



Demographic Executive Summary

991 Banyan Blvd, West Palm Beach, Florida, 33401

Prepared by Colliers

Latitude: 26.71464

Longitude: -80.06155

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	8,930	70,486	168,915
2010 Population	11,935	74,269	179,499
2025 Population	17,988	94,669	214,149
2030 Population	21,209	101,899	225,972
2010-2020 Annual Rate	3.04%	1.69%	1.26%
2020-2025 Annual Rate	2.14%	1.44%	0.97%
2025-2030 Annual Rate	3.35%	1.48%	1.08%
2025 Male Population	48.8%	48.8%	48.7%
2025 Female Population	51.2%	51.2%	51.3%
2025 Median Age	40.6	39.5	40.1

In the identified area, the current year population is 17,988. The 2010 Census population count in the area was 11,935, and 16,096 in 2020, a 3.0% annual growth rate. The rate of growth since 2020 was 2.1% annually. The five-year projection for the population in the area is 21,209 representing a change of 3.4% annually. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	46.1%	39.8%	36.5%
2025 Black Alone	34.9%	31.4%	33.4%
2025 American Indian/Alaska Native Alone	0.3%	1.1%	0.9%
2025 Asian Alone	2.6%	1.8%	2.1%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	5.4%	11.6%	11.1%
2025 Two or More Races	10.7%	14.2%	15.9%
2025 Hispanic Origin (Any Race)	16.5%	29.6%	31.4%

Persons of Hispanic origin represent 16.5% 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 74.7 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	95	107	91
2000 Households	3,739	29,900	70,028
2010 Households	5,741	31,385	73,112
2020 Households	8,129	37,693	82,873
2025 Households	9,195	41,136	87,996
2030 Households	10,995	44,845	93,708
2010-2020 Annual Change (CAGR)	3.54%	1.85%	1.26%
2020-2023 Annual Change (CAGR)	2.37%	1.68%	1.15%
2024-2029 Annual Change (CAGR)	3.64%	1.74%	1.27%
2025 Average Household Size	1.92	2.24	2.37

The household count in this area has changed from 8,136 in 2020 to 9,195 in the current year, a change of 2.37% annually. The five-year projection of households is 10,995, a change of 3.64% annually from the current year total. Average household size is currently 1.92, compared to 1.94 in the year 2020. The number of families in the current year is 3,700 in the specified area.

Source: U.S. Census, Esri



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Mortgage Income			
2025 Percent of Income for Mortgage	51.6%	48.3%	34.7%
Median Household Income			
2025 Median Household Income	\$79,879	\$71,545	\$68,624
2030 Median Household Income	\$93,474	\$82,661	\$79,792
2025-2030 Annual Change (CAGR)	3.19%	2.93%	3.06%
Average Household Income			
2025 Average Household Income	\$136,590	\$133,229	\$113,211
2030 Average Household Income	\$150,921	\$147,308	\$127,582
2025-2030 Annual Change (CAGR)	2.02%	2.03%	2.42%
Per Capita Income			
2025 Per Capita Income	\$71,415	\$57,861	\$46,556
2030 Per Capita Income	\$79,848	\$64,781	\$52,932
2025-2030 Annual Change (CAGR)	2.26%	2.29%	2.60%
Households by Income			

Current median household income is \$79,879 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$93,474 in five years, compared to \$92,476 for all U.S. households

Current average household income is \$136,590 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$150,921 in five years, compared to \$128,612 for all U.S. households

Current per capita income is \$71,415 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$79,848 in five years, compared to \$50,744 for all U.S. households

Housing			
2025 Housing Affordability Index	45	47	65
2010 Total Housing Units	8,310	42,009	93,228
2010 Owner Occupied Housing Units	1,694	14,587	39,781
2010 Renter Occupied Housing Units	4,047	16,798	33,331
2010 Vacant Housing Units	2,569	10,624	20,116
2020 Total Housing Units	9,761	45,445	97,135
2020 Owner Occupied Housing Units	2,451	15,756	40,809
2020 Renter Occupied Housing Units	5,678	21,937	42,064
2020 Vacant Housing Units	1,609	7,754	14,256
2025 Total Housing Units	11,491	49,373	102,131
2025 Owner Occupied Housing Units	2,565	16,956	44,049
2025 Renter Occupied Housing Units	6,630	24,180	43,947
2025 Vacant Housing Units	2,296	8,237	14,135
2030 Total Housing Units	13,066	52,537	107,180
2030 Owner Occupied Housing Units	2,761	18,716	48,264
2030 Renter Occupied Housing Units	8,235	26,128	45,444
2030 Vacant Housing Units	2,071	7,692	13,472

Currently 27.9% of the 11,491 housing units in the area are owner occupied; 72.1% renter occupied; and 20.0% 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 8,310 housing units in the area - 20.4% owner occupied, 48.7% renter occupied, and 30.9% vacant. The annual rate of change in housing units since 2020 is 3.2%. Median home value in the area is \$658,124, 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 \$762,439, compared to a median home value of \$440,921 in the US.

Source: U.S. Census, Esri