

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 27.171301 Longitude: -80.290679

Martin Downs Town Center Palm City, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	18,585	53,534	246,861
	Population Est 25Q1	18,684	53,599	245,905
	Population Est 24Q4	18,718	53,572	244,998
	Population Est 24Q3	18,717	53,509	243,632
	Population Est 24Q2	18,758	53,418	241,858
	Population Est 24Q1	18,789	53,195	239,586
	Population Est 23Q4	18,816	52,825	237,842
	Population Est 23Q3	18,791	52,739	236,954
	Population Est 23Q2	18,765	52,459	233,992
	Population Fcst	18,841	56,564	272,859
	2010 Census Population	16,652	44,636	183,694
	2000 Census Population	14,298	36,839	130,520
	1990 Census Population	8,661	25,027	93,273
	Current Year Daytime Population	19,007	69,575	228,636
	Average Seasonal Population	2,365	9,237	38,778
	Historical Annual Growth, 1990 – 2000	5.14%	3.94%	3.42%
	Historical Annual Growth, 2000 – 2010	1.54%	1.94%	3.48%
	Estimated Annual Growth, 2010 – CY	0.76%	1.26%	2.06%
	Projected Annual Growth, CY to Y5	0.27%	1.11%	2.02%
	Group Qtrs Est	73	1,577	2,822
Transient Est Average Last 4 Qtrs	0	2,389	4,228	
Households	Current Year Estimated Households	7,923	22,707	98,050
	Households Est 25Q1	7,966	22,731	97,668
	Households Est 24Q4	7,979	22,714	97,323
	Households Est 24Q3	7,980	22,687	96,759
	Households Est 24Q2	7,998	22,647	96,116
	Households Est 24Q1	8,011	22,538	95,187
	Households Est 23Q4	8,020	22,349	94,480
	Households Est 23Q3	8,011	22,311	94,144
	Households Est 23Q2	8,000	22,183	93,041
	Households Fcst	8,028	24,115	108,013
	2010 Census Households	7,254	19,329	74,705
	2000 Census Households	6,239	16,166	55,150
	1990 Census Households	3,595	10,826	39,258
	Historical Annual Growth, 1990 – 2000	5.67%	4.09%	3.46%
	Historical Annual Growth, 2000 – 2010	1.52%	1.80%	3.08%
	Estimated Annual Growth, 2010 – CY	0.61%	1.12%	1.89%
	Projected Annual Growth, CY to Y5	0.26%	1.21%	1.95%
Population per Household	2.34	2.29	2.49	

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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	4.2%	3.7%	2.6%
	HH Income \$250,000 to \$499,999	5.1%	4.4%	3.1%
	HH Income \$200,000 to \$249,999	11.9%	10.3%	7.3%
	HH Income \$175,000 to \$199,999	7.1%	5.4%	4.8%
	HH Income \$150,000 to \$174,999	7.5%	6.7%	6.6%
	HH Income \$100,000 to 149,999	20.8%	20.8%	21.4%
	HH Income \$75,000 to 99,999	12.5%	11.9%	14.0%
	HH Income \$50,000 to 74,999	13.1%	13.7%	15.1%
	HH Income \$35,000 to 49,999	7.1%	8.5%	9.8%
	HH Income \$25,000 to 34,999	4.6%	4.9%	5.7%
	HH Income \$15,000 to 24,999	3.1%	4.1%	4.1%
	HH Income \$0 to 14,999	3.1%	5.6%	5.3%
	Average Household Income	\$153,090	\$142,007	\$123,377
	Median Household Income	\$113,965	\$102,785	\$92,563
	Per Capita Income	\$65,418	\$61,087	\$49,330
	Average Disposable Income	\$112,768	\$103,427	\$94,181
	Median Disposable Income	\$98,928	\$89,798	\$81,794
	Discretionary HH Income Over \$150,000	16.2%	15.3%	10.3%
	Discretionary HH Income \$125,000 to \$149,999	11.2%	8.4%	6.9%
	Discretionary HH Income \$100,000 to \$124,999	10.8%	10.5%	10.0%
	Discretionary HH Income \$75,000 to \$99,999	14.9%	14.2%	15.7%
	Discretionary HH Income \$50,000 to \$74,999	18.0%	17.8%	20.2%
	Discretionary HH Income \$25,000 to \$49,999	19.1%	19.1%	21.9%
	Discretionary HH Income Under \$25,000	9.8%	14.6%	15.0%
	Average Discretionary HH Income	\$88,761	\$82,712	\$75,122
	Median Discretionary HH Income	\$80,847	\$73,092	\$66,951
	Householder White – Count	6,616	17,497	66,757
	Median HH Income	\$112,656	\$105,415	\$96,950
	Average HH Income	\$115,564	\$109,810	\$102,966
	Householder Black or African-American – Count	27	787	7,477
	Median HH Income	\$80,124	\$41,685	\$75,315
	Average HH Income	\$67,266	\$64,745	\$83,559
	Householder Hispanic – Count	609	2,760	14,666
Median HH Income	\$120,638	\$94,554	\$87,944	
Average HH Income	\$121,924	\$99,499	\$95,013	
Householder Asian or Pacific Islander – Count	154	314	1,336	
Median HH Income	\$106,122	\$115,177	\$104,400	
Average HH Income	\$105,897	\$117,275	\$104,661	
Householder Other or Pacific Islander – Count	517	1,350	7,814	
Median HH Income	\$133,049	\$112,767	\$85,645	
Average HH Income	\$125,985	\$114,732	\$94,722	

