Demographic Executive Summary

2853 S University Dr, Davie, Florida, 33328

Prepared by Colliers
Latitude: 26.08518
Longitude: -80.25127

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	10,281	85,409	296,133
2010 Population	11,987	91,948	308,503
2026 Population	13,197	109,931	352,347
2031 Population	14,319	113,375	356,715
2010-2020 Annual Rate	0.64%	1.37%	1.11%
2020-2026 Annual Rate	0.52%	0.69%	0.35%
2026-2031 Annual Rate	1.65%	0.62%	0.25%
2026 Male Population	47.3%	48.7%	48.7%
2026 Female Population	52.7%	51.3%	51.3%
2026 Median Age	35.1	39.8	40.6

In the identified area, the current year population is 13,197. The 2010 Census population count in the area was 11,987, and 12,776 in 2020, a 0.6% annual growth rate. The rate of growth since 2020 was 0.5% annually. The five-year projection for the population in the area is 14,319 representing a change of 1.6% annually. Currently, the population is 47.3% male and 52.7% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 39.6.

Race and Ethnicity			
2026 White Alone	49.3%	48.8%	40.3%
2026 Black Alone	9.9%	10.6%	21.9%
2026 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2026 Asian Alone	6.4%	5.9%	4.8%
2026 Pacific Islander Alone	0.2%	0.1%	0.1%
2026 Other Race	9.5%	9.3%	9.6%
2026 Two or More Races	24.2%	24.8%	22.8%
2026 Hispanic Origin (Any Race)	38.5%	39.6%	37.8%

Persons of Hispanic origin represent 38.5% 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 82.9 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
2026 Wealth Index	80	108	106
2000 Households	4,817	34,875	111,737
2010 Households	4,896	36,338	114,275
2020 Households	5,152	40,993	125,977
2026 Households	5,378	43,577	131,761
2031 Households	5,957	45,340	134,638
2010-2020 Annual Change (CAGR)	0.51%	1.21%	0.98%
2020-2023 Annual Change (CAGR)	0.69%	0.98%	0.72%
2024-2029 Annual Change (CAGR)	2.07%	0.80%	0.43%
2026 Average Household Size	2.26	2.49	2.66

The household count in this area has changed from 5,156 in 2020 to 5,378 in the current year, a change of 0.69% annually. The five-year projection of households is 5,957, a change of 2.07% annually from the current year total. Average household size is currently 2.26, compared to 2.29 in the year 2020. The number of families in the current year is 3,110 in the specified area.

Source: U.S. Census, Esri

© 2026 Esri

Demographic Executive Summary

2853 S University Dr, Davie, Florida, 33328

Prepared by Colliers
Latitude: 26.08518
Longitude: -80.25127

	1 mile radius	3 mile radius	5 mile radius
Mortgage Income			
2026 Percent of Income for Mortgage	31.4%	31.7%	30.3%
Median Household Income			
2026 Median Household Income	$87,948	$100,183	$94,202
2031 Median Household Income	$100,739	$114,290	$110,464
2026-2031 Annual Change (CAGR)	2.75%	2.67%	3.24%
Average Household Income			
2026 Average Household Income	$105,921	$131,860	$128,055
2031 Average Household Income	$117,849	$151,556	$148,584
2026-2031 Annual Change (CAGR)	2.16%	2.82%	3.02%
Per Capita Income			
2026 Per Capita Income	$43,251	$52,092	$48,007
2031 Per Capita Income	$49,042	$60,379	$56,212
2026-2031 Annual Change (CAGR)	2.54%	3.00%	3.21%
Households by Income			

Current median household income is $87,948 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $100,739 in five years, compared to $92,476 for all U.S. households

Current average household income is $105,921 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $117,849 in five years, compared to $128,612 for all U.S. households

Current per capita income is $43,251 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $49,042 in five years, compared to $50,744 for all U.S. households

Housing			
2026 Housing Affordability Index	71	70	72
2010 Total Housing Units	5,576	40,024	125,619
2010 Owner Occupied Housing Units	3,059	25,606	81,966
2010 Renter Occupied Housing Units	1,837	10,731	32,309
2010 Vacant Housing Units	680	3,686	11,344
2020 Total Housing Units	5,726	44,005	133,413
2020 Owner Occupied Housing Units	2,853	24,966	81,767
2020 Renter Occupied Housing Units	2,299	16,027	44,210
2020 Vacant Housing Units	538	2,979	7,459
2026 Total Housing Units	6,085	46,450	138,480
2026 Owner Occupied Housing Units	2,981	25,929	85,157
2026 Renter Occupied Housing Units	2,397	17,648	46,604
2026 Vacant Housing Units	707	2,873	6,719
2031 Total Housing Units	6,495	48,271	141,568
2031 Owner Occupied Housing Units	3,082	26,754	87,695
2031 Renter Occupied Housing Units	2,875	18,586	46,943
2031 Vacant Housing Units	538	2,931	6,930

Currently 55.4% of the 6,085 housing units in the area are owner occupied; 44.6% renter occupied; and 11.6% 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 5,576 housing units in the area - 54.9% owner occupied, 32.9% renter occupied, and 12.2% vacant. The annual rate of change in housing units since 2020 is 1.0%. Median home value in the area is $469,231, 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 $611,929, compared to a median home value of $440,921 in the US.

Source: U.S. Census, Esri

© 2026 Esri