Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

BRIXMOR®

Martin Downs Town Center Palm City, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	18,606	51,938	232,262
Population Est 23Q1	18,564	51,743	231,804
Population Est 22Q4	18,563	51,701	231,518
Population Est 22Q3	18,536	51,353	227,217
Population Est 22Q2	18,538	51,280	224,722
Population Est 22Q1	18,533	51,242	222,805
Population Est 21Q4	18,511	51,103	221,917
Population Est 21Q3	18,488	51,009	220,615
Population Est 21Q2	18,440	50,852	219,264
Population Fcst	18,751	54,526	257,841
2010 Census Population	15,418	31,574	102,318
2000 Census Population	13,407	25,759	83,348
1990 Census Population	7,716	15,286	59,901
Current Year Daytime Population	18,276	66,996	204,711
Average Seasonal Population	1,778	6,344	27,830
Historical Annual Growth, 1990 – 2000	5.68%	5.36%	3.36%
Historical Annual Growth, 2000 – 2010	1.41%	2.06%	2.07%
Estimated Annual Growth, 2010 – CY	1.43%	3.83%	6.38%
Projected Annual Growth, CY to Y5	0.16%	0.98%	2.11%
Group Qtrs Est	73	1,578	2,821
Transient Est Average Last 4 Qtrs	0	2,470	4,364
Households			
Current Year Estimated Households	7,930	21,953	92,455
Households Est 23Q1	7,914	21,861	92,218
Households Est 22Q4	7,913	21,840	92,089
Households Est 22Q3	7,901	21,678	90,501
Households Est 22Q2	7,903	21,652	89,584
Households Est 22Q1	7,901	21,644	88,872
Households Est 21Q4	7,892	21,579	88,509
Households Est 21Q3	7,883	21,539	88,017
Households Est 21Q2	7,864	21,474	87,510
Households Fcst	7,978	23,180	102,039
2010 Census Households	6,748	13,294	43,488
2000 Census Households	5,845	11,009	36,116
1990 Census Households	3,117	6,429	25,528
Historical Annual Growth, 1990 – 2000	6.49%	5.53%	3.53%
Historical Annual Growth, 2000 – 2010	1.45%	1.90%	1.87%
Estimated Annual Growth, 2010 – CY	1.23%	3.86%	5.86%
Projected Annual Growth, CY to Y5	0.12%	1.09%	1.99%
Population per Household	2.34	2.29	2.48

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Martin Downs Town Center Palm City, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income			
HH Income $500,000 or more	1.7%	1.5%	1.2%
HH Income $250,000 to $499,999	2.1%	1.9%	1.4%
HH Income $200,000 to $249,999	4.9%	4.3%	3.3%
HH Income $175,000 to $199,999	6.2%	5.3%	3.7%
HH Income $150,000 to $174,999	6.3%	5.7%	4.6%
HH Income $100,000 to 149,999	24.2%	19.5%	17.3%
HH Income $75,000 to 99,999	13.6%	14.0%	14.4%
HH Income $50,000 to 74,999	13.6%	16.2%	19.8%
HH Income $35,000 to 49,999	9.0%	10.3%	12.4%
HH Income $25,000 to 34,999	6.7%	7.1%	8.0%
HH Income $15,000 to 24,999	6.2%	6.5%	6.8%
HH Income $0 to 14,999	5.4%	7.8%	7.0%
Average Household Income	$116,238	$108,712	$94,603
Median Household Income	$90,656	$78,496	$69,380
Per Capita Income	$49,698	$46,830	$38,005
2000 Average HH Income	$80,979	$70,232	$63,135
2000 Median HH Income	$62,198	$51,034	$43,402
Average Disposable Income	88,268	81,442	74,448
Median Disposable Income	80,473	69,663	61,991
Discretionary HH Income Over $150,000	4.5%	4.4%	2.9%
Discretionary HH Income $125,000 to $149,999	6.8%	6.1%	4.3%
Discretionary HH Income $100,000 to $124,999	8.1%	6.8%	5.2%
Discretionary HH Income $75,000 to $99,999	14.9%	12.5%	10.2%
Discretionary HH Income $50,000 to $74,999	23.2%	20.8%	19.7%
Discretionary HH Income $25,000 to $49,999	23.2%	26.0%	31.3%
Discretionary HH Income Under $25,000	19.2%	23.5%	26.5%
Average Discretionary HH Income	64,195	59,054	52,342
Median Discretionary HH Income	58,225	50,553	42,976
Householder White – Count	7,339	18,735	68,029
Median HH Income	$89,113	$80,947	$73,051
Average HH Income	$94,061	$89,368	$83,890
Householder Black or African-American – Count	34	720	7,351
Median HH Income	$93,491	$51,182	$61,873
Average HH Income	$104,325	$64,798	$70,284
Householder Hispanic – Count	344	1,672	11,941
Median HH Income	$95,844	$64,581	$63,202
Average HH Income	$94,725	$72,537	$70,982
Householder Asian or Pacific Islander – Count	99	274	1,043
Median HH Income	$140,243	$130,289	$94,426
Average HH Income	$148,654	$134,292	$96,113
Householder Other or Pacific Islander – Count	114	551	4,090
Median HH Income	$126,488	$80,545	$61,713
Average HH Income	$117,975	$87,599	$70,966
Gender			
Male Population	8,798	24,936	112,749
Female Population	9,808	27,002	119,513

