

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 26.24533 Longitude: -80.188758

Coconut Creek Plaza Coconut Creek, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	64,547	314,938	1,289,853
	Population Est 23Q1	64,570	314,742	1,287,955
	Population Est 22Q4	64,274	314,116	1,285,576
	Population Est 22Q3	64,344	313,804	1,283,500
	Population Est 22Q2	64,412	313,799	1,281,009
	Population Est 22Q1	63,351	313,239	1,278,272
	Population Est 21Q4	63,401	312,736	1,277,713
	Population Est 21Q3	63,184	312,159	1,275,413
	Population Est 21Q2	63,181	312,074	1,274,125
	Population Fcst	67,865	320,800	1,314,775
	2010 Census Population	52,554	225,209	978,188
	2000 Census Population	51,510	224,570	966,191
	1990 Census Population	44,587	182,397	806,722
	Current Year Daytime Population	57,342	321,328	1,264,804
	Average Seasonal Population	9,812	26,134	153,936
	Historical Annual Growth, 1990 – 2000	1.45%	2.10%	1.82%
	Historical Annual Growth, 2000 – 2010	0.20%	0.03%	0.12%
	Estimated Annual Growth, 2010 – CY	1.56%	2.56%	2.11%
	Projected Annual Growth, CY to Y5	1.01%	0.37%	0.38%
	Group Qtrs Est	456	3,724	13,528
Transient Est Average Last 4 Qtrs	6	14,127	66,748	
<b>Households</b>	Current Year Estimated Households	27,372	119,507	524,047
	Households Est 23Q1	27,380	119,407	523,019
	Households Est 22Q4	27,242	119,118	522,017
	Households Est 22Q3	27,272	119,017	521,192
	Households Est 22Q2	27,302	119,021	520,066
	Households Est 22Q1	27,055	118,950	518,822
	Households Est 21Q4	27,085	118,703	518,460
	Households Est 21Q3	26,989	118,460	517,540
	Households Est 21Q2	26,985	118,430	516,973
	Households Fcst	28,752	122,472	535,626
	2010 Census Households	23,795	86,526	396,065
	2000 Census Households	24,036	88,538	395,804
	1990 Census Households	20,934	74,378	340,548
	Historical Annual Growth, 1990 – 2000	1.39%	1.76%	1.51%
	Historical Annual Growth, 2000 – 2010	-0.10%	-0.23%	0.01%
	Estimated Annual Growth, 2010 – CY	1.06%	2.47%	2.14%
	Projected Annual Growth, CY to Y5	0.99%	0.49%	0.44%
Population per Household	2.34	2.60	2.44	