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Gender	Male Population	8,756	25,645	119,514
	Female Population	9,829	27,889	127,347
Total Population by Age	Count of Pop 0 to 4 years	687	2,053	10,558
	Count of Pop 0 to 7 years	1,017	3,021	15,129
	Count of Pop 5 - 13	1,534	4,377	21,326
	Count of Pop 14 - 18	934	2,481	11,633
	Count of Pop 19 - 22	923	2,445	11,882
	Count of Pop 22 - 25	652	1,737	8,801
	Count of Pop 25 - 29	665	2,245	11,708
	Count of Pop 30 - 34	658	2,239	11,428
	Count of Pop 35 - 39	856	2,576	12,995
	Count of Pop 40 - 44	954	2,782	13,646
	Count of Pop 45 - 59	3,330	9,368	44,172
	Count of Pop 60 - 74	4,188	12,158	54,027
	Count of Pop 75 - 84	2,220	6,380	25,564
	Count of Pop 85+	983	2,693	9,121
	% of Pop 0 to 4 years	3.7%	3.8%	4.3%
	% of Pop 0 to 7 years	5.5%	5.6%	6.1%
	% of Pop 5 - 13	8.3%	8.2%	8.6%
	% of Pop 14 - 18	5.0%	4.6%	4.7%
	% of Pop 19 - 22	5.0%	4.6%	4.8%
	% of Pop 22 - 25	3.5%	3.2%	3.6%
	% of Pop 25 - 29	3.6%	4.2%	4.7%
	% of Pop 30 - 34	3.5%	4.2%	4.6%
	% of Pop 35 - 39	4.6%	4.8%	5.3%
	% of Pop 40 - 44	5.1%	5.2%	5.5%
	% of Pop 45 - 59	17.9%	17.5%	17.9%
	% of Pop 60 - 74	22.5%	22.7%	21.9%
	% of Pop 75 - 84	11.9%	11.9%	10.4%
	% of Pop 85+	5.3%	5.0%	3.7%
Median Age	52.2	51.8	48.6	
Average Age	48.3	48.3	46.3	
Male Population by Age	% of Pop 0 to 4 years	4.0%	4.1%	4.5%
	% of Pop 5 - 13	9.1%	8.7%	9.1%
	% of Pop 14 - 18	5.5%	5.0%	5.0%
	% of Pop 19 - 22	5.4%	4.9%	5.1%
	% of Pop 22 - 25	3.8%	3.5%	3.8%
	% of Pop 25 - 29	4.1%	4.6%	5.1%
	% of Pop 30 - 34	3.7%	4.6%	4.9%
	% of Pop 35 - 39	4.6%	5.0%	5.3%
	% of Pop 40 - 44	4.9%	5.2%	5.5%
	% of Pop 45 - 59	17.5%	17.1%	17.6%
	% of Pop 75 - 84	11.1%	11.2%	9.8%
	% of Pop 60 - 74	21.7%	21.9%	21.0%
	% of Pop 85+	4.7%	4.2%	3.2%
	Median Age	49.9	49.4	46.4
Average Age	46.7	46.8	45.0	