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Total Population by Age			
Count of Pop 0 to 4 years	709	2,030	10,024
Count of Pop 0 to 7 years	1,074	3,036	14,622
Count of Pop 5 - 13	1,694	4,584	21,429
Count of Pop 14 - 18	907	2,348	10,987
Count of Pop 19 - 22	824	2,198	10,644
Count of Pop 22 - 25	542	1,514	7,602
Count of Pop 25 - 29	660	2,156	10,872
Count of Pop 30 - 34	735	2,292	11,330
Count of Pop 35 - 39	887	2,558	12,448
Count of Pop 40 - 44	943	2,666	12,722
Count of Pop 45 - 59	3,541	9,671	43,815
Count of Pop 60 - 74	4,154	11,731	50,338
Count of Pop 75 - 84	2,064	5,711	21,913
Count of Pop 85+	946	2,480	8,135
% of Pop 0 to 4 years	3.8%	3.9%	4.3%
% of Pop 0 to 7 years	5.8%	5.8%	6.3%
% of Pop 5 - 13	9.1%	8.8%	9.2%
% of Pop 14 - 18	4.9%	4.5%	4.7%
% of Pop 19 - 22	4.4%	4.2%	4.6%
% of Pop 22 - 25	2.9%	2.9%	3.3%
% of Pop 25 - 29	3.5%	4.2%	4.7%
% of Pop 30 - 34	4.0%	4.4%	4.9%
% of Pop 35 - 39	4.8%	4.9%	5.4%
% of Pop 40 - 44	5.1%	5.1%	5.5%
% of Pop 45 - 59	19.0%	18.6%	18.9%
% of Pop 60 - 74	22.3%	22.6%	21.7%
% of Pop 75 - 84	11.1%	11.0%	9.4%
% of Pop 85+	5.1%	4.8%	3.5%
Median Age	51.7	51.4	48.1
Average Age	47.9	47.8	45.8
Male Population by Age			
% of Pop 0 to 4 years	4.2%	4.2%	4.5%
% of Pop 5 - 13	9.9%	9.4%	9.7%
% of Pop 14 - 18	5.3%	4.9%	5.0%
% of Pop 19 - 22	4.8%	4.6%	4.9%
% of Pop 22 - 25	3.2%	3.2%	3.5%
% of Pop 25 - 29	3.9%	4.5%	5.0%
% of Pop 30 - 34	4.0%	4.7%	5.1%
% of Pop 35 - 39	4.6%	5.0%	5.4%
% of Pop 40 - 44	4.9%	5.1%	5.4%
% of Pop 45 - 59	18.5%	18.2%	18.5%
% of Pop 75 - 84	10.3%	10.4%	9.0%
% of Pop 60 - 74	21.6%	21.9%	20.9%
% of Pop 85+	4.6%	4.0%	3.0%
Median Age	49.9	49.3	46.2
Average Age	46.4	46.4	44.6

