



Demographic Executive Summary

10855 SW 72nd St, Miami, Florida, 33173

Prepared by Colliers
Latitude: 25.701074
Longitude: -80.369285

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	24,572	157,098	460,343
2010 Population	24,265	154,424	467,918
2025 Population	24,706	149,225	465,538
2030 Population	23,934	145,327	457,987
2010-2020 Annual Rate	0.50%	0.07%	0.22%
2020-2025 Annual Rate	-0.61%	-0.78%	-0.52%
2025-2030 Annual Rate	-0.63%	-0.53%	-0.33%
2025 Male Population	46.0%	47.3%	47.6%
2025 Female Population	54.0%	52.7%	52.4%
2025 Median Age	45.6	46.0	44.7

In the identified area, the current year population is 24,706. The 2010 Census population count in the area was 24,265, and 25,508 in 2020, a 0.5% annual growth rate. The rate of growth since 2020 was -0.6% annually. The five-year projection for the population in the area is 23,934 representing a change of -0.6% annually. Currently, the population is 46.0% male and 54.0% female.

Median Age

The median age in this area is 45.6, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	32.3%	31.3%	30.1%
2025 Black Alone	1.8%	1.4%	3.0%
2025 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2025 Asian Alone	1.9%	1.6%	2.1%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	10.9%	9.6%	10.3%
2025 Two or More Races	52.8%	55.9%	54.3%
2025 Hispanic Origin (Any Race)	81.5%	83.6%	81.9%

Persons of Hispanic origin represent 81.5% 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 72.4 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

	1 mile radius	3 mile radius	5 mile radius
2025 Wealth Index	100	122	113
2000 Households	9,038	53,266	153,906
2010 Households	9,117	52,965	157,856
2020 Households	9,685	55,137	167,532
2025 Households	9,510	54,254	167,361
2030 Households	9,307	53,464	166,822
2010-2020 Annual Change (CAGR)	0.61%	0.40%	0.60%
2020-2023 Annual Change (CAGR)	-0.35%	-0.31%	-0.02%
2024-2029 Annual Change (CAGR)	-0.43%	-0.29%	-0.06%
2025 Average Household Size	2.49	2.72	2.74

The household count in this area has changed from 9,669 in 2020 to 9,510 in the current year, a change of -0.35% annually. The five-year projection of households is 9,307, a change of -0.43% annually from the current year total. Average household size is currently 2.49, compared to 2.54 in the year 2020. The number of families in the current year is 6,469 in the specified area.

Source: U.S. Census, Esri



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Mortgage Income			
2025 Percent of Income for Mortgage	33.8%	36.4%	38.5%
Median Household Income			
2025 Median Household Income	\$83,273	\$94,389	\$87,950
2030 Median Household Income	\$98,892	\$110,709	\$104,530
2025-2030 Annual Change (CAGR)	3.50%	3.24%	3.51%
Average Household Income			
2025 Average Household Income	\$115,603	\$131,719	\$125,383
2030 Average Household Income	\$132,042	\$149,498	\$142,171
2025-2030 Annual Change (CAGR)	2.69%	2.56%	2.54%
Per Capita Income			
2025 Per Capita Income	\$44,453	\$47,938	\$45,031
2030 Per Capita Income	\$51,265	\$55,034	\$51,731
2025-2030 Annual Change (CAGR)	2.89%	2.80%	2.81%
Households by Income			

Current median household income is \$83,273 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$98,892 in five years, compared to \$92,476 for all U.S. households

Current average household income is \$115,603 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$132,042 in five years, compared to \$128,612 for all U.S. households

Current per capita income is \$44,453 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$51,265 in five years, compared to \$50,744 for all U.S. households

Housing			
2025 Housing Affordability Index	67	62	59
2010 Total Housing Units	9,862	55,963	167,171
2010 Owner Occupied Housing Units	5,549	37,909	109,627
2010 Renter Occupied Housing Units	3,568	15,056	48,229
2010 Vacant Housing Units	745	2,998	9,315
2020 Total Housing Units	10,203	57,327	175,060
2020 Owner Occupied Housing Units	5,341	36,991	107,147
2020 Renter Occupied Housing Units	4,344	18,146	60,385
2020 Vacant Housing Units	524	2,181	7,568
2025 Total Housing Units	9,935	55,893	174,143
2025 Owner Occupied Housing Units	5,519	37,966	110,671
2025 Renter Occupied Housing Units	3,991	16,288	56,690
2025 Vacant Housing Units	425	1,639	6,782
2030 Total Housing Units	9,944	56,236	176,459
2030 Owner Occupied Housing Units	5,721	38,916	114,227
2030 Renter Occupied Housing Units	3,586	14,549	52,595
2030 Vacant Housing Units	637	2,772	9,637

Currently 58.0% of the 9,935 housing units in the area are owner occupied; 42.0% renter occupied; and 4.3% 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 9,862 housing units in the area - 56.3% owner occupied, 36.2% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2020 is -0.5%. Median home value in the area is \$450,170, 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 \$486,225, compared to a median home value of \$440,921 in the US.

Source: U.S. Census, Esri