnicity

2026 White Alone	84.8%	78.0%	74.3%
2026 Black Alone	2.1%	4.8%	7.7%
2026 American Indian/Alaska Native Alone	0.0%	0.1%	0.2%
2026 Asian Alone	3.4%	3.2%	3.0%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Other Race	1.9%	3.1%	3.5%
2026 Two or More Races	7.7%	10.7%	11.3%
2026 Hispanic Origin (Any Race)	8.1%	13.3%	14.2%

Persons of Hispanic origin represent 8.1% of the population in the identified area compared to 19.7% 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 38.1 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

	1 mile radius	3 mile radius	4 mile radius
2026 Wealth Index	263	162	152
2000 Households	2,483	32,153	54,563
2010 Households	3,046	34,166	58,323
2020 Households	3,442	38,960	67,309
2026 Households	3,648	41,436	72,640
2031 Households	3,728	42,488	75,346
2010-2020 Annual Change (CAGR)	1.23%	1.32%	1.44%
2020-2023 Annual Change (CAGR)	0.93%	0.99%	1.23%
2024-2029 Annual Change (CAGR)	0.43%	0.50%	0.73%
2026 Average Household Size	1.89	1.88	1.94

The household count in this area has changed from 3,469 in 2020 to 3,648 in the current year, a change of 0.93% annually. The five-year projection of households is 3,728, a change of 0.43% annually from the current year total. Average household size is currently 1.89, compared to 1.95 in the year 2020. The number of families in the current year is 2,136 in the specified area.

Source: U.S. Census, Esri



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Mortgage Income			
2026 Percent of Income for Mortgage	39.4%	37.7%	35.0%
Median Household Income			
2026 Median Household Income	\$143,575	\$84,901	\$85,253
2031 Median Household Income	\$178,458	\$103,053	\$103,586
2026-2031 Annual Change (CAGR)	4.45%	3.95%	3.97%
Average Household Income			
2026 Average Household Income	\$220,299	\$150,963	\$147,674
2031 Average Household Income	\$241,741	\$170,773	\$167,181
2026-2031 Annual Change (CAGR)	1.87%	2.50%	2.51%
Per Capita Income			
2026 Per Capita Income	\$118,139	\$78,155	\$74,927
2031 Per Capita Income	\$130,966	\$89,189	\$85,544
2026-2031 Annual Change (CAGR)	2.08%	2.68%	2.69%
Households by Income			

Current median household income is \$143,575 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$178,458 in five years, compared to \$92,476 for all U.S. households

Current average household income is \$220,299 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$241,741 in five years, compared to \$128,612 for all U.S. households

Current per capita income is \$118,139 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$130,966 in five years, compared to \$50,744 for all U.S. households

Housing			
2026 Housing Affordability Index	58	59	64
2010 Total Housing Units	3,931	43,613	74,133
2010 Owner Occupied Housing Units	2,813	28,702	48,272
2010 Renter Occupied Housing Units	233	5,465	10,051
2010 Vacant Housing Units	885	9,447	15,810
2020 Total Housing Units	4,227	47,603	81,984
2020 Owner Occupied Housing Units	2,954	30,185	51,124
2020 Renter Occupied Housing Units	488	8,775	16,185
2020 Vacant Housing Units	824	8,580	14,673
2026 Total Housing Units	4,390	49,411	86,384
2026 Owner Occupied Housing Units	3,194	32,553	55,140
2026 Renter Occupied Housing Units	454	8,883	17,500
2026 Vacant Housing Units	742	7,975	13,744
2031 Total Housing Units	4,477	50,566	89,327
2031 Owner Occupied Housing Units	3,316	33,983	57,810
2031 Renter Occupied Housing Units	412	8,505	17,537
2031 Vacant Housing Units	749	8,078	13,981

Currently 87.5% of the 4,390 housing units in the area are owner occupied; 12.4% renter occupied; and 16.9% are vacant. 64.2% of the housing units in the US are owner occupied; 35.8% are renter occupied; and 9.8% are vacant. In 2010, there were 3,931 housing units in the area - 71.6% owner occupied, 5.9% renter occupied, and 22.5% vacant. The annual rate of change in housing units since 2020 is 0.6%. Median home value in the area is \$962,047, compared to a median home value of \$370,578 for the U.S. In five years, median home value in the area is projected to change to \$957,250, compared to a median home value of \$440,921 in the US.

Source: U.S. Census, Esri