

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 26.2458 Longitude: -80.189363

Coconut Creek Plaza Coconut Creek, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	65,863	327,364	1,346,093
	Population Est 25Q1	65,333	324,875	1,338,349
	Population Est 24Q4	65,105	323,137	1,331,366
	Population Est 24Q3	65,760	321,760	1,323,224
	Population Est 24Q2	65,277	318,928	1,314,452
	Population Est 24Q1	65,179	318,446	1,309,164
	Population Est 23Q4	65,083	317,616	1,304,765
	Population Est 23Q3	64,913	316,721	1,299,339
	Population Est 23Q2	64,701	315,979	1,294,609
	Population Fcst	65,894	330,310	1,376,232
	2010 Census Population	57,517	276,671	1,136,773
	2000 Census Population	56,653	267,369	1,111,097
	1990 Census Population	49,481	215,583	929,909
	Current Year Daytime Population	62,031	363,289	1,411,511
	Average Seasonal Population	11,416	30,168	180,559
	Historical Annual Growth, 1990 – 2000	1.36%	2.18%	1.80%
	Historical Annual Growth, 2000 – 2010	0.15%	0.34%	0.23%
	Estimated Annual Growth, 2010 – CY	0.94%	1.17%	1.17%
	Projected Annual Growth, CY to Y5	0.01%	0.18%	0.44%
	Group Qtrs Est	455	3,722	13,585
Transient Est Average Last 4 Qtrs	7	14,780	70,245	
Households	Current Year Estimated Households	28,123	124,498	548,664
	Households Est 25Q1	27,892	123,490	545,001
	Households Est 24Q4	27,788	122,795	542,012
	Households Est 24Q3	28,036	122,276	538,255
	Households Est 24Q2	27,808	121,135	534,501
	Households Est 24Q1	27,766	120,937	532,261
	Households Est 23Q4	27,718	120,628	530,359
	Households Est 23Q3	27,640	120,276	528,076
	Households Est 23Q2	27,546	119,970	526,040
	Households Fcst	28,112	125,802	563,259
	2010 Census Households	25,261	106,236	466,490
	2000 Census Households	25,788	105,819	461,273
	1990 Census Households	22,886	88,169	396,010
	Historical Annual Growth, 1990 – 2000	1.20%	1.84%	1.54%
	Historical Annual Growth, 2000 – 2010	-0.21%	0.04%	0.11%
	Estimated Annual Growth, 2010 – CY	0.74%	1.10%	1.13%
	Projected Annual Growth, CY to Y5	-0.01%	0.21%	0.53%
Population per Household	2.33	2.60	2.43	

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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	1.2%	1.7%	2.7%
	HH Income \$250,000 to \$499,999	1.4%	2.0%	3.3%
	HH Income \$200,000 to \$249,999	3.3%	4.7%	7.6%
	HH Income \$175,000 to \$199,999	4.3%	4.3%	4.8%
	HH Income \$150,000 to \$174,999	5.1%	5.9%	6.0%
	HH Income \$100,000 to 149,999	17.1%	18.8%	17.8%
	HH Income \$75,000 to 99,999	13.9%	13.6%	12.8%
	HH Income \$50,000 to 74,999	18.6%	17.2%	15.5%
	HH Income \$35,000 to 49,999	11.5%	11.1%	10.0%
	HH Income \$25,000 to 34,999	8.3%	6.8%	6.4%
	HH Income \$15,000 to 24,999	7.4%	6.6%	6.0%
	HH Income \$0 to 14,999	7.9%	7.3%	7.2%
	Average Household Income	\$102,298	\$101,398	\$119,097
	Median Household Income	\$69,360	\$76,669	\$84,052
	Per Capita Income	\$43,852	\$38,824	\$48,847
	Average Disposable Income	\$74,695	\$81,500	\$90,662
	Median Disposable Income	\$61,990	\$67,903	\$75,069
	Discretionary HH Income Over \$150,000	3.3%	4.3%	9.6%
	Discretionary HH Income \$125,000 to \$149,999	3.7%	5.1%	6.2%
	Discretionary HH Income \$100,000 to \$124,999	7.6%	7.2%	7.9%
	Discretionary HH Income \$75,000 to \$99,999	10.7%	11.4%	11.3%
	Discretionary HH Income \$50,000 to \$74,999	19.1%	19.3%	17.5%
	Discretionary HH Income \$25,000 to \$49,999	28.8%	27.1%	23.7%
	Discretionary HH Income Under \$25,000	26.8%	25.6%	23.8%
	Average Discretionary HH Income	\$54,670	\$57,480	\$66,202
	Median Discretionary HH Income	\$44,930	\$47,218	\$53,159
	Householder White – Count	12,293	42,613	233,702
	Median HH Income	\$64,493	\$81,473	\$98,267
	Average HH Income	\$79,671	\$92,818	\$105,873
	Householder Black or African-American – Count	5,386	31,695	121,867
	Median HH Income	\$67,994	\$68,301	\$63,902
	Average HH Income	\$77,421	\$80,633	\$77,736
	Householder Hispanic – Count	6,322	31,173	117,545
	Median HH Income	\$74,183	\$76,741	\$81,814
Average HH Income	\$82,363	\$85,865	\$90,627	
Householder Asian or Pacific Islander – Count	665	3,464	13,562	
Median HH Income	\$83,689	\$87,074	\$103,055	
Average HH Income	\$88,914	\$94,380	\$109,871	
Householder Other or Pacific Islander – Count	3,458	15,552	61,989	
Median HH Income	\$80,429	\$82,093	\$86,947	
Average HH Income	\$87,273	\$89,297	\$95,408	