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Coconut Creek Plaza Coconut Creek, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	0.6%	0.7%	1.3%
	HH Income \$250,000 to \$499,999	0.7%	0.9%	1.6%
	HH Income \$200,000 to \$249,999	1.6%	2.1%	3.7%
	HH Income \$175,000 to \$199,999	1.7%	2.6%	3.6%
	HH Income \$150,000 to \$174,999	2.8%	3.6%	4.3%
	HH Income \$100,000 to 149,999	14.0%	14.5%	14.5%
	HH Income \$75,000 to 99,999	11.8%	13.5%	12.4%
	HH Income \$50,000 to 74,999	19.0%	19.1%	17.8%
	HH Income \$35,000 to 49,999	15.4%	13.7%	13.2%
	HH Income \$25,000 to 34,999	10.5%	9.8%	9.1%
	HH Income \$15,000 to 24,999	11.2%	10.0%	8.9%
	HH Income \$0 to 14,999	10.9%	9.5%	9.6%
	Average Household Income	\$76,391	\$77,608	\$89,630
	Median Household Income	\$52,695	\$58,798	\$62,272
	Per Capita Income	\$32,569	\$29,722	\$36,732
	2000 Average HH Income	\$49,051	\$52,280	\$58,781
	2000 Median HH Income	\$40,157	\$42,131	\$42,566
	Average Disposable Income	58,762	64,024	71,074
	Median Disposable Income	47,209	52,748	56,067
	Discretionary HH Income Over \$150,000	0.5%	0.3%	2.1%
	Discretionary HH Income \$125,000 to \$149,999	1.4%	2.3%	4.3%
	Discretionary HH Income \$100,000 to \$124,999	2.1%	3.5%	4.9%
	Discretionary HH Income \$75,000 to \$99,999	6.1%	7.0%	8.1%
	Discretionary HH Income \$50,000 to \$74,999	15.8%	16.1%	15.4%
	Discretionary HH Income \$25,000 to \$49,999	30.7%	30.3%	28.0%
	Discretionary HH Income Under \$25,000	43.3%	40.4%	37.3%
	Average Discretionary HH Income	36,951	39,799	46,174
	Median Discretionary HH Income	29,348	31,851	34,608
	Householder White – Count	14,128	50,049	260,971
	Median HH Income	\$53,188	\$64,171	\$73,006
	Average HH Income	\$66,466	\$76,186	\$86,757
	Householder Black or African-American – Count	5,585	31,099	120,956
	Median HH Income	\$52,807	\$55,545	\$48,784
	Average HH Income	\$63,048	\$64,759	\$59,656
Householder Hispanic – Count	5,370	26,586	96,756	
Median HH Income	\$48,142	\$54,210	\$57,621	
Average HH Income	\$59,396	\$65,363	\$69,898	
Householder Asian or Pacific Islander – Count	638	3,273	12,749	
Median HH Income	\$73,712	\$60,432	\$73,883	
Average HH Income	\$76,544	\$69,649	\$86,289	
Householder Other or Pacific Islander – Count	1,652	8,501	32,614	
Median HH Income	\$55,102	\$57,426	\$59,980	
Average HH Income	\$62,820	\$66,522	\$71,090	
Gender	Male Population	30,357	151,012	624,250
	Female Population	34,190	163,925	665,603

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Total Population by Age	Count of Pop 0 to 4 years	3,274	17,350	65,564
	Count of Pop 0 to 7 years	4,492	24,293	91,290
	Count of Pop 5 - 13	5,700	32,448	121,815
	Count of Pop 14 - 18	2,615	15,491	59,059
	Count of Pop 19 - 22	2,627	15,356	58,539
	Count of Pop 22 - 25	1,982	11,301	42,944
	Count of Pop 25 - 29	3,763	19,006	72,311
	Count of Pop 30 - 34	4,246	20,969	80,612
	Count of Pop 35 - 39	4,349	21,988	85,229
	Count of Pop 40 - 44	4,082	21,160	83,334
	Count of Pop 45 - 59	11,885	61,070	255,482
	Count of Pop 60 - 74	12,542	53,264	240,481
	Count of Pop 75 - 84	5,339	18,229	87,884
	Count of Pop 85+	2,144	7,305	36,599
	% of Pop 0 to 4 years	5.1%	5.5%	5.1%
	% of Pop 0 to 7 years	7.0%	7.7%	7.1%
	% of Pop 5 - 13	8.8%	10.3%	9.4%
	% of Pop 14 - 18	4.1%	4.9%	4.6%
	% of Pop 19 - 22	4.1%	4.9%	4.5%
	% of Pop 22 - 25	3.1%	3.6%	3.3%
	% of Pop 25 - 29	5.8%	6.0%	5.6%
	% of Pop 30 - 34	6.6%	6.7%	6.2%
	% of Pop 35 - 39	6.7%	7.0%	6.6%
	% of Pop 40 - 44	6.3%	6.7%	6.5%
	% of Pop 45 - 59	18.4%	19.4%	19.8%
% of Pop 60 - 74	19.4%	16.9%	18.6%	
% of Pop 75 - 84	8.3%	5.8%	6.8%	
% of Pop 85+	3.3%	2.3%	2.8%	
Median Age	44.6	40.8	43.5	
Average Age	44.4	41.2	43.1	
Male Population by Age	% of Pop 0 to 4 years	5.4%	5.9%	5.4%
	% of Pop 5 - 13	9.3%	10.9%	9.9%
	% of Pop 14 - 18	4.4%	5.2%	4.8%
	% of Pop 19 - 22	4.5%	5.2%	4.8%
	% of Pop 22 - 25	3.4%	3.9%	3.5%
	% of Pop 25 - 29	6.3%	6.3%	5.8%
	% of Pop 30 - 34	6.8%	6.7%	6.3%
	% of Pop 35 - 39	6.9%	7.0%	6.6%
	% of Pop 40 - 44	6.4%	6.6%	6.4%
	% of Pop 45 - 59	18.4%	19.1%	19.9%
	% of Pop 75 - 84	7.3%	5.2%	6.2%
	% of Pop 60 - 74	18.5%	16.3%	18.3%
	% of Pop 85+	2.4%	1.6%	2.1%
	Median Age	42.3	39.2	42.2
Average Age	42.6	39.8	41.9	

