



Demographic Executive Summary

9701 Coral Way, Miami, Florida, 33165

Prepared by Colliers

Latitude: 25.74734

Longitude: -80.35172

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	25,508	205,431	421,643
2010 Population	25,287	204,824	431,884
2025 Population	23,943	203,296	446,962
2030 Population	23,343	201,933	444,351
2010-2020 Annual Rate	-0.16%	0.10%	0.39%
2020-2025 Annual Rate	-0.72%	-0.33%	-0.08%
2025-2030 Annual Rate	-0.51%	-0.13%	-0.12%
2025 Male Population	47.5%	47.8%	47.8%
2025 Female Population	52.5%	52.2%	52.2%
2025 Median Age	48.1	45.0	44.4

In the identified area, the current year population is 23,943. The 2010 Census population count in the area was 25,287, and 24,873 in 2020, a -0.2% annual growth rate. The rate of growth since 2020 was -0.7% annually. The five-year projection for the population in the area is 23,343 representing a change of -0.5% annually. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 48.1, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	26.3%	26.4%	28.6%
2025 Black Alone	0.6%	1.3%	1.8%
2025 American Indian/Alaska Native Alone	0.2%	0.3%	0.2%
2025 Asian Alone	0.8%	1.5%	1.9%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	10.3%	12.6%	11.3%
2025 Two or More Races	61.8%	57.9%	56.2%
2025 Hispanic Origin (Any Race)	92.6%	90.1%	85.8%

Persons of Hispanic origin represent 92.6% 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 60.1 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	111	87	102
2000 Households	8,221	66,592	141,683
2010 Households	8,069	66,540	146,881
2020 Households	8,125	69,444	158,664
2025 Households	8,008	69,824	161,634
2030 Households	7,887	70,257	162,832
2010-2020 Annual Change (CAGR)	0.07%	0.43%	0.77%
2020-2023 Annual Change (CAGR)	-0.28%	0.10%	0.35%
2024-2029 Annual Change (CAGR)	-0.30%	0.12%	0.15%
2025 Average Household Size	2.98	2.85	2.71

The household count in this area has changed from 8,109 in 2020 to 8,008 in the current year, a change of -0.28% annually. The five-year projection of households is 7,887, a change of -0.30% annually from the current year total. Average household size is currently 2.98, compared to 3.05 in the year 2020. The number of families in the current year is 6,145 in the specified area.

Source: U.S. Census, Esri



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Mortgage Income			
2025 Percent of Income for Mortgage	41.2%	40.4%	40.3%
Median Household Income			
2025 Median Household Income	\$85,708	\$75,776	\$82,814
2030 Median Household Income	\$102,250	\$88,648	\$99,705
2025-2030 Annual Change (CAGR)	3.59%	3.19%	3.78%
Average Household Income			
2025 Average Household Income	\$115,255	\$103,932	\$118,082
2030 Average Household Income	\$135,202	\$119,608	\$134,565
2025-2030 Annual Change (CAGR)	3.24%	2.85%	2.65%
Per Capita Income			
2025 Per Capita Income	\$38,992	\$35,859	\$42,708
2030 Per Capita Income	\$46,200	\$41,796	\$49,309
2025-2030 Annual Change (CAGR)	3.45%	3.11%	2.92%
Households by Income			

Current median household income is \$85,708 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$102,250 in five years, compared to \$92,476 for all U.S. households

Current average household income is \$115,255 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$135,202 in five years, compared to \$128,612 for all U.S. households

Current per capita income is \$38,992 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$46,200 in five years, compared to \$50,744 for all U.S. households

Housing			
2025 Housing Affordability Index	54	56	56
2010 Total Housing Units	8,240	69,575	155,859
2010 Owner Occupied Housing Units	5,289	42,455	94,869
2010 Renter Occupied Housing Units	2,780	24,085	52,011
2010 Vacant Housing Units	171	3,035	8,978
2020 Total Housing Units	8,356	72,088	167,445
2020 Owner Occupied Housing Units	5,038	40,106	92,416
2020 Renter Occupied Housing Units	3,087	29,338	66,248
2020 Vacant Housing Units	237	2,613	8,792
2025 Total Housing Units	8,186	72,569	170,146
2025 Owner Occupied Housing Units	5,231	41,980	97,129
2025 Renter Occupied Housing Units	2,777	27,844	64,505
2025 Vacant Housing Units	178	2,745	8,512
2030 Total Housing Units	8,222	74,061	173,489
2030 Owner Occupied Housing Units	5,445	43,916	101,310
2030 Renter Occupied Housing Units	2,442	26,341	61,522
2030 Vacant Housing Units	335	3,804	10,657

Currently 65.3% of the 8,186 housing units in the area are owner occupied; 34.7% renter occupied; and 2.2% 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 8,240 housing units in the area - 64.2% owner occupied, 33.7% renter occupied, and 2.1% vacant. The annual rate of change in housing units since 2020 is -0.4%. Median home value in the area is \$564,326, 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 \$606,110, compared to a median home value of \$440,921 in the US.

Source: U.S. Census, Esri