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Gender	Male Population	30,875	156,840	651,285
	Female Population	34,987	170,524	694,808
Total Population by Age	Count of Pop 0 to 4 years	3,392	18,035	69,496
	Count of Pop 0 to 7 years	4,642	25,248	96,160
	Count of Pop 5 - 13	5,618	32,485	121,681
	Count of Pop 14 - 18	2,646	15,971	61,161
	Count of Pop 19 - 22	2,617	16,084	61,557
	Count of Pop 22 - 25	1,913	11,912	45,278
	Count of Pop 25 - 29	3,505	18,750	71,422
	Count of Pop 30 - 34	4,130	20,725	80,337
	Count of Pop 35 - 39	4,396	22,702	88,527
	Count of Pop 40 - 44	4,224	22,219	88,013
	Count of Pop 45 - 59	11,625	61,739	257,649
	Count of Pop 60 - 74	13,106	57,647	260,174
	Count of Pop 75 - 84	6,274	21,089	101,253
	Count of Pop 85+	2,416	8,007	39,545
	% of Pop 0 to 4 years	5.2%	5.5%	5.2%
	% of Pop 0 to 7 years	7.0%	7.7%	7.1%
	% of Pop 5 - 13	8.5%	9.9%	9.0%
	% of Pop 14 - 18	4.0%	4.9%	4.5%
	% of Pop 19 - 22	4.0%	4.9%	4.6%
	% of Pop 22 - 25	2.9%	3.6%	3.4%
	% of Pop 25 - 29	5.3%	5.7%	5.3%
	% of Pop 30 - 34	6.3%	6.3%	6.0%
	% of Pop 35 - 39	6.7%	6.9%	6.6%
	% of Pop 40 - 44	6.4%	6.8%	6.5%
	% of Pop 45 - 59	17.6%	18.9%	19.1%
	% of Pop 60 - 74	19.9%	17.6%	19.3%
	% of Pop 75 - 84	9.5%	6.4%	7.5%
	% of Pop 85+	3.7%	2.4%	2.9%
Median Age	45.6	41.6	44.2	
Average Age	45.3	41.8	43.7	
Male Population by Age	% of Pop 0 to 4 years	5.6%	5.9%	5.5%
	% of Pop 5 - 13	9.0%	10.5%	9.5%
	% of Pop 14 - 18	4.3%	5.2%	4.8%
	% of Pop 19 - 22	4.4%	5.3%	4.8%
	% of Pop 22 - 25	3.3%	3.9%	3.6%
	% of Pop 25 - 29	5.9%	6.2%	5.6%
	% of Pop 30 - 34	6.5%	6.4%	6.0%
	% of Pop 35 - 39	6.9%	7.0%	6.6%
	% of Pop 40 - 44	6.5%	6.7%	6.5%
	% of Pop 45 - 59	17.6%	18.5%	19.1%
	% of Pop 75 - 84	8.4%	5.8%	6.8%
	% of Pop 60 - 74	19.0%	16.9%	19.0%
	% of Pop 85+	2.7%	1.8%	2.2%
	Median Age	43.1	39.8	42.8
Average Age	43.4	40.4	42.5	