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	% of Pop 45 - 59	18.3%	17.9%	18.2%
	% of Pop 60 - 74	23.3%	23.4%	22.7%
	% of Pop 75 - 84	12.7%	12.5%	10.9%
	% of Pop 85+	5.8%	5.8%	4.2%
	Median Age	54.1	53.9	50.5
Average Age	49.8	49.7	47.5	
Race	Count of White	15,921	42,444	170,326
	Count of Black or African-American	210	3,027	29,657
	Count of Asian or Pacific Islander	401	971	4,560
	Count of Other races	2,052	7,092	42,319
	White	85.7%	79.3%	69.0%
	Black or African American	1.1%	5.7%	12.0%
	Asian	2.2%	1.8%	1.8%
	Other Races	11.0%	13.2%	17.1%
Language Spoken	Speak English at Home	90.7%	85.1%	79.5%
	Speak Spanish at Home	5.5%	10.7%	13.8%
	Speak French or French Creole at Home	0.3%	1.3%	2.6%
	Speak German at Home	0.3%	0.2%	0.3%
	Speak Other Indo-European Languages at Home	0.7%	1.0%	1.6%
	Speak Russian and Other Slavic Languages at Home	1.0%	0.6%	0.5%
	Speak Chinese at Home	0.1%	0.3%	0.3%
	Speak Korean at Home	0.0%	0.0%	0.0%
	Speak Vietnamese at Home	0.3%	0.2%	0.2%
	Speak Other Asian Languages at Home	0.1%	0.1%	0.1%
	Speak Tagalog and Other Pacific Languages at Home	0.6%	0.4%	0.5%
	Speak Other Language at Home	0.4%	0.2%	0.5%
Hispanic	Hispanic Population	1,829	7,278	46,895
	Hispanic Population Percent	9.8%	13.6%	19.0%
	Mexican	8.6%	17.4%	14.1%
	Puerto Rican	9.6%	18.1%	27.0%
	Cuban	39.7%	22.2%	13.6%
	Dominican	0.1%	1.2%	5.3%
	Central American	13.3%	23.5%	17.8%
	South American	22.5%	14.9%	17.4%
	Other Hispanic	6.1%	2.7%	4.8%
	2000 Hispanic Population Percent	3%	5%	6%
1990 Hispanic Population Percent	2%	3%	3%	

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Ancestry	American (percent of total population)	5.3%	5.8%	8.9%
	American	5.1%	5.6%	8.7%
	Native American (ie. Indian/Eskimo)	0.2%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.1%	0.0%	0.0%
	Asian (percent of total population)	1.2%	1.2%	1.1%
	Chinese	0.4%	0.4%	0.3%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.0%	0.0%	0.0%
	South Central Asian (ie. Indian)	0.5%	0.4%	0.4%
	South East Asian (ie. Vietnamese)	0.1%	0.1%	0.1%
	Other Asian	0.1%	0.1%	0.1%
	European (percent of total population)	54.9%	44.9%	32.9%
	British	10.2%	8.2%	5.7%
	Dutch	0.6%	0.7%	0.5%
	French	1.5%	1.4%	1.0%
	German	10.6%	9.0%	6.2%
	Italian	9.1%	7.5%	6.0%
	Polish	2.6%	1.8%	1.6%
	Scandinavian	2.3%	1.8%	1.4%
	Scotch/Irish	12.6%	10.1%	7.5%
Other European (ie. Greek/Russian)	5.3%	4.2%	3.0%	
Middle Eastern	0.4%	0.3%	0.3%	
Other Ancestry	9.2%	12.0%	11.9%	
Unclassified Ancestry	15.0%	14.4%	12.5%	
Education (Age 25+)	Adult Population (25 Years or Older)	13,854	40,441	182,661
	Elementary (0 to 8)	0.9%	2.2%	3.5%
	Some High School (9 to 11)	2.4%	3.4%	4.7%
	High School Graduate (12)	16.7%	21.9%	26.2%
	Some College (13 to 16)	23.1%	22.3%	22.6%
	Associates Degree Only	10.9%	9.1%	10.7%
	Bachelors Degree Only	28.4%	26.5%	20.8%
	Graduate Degree	17.6%	14.6%	11.4%
	% College (4+)	45.9%	41.1%	32.2%
Household Type	Total Households – count	7,923	22,707	98,050
	One Person HHs – count	2,120	6,740	24,966
	Family HHs – count	5,487	14,794	67,686
	Married Couple – count	4,651	12,220	52,701
	w/own children – count	1,405	3,282	14,838
	w/out own children – count	3,246	8,938	37,863
	Male Householder – count	167	622	4,188
	Female Householder – count	669	1,953	10,797
	Non-Family Households – count	317	1,173	5,399
	1 Person Household	26.8%	29.7%	25.5%
	2 Person Household	40.4%	39.3%	38.2%
	3 Person Household	14.9%	13.6%	15.0%
	4 Person Household	11.7%	10.6%	12.1%
	5 Person Household	4.4%	4.5%	5.7%
6 Person Household	1.0%	1.4%	2.2%	
7+ Person Household	0.8%	0.9%	1.3%	
% Households With Children	22.8%	20.0%	22.1%	