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	% of Pop 45 - 59	18.4%	19.6%	19.8%
	% of Pop 60 - 74	20.3%	17.5%	19.0%
	% of Pop 75 - 84	9.1%	6.3%	7.4%
	% of Pop 85+	4.1%	2.9%	3.5%
	Median Age	46.7	42.4	44.7
Average Age	45.9	42.4	44.1	
Race	Count of White	27,258	111,985	566,710
	Count of Black or African-American	18,220	106,483	380,093
	Count of Asian or Pacific Islander	2,095	10,711	41,290
	Count of Other races	16,974	85,760	301,761
	White	42.2%	35.6%	43.9%
	Black or African American	28.2%	33.8%	29.5%
	Asian	3.2%	3.4%	3.2%
	Other Races	26.3%	27.2%	23.4%
Language Spoken	Speak English at Home	65.7%	61.1%	65.0%
	Speak Spanish at Home	19.9%	23.2%	18.7%
	Speak French or French Creole at Home	5.7%	8.0%	7.5%
	Speak German at Home	0.4%	0.3%	0.5%
	Speak Other Indo-European Languages at Home	4.5%	4.3%	4.7%
	Speak Russian and Other Slavic Languages at H	1.3%	0.6%	0.8%
	Speak Chinese at Home	0.4%	0.3%	0.4%
	Speak Korean at Home	0.0%	0.1%	0.1%
	Speak Vietnamese at Home	0.9%	0.5%	0.3%
	Speak Other Asian Languages at Home	0.3%	0.3%	0.4%
	Speak Tagalog and Other Pacific Languages at H	0.1%	0.1%	0.2%
	Speak Other Language at Home	0.9%	1.1%	1.2%
Hispanic	Hispanic Population	16,618	85,416	295,828
	Hispanic Population Percent	25.7%	27.1%	22.9%
	Mexican	6.6%	12.4%	9.5%
	Puerto Rican	21.9%	19.3%	18.0%
	Cuban	11.5%	10.3%	14.0%
	Dominican	4.4%	5.2%	5.0%
	Central American	8.8%	12.5%	12.5%
	South American	40.4%	34.3%	34.0%
	Other Hispanic	6.4%	5.9%	7.1%
	2000 Hispanic Population Percent	13%	16%	12%
	1990 Hispanic Population Percent	6%	7%	7%