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	% of Pop 0 to 4 years	4.7%	5.2%	4.9%
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	% of Pop 35 - 39	6.5%	6.9%	6.5%
	% of Pop 40 - 44	6.4%	6.9%	6.6%
	% of Pop 45 - 59	17.7%	19.2%	19.2%
	% of Pop 60 - 74	20.7%	18.2%	19.6%
	% of Pop 75 - 84	10.6%	7.1%	8.2%
	% of Pop 85+	4.5%	3.1%	3.6%
	Median Age	48.0	43.2	45.5
Average Age	46.9	43.1	44.8	
Race	Count of White	29,310	121,877	602,216
	Count of Black or African-American	17,521	110,573	396,658
	Count of Asian or Pacific Islander	2,113	11,201	42,954
	Count of Other races	16,920	83,713	304,265
	White	44.5%	37.2%	44.7%
	Black or African American	26.6%	33.8%	29.5%
	Asian	3.2%	3.4%	3.2%
	Other Races	25.7%	25.6%	22.6%
Language Spoken	Speak English at Home	61.5%	59.7%	63.4%
	Speak Spanish at Home	22.2%	23.6%	20.0%
	Speak French or French Creole at Home	7.5%	9.0%	7.9%
	Speak German at Home	0.3%	0.2%	0.4%
	Speak Other Indo-European Languages at Home	4.4%	4.1%	4.6%
	Speak Russian and Other Slavic Languages at Home	1.3%	0.7%	1.0%
	Speak Chinese at Home	0.6%	0.4%	0.4%
	Speak Korean at Home	0.0%	0.1%	0.1%
	Speak Vietnamese at Home	1.0%	0.6%	0.3%
	Speak Other Asian Languages at Home	0.1%	0.3%	0.5%
	Speak Tagalog and Other Pacific Languages at Home	0.1%	0.1%	0.2%
	Speak Other Language at Home	0.9%	1.2%	1.3%
Hispanic	Hispanic Population	17,194	90,209	313,374
	Hispanic Population Percent	26.1%	27.6%	23.3%
	Mexican	8.8%	12.5%	9.6%
	Puerto Rican	20.2%	17.2%	17.4%
	Cuban	10.6%	9.6%	13.9%
	Dominican	7.7%	7.2%	5.6%
	Central American	10.0%	13.9%	12.6%
	South American	36.5%	34.6%	35.6%
	Other Hispanic	6.2%	5.0%	5.3%
	2000 Hispanic Population Percent	12%	16%	12%
	1990 Hispanic Population Percent	6%	8%	7%

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Ancestry	American (percent of total population)	3.7%	2.5%	2.7%
	American	3.5%	2.3%	2.6%
	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)	2.1%	2.4%	2.4%
	Chinese	0.7%	0.5%	0.6%
	Japanese	0.0%	0.0%	0.1%
	Korean	0.0%	0.0%	0.1%
	South Central Asian (ie. Indian)	1.2%	1.6%	1.4%
	South East Asian (ie. Vietnamese)	0.1%	0.2%	0.2%
	Other Asian	0.0%	0.0%	0.1%
	European (percent of total population)	16.1%	12.3%	17.7%
	British	1.9%	1.4%	2.3%
	Dutch	0.2%	0.2%	0.2%
	French	0.6%	0.4%	0.6%
	German	2.3%	2.0%	2.8%
	Italian	3.6%	3.0%	3.5%
	Polish	1.2%	0.8%	1.3%
	Scandinavian	0.3%	0.3%	0.5%
	Scotch/Irish	2.5%	2.3%	3.2%
Other European (ie. Greek/Russian)	3.5%	1.9%	3.2%	
Middle Eastern	0.4%	0.4%	0.8%	
Other Ancestry	16.2%	14.0%	14.8%	
Unclassified Ancestry	7.9%	6.6%	8.2%	
Education (Age 25+)	Adult Population (25 Years or Older)	49,677	232,878	986,921
	Elementary (0 to 8)	4.7%	5.9%	4.5%
	Some High School (9 to 11)	6.2%	6.8%	5.8%
	High School Graduate (12)	29.6%	28.1%	26.1%
	Some College (13 to 16)	18.9%	19.7%	18.6%
	Associates Degree Only	9.9%	9.6%	9.4%
	Bachelors Degree Only	19.8%	19.7%	21.9%
	Graduate Degree	10.8%	10.2%	13.6%
	% College (4+)	30.6%	29.9%	35.5%
Household Type	Total Households – count	28,123	124,498	548,664
	One Person HHs – count	9,217	33,672	169,258
	Family HHs – count	17,242	83,134	338,401
	Married Couple – count	11,349	52,749	228,176
	w/own children – count	3,594	19,690	81,752
	w/out own children – count	7,755	33,059	146,424
	Male Householder – count	1,545	7,931	29,565
	Female Householder – count	4,348	22,453	80,659
	Non-Family Households – count	1,664	7,691	41,005
	1 Person Household	32.8%	27.0%	30.8%
	2 Person Household	33.2%	30.8%	32.4%
	3 Person Household	14.8%	17.3%	15.6%
	4 Person Household	10.7%	13.6%	12.0%
	5 Person Household	4.9%	6.4%	5.5%
6 Person Household	2.1%	2.9%	2.3%	
7+ Person Household	1.5%	1.9%	1.5%	
% Households With Children	21.0%	27.1%	23.7%	