Demographic Source: Synergos Technologies, Inc

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% of Pop 45 - 59	19.5%	19.0%	19.2%
% of Pop 60 - 74	22.9%	23.2%	22.4%
% of Pop 75 - 84	11.8%	11.5%	9.9%
% of Pop 85+	5.5%	5.5%	4.0%
Median Age	53.3	53.1	49.8
Average Age	49.2	49.1	46.9
Race			
Count of White	16,024	41,323	159,445
Count of Black or African-American	224	2,807	26,986
Count of Asian or Pacific Islander	456	1,056	4,319
Count of Other races	1,902	6,752	41,512
White	86.1%	79.6%	68.6%
Black or African American	1.2%	5.4%	11.6%
Asian	2.5%	2.0%	1.9%
Other Races	10.2%	13.0%	17.9%
Language Spoken			
Speak English at Home	91.1%	88.1%	81.0%
Speak Spanish at Home	4.4%	6.5%	11.7%
Speak French or French Creole at Home	0.3%	1.5%	3.1%
Speak German at Home	0.3%	0.4%	0.4%
Speak Other Indo-European Languages at Home	0.6%	1.1%	1.8%
Speak Russian and Other Slavic Languages at H	1.1%	0.5%	0.4%
Speak Chinese at Home	0.6%	0.6%	0.3%
Speak Korean at Home	0.1%	0.1%	0.0%
Speak Vietnamese at Home	0.0%	0.2%	0.2%
Speak Other Asian Languages at Home	0.3%	0.2%	0.1%
Speak Tagalog and Other Pacific Languages at H	0.8%	0.5%	0.3%
Speak Other Language at Home	0.5%	0.2%	0.6%
Hispanic			
Hispanic Population	1,670	6,608	41,896
Hispanic Population Percent	9.0%	12.7%	18.0%
Mexican	12.9%	16.9%	18.9%
Puerto Rican	8.7%	24.8%	28.8%
Cuban	24.1%	16.1%	11.6%
Dominican	0.1%	1.3%	4.0%
Central American	35.2%	21.2%	15.4%
South American	13.0%	13.9%	16.5%
Other Hispanic	6.1%	5.7%	4.6%
2000 Hispanic Population Percent	3%	5%	6%
1990 Hispanic Population Percent	2%	3%	3%

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Martin Downs Town Center Palm City, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry			
American (percent of total population)	5.5%	6.0%	8.4%
American	5.3%	5.8%	8.2%
Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
Hawaiian/Pacific Islander	0.1%	0.0%	0.0%
Asian (percent of total population)	2.4%	2.0%	1.8%
Chinese	0.5%	0.5%	0.3%
Japanese	0.0%	0.0%	0.0%
Korean	0.0%	0.0%	0.0%
South Central Asian (ie. Indian)	0.8%	0.7%	0.7%
South East Asian (ie. Vietnamese)	0.9%	0.7%	0.7%
Other Asian	0.2%	0.1%	0.1%
European (percent of total population)	54.6%	47.1%	38.5%
British	9.1%	7.6%	6.0%
Dutch	0.5%	0.7%	0.6%
French	1.5%	1.7%	1.3%
German	11.0%	10.0%	7.6%
Italian	9.5%	8.1%	7.1%
Polish	3.1%	2.2%	2.1%
Scandinavian	1.9%	1.7%	1.5%
Scotch/Irish	13.0%	10.8%	8.8%
Other European (ie. Greek/Russian)	4.9%	4.4%	3.5%
Middle Eastern	0.4%	0.4%	0.6%
Other Ancestry	11.5%	16.0%	18.7%
Unclassified Ancestry	16.6%	15.8%	14.0%
Education (Age 25+)			
Adult Population (25 Years or Older)	13,929	39,264	171,575
Elementary (0 to 8)	0.6%	1.7%	3.3%
Some High School (9 to 11)	2.3%	4.3%	5.6%
High School Graduate (12)	19.6%	21.9%	27.6%
Some College (13 to 16)	23.3%	24.5%	24.2%
Associates Degree Only	11.2%	10.2%	10.0%
Bachelors Degree Only	27.2%	24.2%	18.8%
Graduate Degree	15.8%	13.2%	10.5%
% College (4+)	43.0%	37.4%	29.3%
Household Type			
Total Households – count	7,930	21,953	92,455
One Person HHs – count	2,120	6,480	23,730
Family HHs – count	5,521	14,368	63,483
Married Couple – count	4,807	12,194	50,269
w/own children – count	1,381	3,193	15,567
w/out own children – count	3,426	9,001	34,702
Male Householder – count	188	603	3,422
Female Householder – count	526	1,571	9,792
Non-Family Households – count	289	1,105	5,241
1 Person Household	26.7%	29.5%	25.7%
2 Person Household	40.4%	39.3%	38.1%
3 Person Household	14.9%	13.7%	14.9%
4 Person Household	11.7%	10.7%	12.1%
5 Person Household	4.4%	4.5%	5.6%
6 Person Household	1.0%	1.4%	2.2%
7+ Person Household	0.8%	0.9%	1.3%
% Households With Children	21.2%	19.0%	22.7%