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<b>Ancestry</b>	American (percent of total population)	6.0%	4.4%	4.3%
	American	5.8%	4.3%	4.1%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	3.2%	3.3%	3.1%
	Chinese	0.6%	0.6%	0.7%
	Japanese	0.0%	0.0%	0.1%
	Korean	0.0%	0.1%	0.1%
	South Central Asian (ie. Indian)	1.2%	1.6%	1.4%
	South East Asian (ie. Vietnamese)	1.2%	0.9%	0.7%
	Other Asian	0.1%	0.1%	0.1%
	European (percent of total population)	22.4%	18.1%	22.4%
	British	2.5%	2.1%	2.7%
	Dutch	0.3%	0.2%	0.3%
	French	0.8%	0.6%	0.8%
	German	3.3%	3.0%	3.6%
	Italian	4.8%	4.2%	4.6%
	Polish	1.7%	1.2%	1.7%
	Scandinavian	0.6%	0.5%	0.6%
	Scotch/Irish	3.7%	3.4%	4.1%
Other European (ie. Greek/Russian)	4.8%	2.8%	4.0%	
Middle Eastern	0.6%	0.6%	0.9%	
Other Ancestry	32.1%	36.8%	35.7%	
Unclassified Ancestry	10.0%	9.5%	10.6%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	48,350	222,991	941,932
	Elementary (0 to 8)	5.2%	5.8%	4.4%
	Some High School (9 to 11)	6.0%	6.9%	6.5%
	High School Graduate (12)	30.6%	29.9%	26.6%
	Some College (13 to 16)	21.1%	20.2%	19.5%
	Associates Degree Only	8.9%	9.6%	9.2%
	Bachelors Degree Only	18.5%	18.7%	21.4%
	Graduate Degree	9.5%	9.0%	12.5%
	% College (4+)	28.0%	27.7%	33.9%
<b>Household Type</b>	Total Households – count	27,372	119,507	524,047
	One Person HHs – count	8,823	32,110	160,788
	Family HHs – count	16,398	78,989	324,069
	Married Couple – count	10,973	49,945	218,043
	w/own children – count	3,230	18,316	77,247
	w/out own children – count	7,743	31,629	140,796
	Male Householder – count	1,439	7,795	28,171
	Female Householder – count	3,986	21,248	77,855
	Non-Family Households – count	2,151	8,409	39,189
	1 Person Household	32.2%	26.9%	30.7%
	2 Person Household	33.2%	30.8%	32.4%
	3 Person Household	15.0%	17.4%	15.6%
	4 Person Household	10.9%	13.7%	12.1%
	5 Person Household	5.0%	6.4%	5.5%
	6 Person Household	2.2%	2.9%	2.3%
7+ Person Household	1.5%	1.9%	1.5%	
% Households With Children	19.1%	26.7%	24.1%	

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Coconut Creek Plaza Coconut Creek, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Housing</b>	Total Housing Units	31,534	133,440	601,788
	Owner Occupied Percent	56.8%	53.4%	52.7%
	Renter Occupied Percent	30.0%	36.2%	34.4%
	Vacant Housing Percent	13.2%	10.4%	12.9%
	Total Housing Units (Census 2000)	26,884	96,114	442,217
	For Rent (Census 2000)	12%	21%	17%
	For Sale (Census 2000)	17%	19%	13%
	Rented or Sold, (Census 2000)	4%	6%	5%
	Seasonal (Census 2014)	47%	32%	46%
	Other (Census 2000)	2%	4%	6%
<b>Homes Built By Year</b>	Homes Built 1990 to 2000	14%	18%	15%
	Homes Built 1980 to 1989	43%	32%	25%
	Homes Built 1970 to 1979	31%	34%	31%
	Homes Built 1960 to 1969	8%	11%	17%
	Homes Built 1950 to 1959	2%	4%	9%
	Homes Built 1940 to 1949	0%	1%	2%
	Homes Built Before 1939	0%	0%	1%
<b>Units in Structure</b>	1 Unit	38%	48%	49%
	2 - 9 Units	15%	14%	14%
	Greater than 10 Units	44%	34%	34%
	Mobilie Trailer	3%	4%	2%
	Other Units	0%	0%	0%
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	0.6%	2.1%	6.5%
	Property Value \$750,000 to \$999,999	1.2%	3.1%	7.7%
	Property Value \$500,000 to \$749,999	10.6%	18.4%	20.4%
	Property Value \$400,000 to \$499,999	15.2%	16.0%	14.2%
	Property Value \$300,000, to \$399,999	20.3%	18.2%	15.1%
	Property Value \$200,000 to \$299,999	23.9%	20.5%	14.8%
	Property Value \$150,000 to \$199,999	10.3%	7.2%	5.6%
	Property Value \$100,000 to \$149,999	9.0%	6.9%	5.7%
	Property Value \$60,000 to \$99,999	5.5%	3.9%	3.9%
	Property Value \$40,000 to \$59,999	1.0%	1.0%	1.2%
	Property Value \$0 to \$39,999	2.4%	2.3%	1.8%
	Median Home Value	\$291,219	\$343,188	\$402,674
Median Rent	\$816	\$806	\$765	
<b>Wealth per Household</b>	\$0 and under - percent	17.8%	18.3%	17.8%
	\$1 to \$4999 - percent	9.1%	9.4%	9.0%
	\$5k to \$9999 - percent	4.7%	4.9%	4.7%
	\$10k to \$24999 - percent	6.5%	6.6%	6.4%
	\$25k to \$49999 - percent	6.9%	6.9%	6.8%
	\$50k to \$99999 - percent	10.4%	10.3%	10.2%
	\$100k to \$249999 - percent	18.1%	17.7%	17.9%
	\$250k to \$499999 - percent	12.8%	12.5%	12.9%
	\$500k+ - percent	13.7%	13.4%	14.2%
	Median HH Wealth	\$74,105	\$68,890	\$75,636
	Avg HH Wealth	\$228,765	\$223,558	\$233,647