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Housing	Total Housing Units	8,830	25,865	110,516
	Owner Occupied Percent	75.5%	69.1%	69.8%
	Renter Occupied Percent	14.2%	18.7%	18.9%
	Vacant Housing Percent	10.3%	12.2%	11.3%
	Total Housing Units (Census 2000)	6,891	18,302	63,186
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	11.6%	13.2%	7.1%
	Property Value \$750,000 to \$999,999	20.8%	17.3%	10.3%
	Property Value \$500,000 to \$749,999	28.2%	21.8%	23.2%
	Property Value \$400,000 to \$499,999	13.8%	11.7%	17.7%
	Property Value \$300,000, to \$399,999	12.6%	11.8%	18.4%
	Property Value \$200,000 to \$299,999	4.4%	8.2%	10.7%
	Property Value \$150,000 to \$199,999	0.9%	3.5%	2.9%
	Property Value \$100,000 to \$149,999	0.4%	2.4%	2.4%
	Property Value \$60,000 to \$99,999	0.7%	1.6%	1.2%
	Property Value \$40,000 to \$59,999	0.5%	0.6%	0.8%
	Property Value \$0 to \$39,999	1.3%	2.6%	2.1%
	Median Home Value	\$635,740	\$586,199	\$465,433
Wealth per Household	\$0 and under - percent	14.7%	15.4%	15.9%
	\$1 to \$4999 - percent	6.5%	7.1%	7.6%
	\$5k to \$9999 - percent	3.7%	4.0%	4.1%
	\$10k to \$24999 - percent	5.7%	5.9%	6.1%
	\$25k to \$49999 - percent	6.7%	6.7%	6.8%
	\$50k to \$99999 - percent	10.5%	10.4%	10.5%
	\$100k to \$249999 - percent	19.5%	19.2%	19.0%
	\$250k to \$499999 - percent	15.0%	14.5%	14.1%
	\$500k+ - percent	17.7%	16.7%	15.8%
	Median HH Wealth	\$117,018	\$103,337	\$95,128
	Avg HH Wealth	\$279,080	\$267,201	\$256,602
Economic Viability	Economic Viability Local	291	282	285
	Economic Viability Indexed	105	102	103
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	8,888	24,623	115,822
	Managerial/Executive	21.4%	18.4%	16.1%
	Professional Specialty	29.0%	25.9%	21.1%
	Healthcare Support	1.8%	2.1%	4.0%
	Sales	12.6%	13.6%	12.1%
	Office & Administrative Support	13.3%	11.3%	10.8%
	Protective Service	3.9%	2.8%	2.3%
	Food Preparation	6.6%	7.0%	6.4%
	Building Maintenance & Cleaning	1.0%	3.0%	4.2%
	Personal Care	1.2%	1.7%	2.8%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.2%
	Construction	3.9%	6.9%	9.9%
	Production & Transportation	5.3%	7.2%	10.0%
	Percent White Collar Workers	78.1%	71.3%	64.2%
	Percent Blue Collar Workers	21.9%	28.7%	35.8%

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	Agriculture/Mining/Construction	5.0%	7.8%	9.6%
	Manufacturing	5.9%	6.3%	5.6%
	Transportation	9.4%	7.1%	6.9%
	Information	1.7%	2.5%	1.7%
	Wholesale/Retail	11.7%	12.9%	13.7%
	Finance, Insurance, Real Estate	6.7%	7.7%	7.2%
	Professional Services	11.6%	7.9%	6.3%
	Management Services	0.2%	0.3%	0.1%
	Administrative/Waste Services	4.4%	4.4%	6.5%
	Educational Services	21.8%	22.6%	22.8%
	Entertainment Services	11.9%	11.4%	10.6%
	Other Professional Services	3.6%	4.8%	5.4%
	Public Administration	6.0%	4.3%	3.6%
Vehicles per HH	No Vehicles	2.7%	5.6%	3.1%
	1 Vehicle	33.9%	36.1%	35.5%
	2 Vehicles	46.1%	39.8%	43.0%
	3 or more vehicles	17.4%	18.5%	18.4%
	Average Number of Vehicles	1.83	1.76	1.83
Change	Births (last 12 months)	135	395	2,036
	Deaths (last 12 months)	250	679	2,740
	Migration (last 12 months)	-57	406	5,792
Work place	Workplace Establishments	772	3,479	9,243
	Workplace Employees (FTE)	5,605	30,649	75,916