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Housing	Total Housing Units	32,405	138,268	629,326
	Owner Occupied Percent	59.1%	54.8%	54.5%
	Renter Occupied Percent	27.6%	35.2%	32.7%
	Vacant Housing Percent	13.2%	10.0%	12.8%
	Total Housing Units (Census 2000)	28,964	117,085	520,013
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.7%	3.0%	9.5%
	Property Value \$750,000 to \$999,999	3.8%	9.0%	12.2%
	Property Value \$500,000 to \$749,999	18.6%	21.6%	22.1%
	Property Value \$400,000 to \$499,999	16.5%	14.8%	13.0%
	Property Value \$300,000, to \$399,999	20.4%	17.0%	12.4%
	Property Value \$200,000 to \$299,999	19.2%	16.3%	11.6%
	Property Value \$150,000 to \$199,999	6.4%	6.3%	4.6%
	Property Value \$100,000 to \$149,999	8.0%	5.4%	4.8%
	Property Value \$60,000 to \$99,999	3.2%	2.5%	2.4%
	Property Value \$40,000 to \$59,999	0.9%	0.9%	0.8%
	Property Value \$0 to \$39,999	2.1%	2.5%	2.0%
	Median Home Value	\$350,147	\$394,991	\$487,582
Wealth per Household	\$0 and under - percent	17.3%	17.8%	17.3%
	\$1 to \$4999 - percent	8.6%	9.0%	8.5%
	\$5k to \$9999 - percent	4.6%	4.7%	4.5%
	\$10k to \$24999 - percent	6.4%	6.5%	6.3%
	\$25k to \$49999 - percent	6.9%	6.9%	6.8%
	\$50k to \$99999 - percent	10.4%	10.3%	10.2%
	\$100k to \$249999 - percent	18.4%	17.9%	18.1%
	\$250k to \$499999 - percent	13.2%	12.9%	13.3%
	\$500k+ - percent	14.4%	14.0%	14.9%
	Median HH Wealth	\$80,501	\$74,818	\$81,824
	Avg HH Wealth	\$237,274	\$231,880	\$242,170
Economic Viability	Economic Viability Local	296	299	303
	Economic Viability Indexed	107	108	109
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	34,612	174,626	705,167
	Managerial/Executive	14.2%	15.2%	18.1%
	Professional Specialty	19.6%	19.2%	20.3%
	Healthcare Support	4.5%	4.1%	3.4%
	Sales	10.5%	10.9%	11.8%
	Office & Administrative Support	14.7%	12.3%	11.7%
	Protective Service	2.6%	3.0%	2.5%
	Food Preparation	4.1%	5.3%	5.7%
	Building Maintenance & Cleaning	5.0%	5.4%	4.8%
	Personal Care	3.2%	3.2%	2.9%
	Farming, Fishing, & Forestry	0.3%	0.2%	0.1%
	Construction	9.1%	9.9%	8.5%
	Production & Transportation	12.1%	11.4%	10.2%
	Percent White Collar Workers	63.5%	61.5%	65.3%
	Percent Blue Collar Workers	36.5%	38.5%	34.7%

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	Agriculture/Mining/Construction	9.1%	9.1%	7.9%
	Manufacturing	5.7%	4.8%	5.1%
	Transportation	6.9%	6.2%	6.3%
	Information	1.0%	1.5%	1.8%
	Wholesale/Retail	15.5%	16.5%	15.2%
	Finance, Insurance, Real Estate	7.4%	6.6%	8.4%
	Professional Services	6.8%	7.3%	9.0%
	Management Services	0.1%	0.1%	0.1%
	Administrative/Waste Services	7.6%	7.1%	6.9%
	Educational Services	20.4%	21.1%	19.9%
	Entertainment Services	8.4%	9.9%	10.5%
	Other Professional Services	6.6%	5.8%	5.3%
	Public Administration	4.5%	3.9%	3.6%
Vehicles per HH	No Vehicles	8.0%	6.8%	7.5%
	1 Vehicle	46.9%	42.6%	43.5%
	2 Vehicles	35.2%	36.8%	35.5%
	3 or more vehicles	9.9%	13.8%	13.5%
	Average Number of Vehicles	1.50	1.62	1.59
Change	Births (last 12 months)	589	3,243	12,460
	Deaths (last 12 months)	698	2,599	12,185
	Migration (last 12 months)	711	7,882	31,638
Work place	Workplace Establishments	2,279	14,426	57,213
	Workplace Employees (FTE)	18,986	149,705	509,804