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<b>Economic Viability</b>	Economic Viability Local	235	233	232
	Economic Viability Indexed	235	233	232
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	33,789	166,361	668,880
	Managerial/Executive	14.1%	13.8%	16.3%
	Professional Specialty	16.8%	17.7%	19.7%
	Healthcare Support	3.8%	3.9%	3.3%
	Sales	10.8%	11.6%	12.8%
	Office & Administrative Support	17.0%	14.1%	12.8%
	Protective Service	2.6%	2.9%	2.6%
	Food Preparation	4.2%	5.5%	6.1%
	Building Maintenance & Cleaning	5.2%	5.5%	4.9%
	Personal Care	4.1%	3.2%	3.1%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.1%
	Construction	10.7%	10.7%	8.5%
	Production & Transportation	10.5%	11.0%	9.8%
	Percent White Collar Workers	62.5%	61.0%	64.9%
Percent Blue Collar Workers	37.5%	39.0%	35.1%	
<b>Employment by Industry (Employed Civilians Age 16+)</b>	Agriculture/Mining/Construction	8.8%	9.3%	7.8%
	Manufacturing	5.4%	4.6%	4.9%
	Transportation	7.2%	6.2%	6.1%
	Information	1.6%	2.0%	2.2%
	Wholesale/Retail	16.9%	16.6%	15.5%
	Finance, Insurance, Real Estate	6.9%	6.6%	7.9%
	Professional Services	6.3%	6.9%	8.5%
	Management Services	0.3%	0.1%	0.1%
	Administrative/Waste Services	7.8%	7.4%	6.9%
	Educational Services	19.2%	20.8%	20.1%
	Entertainment Services	9.0%	9.8%	10.8%
	Other Professional Services	6.9%	6.0%	5.7%
	Public Administration	3.7%	3.6%	3.5%
<b>Transportation To Work</b>	Drive to Work Alone	82.9%	80.0%	80.0%
	Drive to Work Carpool	11.7%	13.4%	12.0%
	Travel to Work by Public Transportation	1.4%	1.6%	2.3%
	Drive to Work on Motorcycle	0.3%	0.2%	0.2%
	Drive to Work on Bicycle	0.4%	0.5%	0.4%
	Walked to Work	0.9%	1.3%	1.3%
	Other Means	0.6%	0.7%	0.9%
	Work at Home	1.9%	2.3%	2.9%

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	Travel to Work in Less than 5 Minutes	1.0%	1.4%	1.7%
	Travel to Work in 5 to 9 Minutes	6.6%	7.4%	8.2%
	Travel to Work in 10 to 14 Minutes	11.4%	11.9%	12.9%
	Travel to Work in 15 to 19 Minutes	16.3%	15.1%	16.2%
	Travel to Work in 20 to 29 Minutes	24.1%	22.9%	22.9%
	Travel to Work in 30 to 44 Minutes	27.4%	27.1%	24.4%
	Travel to Work in 45 to 59 Minutes	7.6%	8.1%	7.5%
	Travel to Work in 60 Minutes or more	5.5%	6.1%	6.2%
	Average Travel Time to Work	26	26	25
<b>Vehicles per HH</b>	No Vehicles	6.3%	6.3%	7.5%
	1 Vehicle	49.4%	43.4%	43.6%
	2 Vehicles	32.9%	36.2%	35.5%
	3 or more vehicles	11.4%	14.2%	13.4%
	Average Number of Vehicles	1.52	1.63	1.59
<b>Change</b>	Births (last 12 months)	652	3,470	13,272
	Deaths (last 12 months)	811	3,058	14,394
	Migration (last 12 months)	309	817	10,239
<b>Work place</b>	Workplace Establishments	2,089	13,167	53,723
	Workplace Employees (FTE)	16,911	130,347	458,587