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Martin Downs Town Center Palm City, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing			
Total Housing Units	8,791	24,903	104,375
Owner Occupied Percent	74.5%	66.1%	69.1%
Renter Occupied Percent	15.7%	22.1%	19.4%
Vacant Housing Percent	9.8%	11.8%	11.4%
Total Housing Units (Census 2000)	6,424	12,255	41,780
For Rent (Census 2000)	5%	12%	11%
For Sale (Census 2000)	20%	15%	13%
Rented or Sold, (Census 2000)	6%	5%	3%
Seasonal (Census 2014)	61%	62%	70%
Other (Census 2000)	9%	7%	5%
Homes Built By Year			
Homes Built 1990 to 2000	45%	41%	29%
Homes Built 1980 to 1989	39%	36%	36%
Homes Built 1970 to 1979	12%	15%	23%
Homes Built 1960 to 1969	3%	5%	7%
Homes Built 1950 to 1959	1%	2%	4%
Homes Built 1940 to 1949	1%	1%	1%
Homes Built Before 1939	0%	1%	1%
Units in Structure			
1 Unit	83%	68%	65%
2 - 9 Units	11%	16%	15%
Greater than 10 Units	6%	13%	14%
Mobilie Trailer	0%	3%	7%
Other Units	0%	0%	0%
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	8.4%	11.2%	5.2%
Property Value $750,000 to $999,999	13.0%	12.6%	7.3%
Property Value $500,000 to $749,999	28.9%	24.7%	20.7%
Property Value $400,000 to $499,999	16.6%	12.4%	15.5%
Property Value $300,000, to $399,999	13.6%	12.2%	21.0%
Property Value $200,000 to $299,999	11.2%	12.6%	16.1%
Property Value $150,000 to $199,999	2.7%	4.4%	4.8%
Property Value $100,000 to $149,999	0.3%	3.4%	3.0%
Property Value $60,000 to $99,999	0.4%	1.8%	1.7%
Property Value $40,000 to $59,999	0.4%	0.3%	0.6%
Property Value $0 to $39,999	0.4%	1.1%	1.4%
Median Home Value	$520,155	$501,676	$400,214
Median Rent	$949	$679	$669
Wealth per Household			
$0 and under - percent	15.1%	15.9%	16.3%
$1 to $4999 - percent	6.8%	7.6%	7.9%
$5k to $9999 - percent	3.8%	4.1%	4.3%
$10k to $24999 - percent	5.8%	6.0%	6.2%
$25k to $49999 - percent	6.7%	6.7%	6.8%
$50k to $99999 - percent	10.4%	10.4%	10.5%
$100k to $249999 - percent	19.4%	19.0%	18.9%
$250k to $499999 - percent	14.8%	14.2%	13.8%
$500k+ - percent	17.2%	16.1%	15.2%
Median HH Wealth	$110,389	$96,542	$90,168
Avg HH Wealth	$272,718	$259,337	$249,104

