



Demographic Executive Summary

2322 N University Dr, Coral Springs, Florida, 33065

Prepared by Colliers
Latitude: 26.260792
Longitude: -80.250109

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	19,079	152,318	306,718
2010 Population	18,076	152,863	326,534
2024 Population	20,375	166,944	369,223
2029 Population	20,950	166,662	369,245
2010-2020 Annual Rate	1.20%	0.92%	1.13%
2020-2023 Annual Rate	0.01%	-0.08%	0.25%
2023-2028 Annual Rate	0.56%	-0.03%	0.00%
2024 Male Population	47.6%	48.0%	47.6%
2024 Female Population	52.4%	52.0%	52.4%
2024 Median Age	39.9	40.7	41.6

In the identified area, the current year population is 20,375. The 2010 Census population count in the area was 18,076, and 20,364 in 2020, a 1.2% annual growth rate. The rate of growth since 2020 was 0.0% annually. The five-year projection for the population in the area is 20,950 representing a change of 0.6% annually. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 39.9, compared to U.S. median age of 38.9.

Race and Ethnicity

2024 White Alone	38.0%	38.2%	37.8%
2024 Black Alone	22.8%	26.9%	29.1%
2024 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2024 Asian Alone	5.3%	5.2%	4.9%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	11.6%	9.8%	9.0%
2024 Two or More Races	21.9%	19.6%	18.9%
2024 Hispanic Origin (Any Race)	36.5%	31.5%	29.1%

Persons of Hispanic origin represent 36.5% of the population in the identified area compared to 19.0% 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 86.0 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

	1 mile radius	3 mile radius	5 mile radius
2024 Wealth Index	70	92	89
2000 Households	6,971	55,070	119,901
2010 Households	6,668	55,156	124,891
2020 Households	7,419	59,665	136,458
2024 Households	7,423	59,816	138,180
2029 Households	7,626	59,987	138,738
2010-2020 Annual Change (CAGR)	1.07%	0.79%	0.89%
2020-2023 Annual Change (CAGR)	0.01%	0.06%	0.30%
2023-2028 Annual Change (CAGR)	0.54%	0.06%	0.08%
2024 Average Household Size	2.71	2.78	2.66

The household count in this area has changed from 7,430 in 2020 to 7,423 in the current year, a change of 0.01% annually. The five-year projection of households is 7,626, a change of 0.54% annually from the current year total. Average household size is currently 2.71, compared to 2.71 in the year 2020. The number of families in the current year is 5,150 in the specified area.

Source: Esri, U.S. Census



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Mortgage Income			
2024 Percent of Income for Mortgage	37.4%	34.8%	33.2%
Median Household Income			
2024 Median Household Income	\$74,918	\$79,837	\$75,966
2029 Median Household Income	\$82,971	\$93,892	\$88,947
2023-2028 Annual Change (CAGR)	2.06%	3.30%	3.21%
Average Household Income			
2024 Average Household Income	\$94,568	\$108,259	\$105,262
2029 Average Household Income	\$110,495	\$128,150	\$124,153
2023-2028 Annual Change (CAGR)	3.16%	3.43%	3.36%
Per Capita Income			
2024 Per Capita Income	\$34,415	\$38,762	\$39,396
2029 Per Capita Income	\$40,306	\$46,090	\$46,647
2023-2028 Annual Change (CAGR)	3.21%	3.52%	3.44%
Households by Income			

Current median household income is \$74,918 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$82,971 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$94,568 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$110,495 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$34,415 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$40,306 in five years, compared to \$47,525 for all U.S. households

Housing			
2024 Housing Affordability Index	65	69	73
2000 Total Housing Units	7,283	58,268	128,392
2000 Owner Occupied Housing Units	4,106	38,869	87,085
2000 Renter Occupied Housing Units	2,865	16,201	32,816
2000 Vacant Housing Units	312	3,198	8,491
2010 Total Housing Units	7,233	61,379	140,570
2010 Owner Occupied Housing Units	3,855	38,765	88,396
2010 Renter Occupied Housing Units	2,813	16,391	36,494
2010 Vacant Housing Units	565	6,223	15,679
2024 Total Housing Units	7,866	63,236	147,766
2024 Owner Occupied Housing Units	4,023	38,573	91,537
2024 Renter Occupied Housing Units	3,400	21,243	46,643
2024 Vacant Housing Units	443	3,420	9,586
2029 Total Housing Units	8,118	64,121	149,601
2029 Owner Occupied Housing Units	4,212	39,886	95,012
2029 Renter Occupied Housing Units	3,414	20,101	43,726
2029 Vacant Housing Units	492	4,134	10,863

Currently 54.2% of the 7,866 housing units in the area are owner occupied; 45.8% renter occupied; and 5.6% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 7,233 housing units in the area - 53.3% owner occupied, 38.9% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2020 is 0.2%. Median home value in the area is \$447,591, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$495,483, compared to a median home value of \$350,006 in the US.

Source: Esri, U.S. Census