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Economic Viability			
Economic Viability Local	220	217	226
Economic Viability Indexed	220	217	226
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	8,376	22,852	108,565
Managerial/Executive	18.1%	18.0%	15.6%
Professional Specialty	27.9%	25.0%	18.7%
Healthcare Support	2.1%	3.3%	4.2%
Sales	16.2%	15.3%	13.9%
Office & Administrative Support	11.2%	10.4%	10.4%
Protective Service	4.3%	3.3%	2.6%
Food Preperation	4.1%	6.8%	6.8%
Building Maintenance & Cleaning	2.1%	3.0%	3.7%
Personal Care	3.5%	2.5%	3.4%
Farming, Fishing, & Forestry	0.0%	0.1%	0.3%
Construction	3.6%	5.7%	10.6%
Production & Transportation	6.9%	6.5%	9.8%
Percent White Collar Workers	75.6%	72.0%	62.8%
Percent Blue Collar Workers	24.4%	28.0%	37.2%
Employment by Industry (Employed Civilians Age 16+)			
Agriculture/Mining/Construction	6.6%	7.5%	10.4%
Manufacturing	7.5%	5.6%	4.9%
Transportation	5.0%	4.8%	5.0%
Information	2.7%	3.3%	2.1%
Wholesale/Retail	15.6%	14.4%	16.8%
Finance, Insurance, Real Estate	7.5%	6.6%	6.6%
Professional Services	9.1%	7.7%	5.2%
Management Services	0.3%	0.5%	0.2%
Administrative/Waste Services	2.4%	2.8%	5.2%
Educational Services	23.0%	25.8%	22.6%
Entertainment Services	7.7%	10.1%	10.9%
Other Professional Services	5.3%	5.6%	6.5%
Public Administration	7.3%	5.4%	3.6%
Transportation To Work			
Drive to Work Alone	86.4%	82.8%	82.6%
Drive to Work Carpool	7.1%	10.0%	10.6%
Travel to Work by Public Transportation	0.2%	0.5%	0.4%
Drive to Work on Motorcycle	0.2%	0.3%	0.5%
Drive to Work on Bicycle	0.5%	0.5%	0.5%
Walked to Work	0.4%	1.1%	1.0%
Other Means	0.5%	0.4%	0.5%
Work at Home	4.8%	4.5%	4.0%

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Martin Downs Town Center Palm City, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Travel to Work in Less than 5 Minutes	1.9%	2.2%	2.8%
	Travel to Work in 5 to 9 Minutes	10.1%	11.1%	10.1%
	Travel to Work in 10 to 14 Minutes	16.6%	16.6%	16.0%
	Travel to Work in 15 to 19 Minutes	24.7%	21.8%	18.9%
	Travel to Work in 20 to 29 Minutes	18.6%	17.8%	20.3%
	Travel to Work in 30 to 44 Minutes	16.3%	16.8%	18.8%
	Travel to Work in 45 to 59 Minutes	5.1%	6.0%	6.4%
	Travel to Work in 60 Minutes or more	6.5%	7.7%	6.9%
	Average Travel Time to Work	22	24	24
Vehicles per HH	No Vehicles	4.2%	5.5%	3.7%
	1 Vehicle	34.9%	37.1%	35.5%
	2 Vehicles	41.9%	39.6%	42.8%
	3 or more vehicles	19.1%	17.8%	18.0%
	Average Number of Vehicles	1.80	1.74	1.81
Change	Births (last 12 months)	143	412	2,042
	Deaths (last 12 months)	311	818	3,188
	Migration (last 12 months)	237	1,071	8,770
Work place	Workplace Establishments	780	3,496	8,636
	Workplace Employees (FTE)	5,549	30,315	71,640