

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 27.171301 Longitude: -80.290679

Martin Downs Town Center Palm City, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	7,922	35,134	86,662
	Population Est 25Q1	7,968	35,230	86,690
	Population Est 24Q4	7,982	35,242	86,631
	Population Est 24Q3	7,983	35,223	86,450
	Population Est 24Q2	8,001	35,250	86,190
	Population Est 24Q1	8,014	35,211	85,586
	Population Est 23Q4	8,025	35,006	84,945
	Population Est 23Q3	8,013	34,936	84,890
	Population Est 23Q2	8,004	34,855	84,299
	Population Fcst	8,027	36,566	92,528
	2010 Census Population	7,082	29,905	71,374
	2000 Census Population	5,969	26,279	57,819
	1990 Census Population	3,739	16,926	43,782
	Current Year Daytime Population	9,124	39,116	104,147
	Average Seasonal Population	1,269	6,540	17,270
	Historical Annual Growth, 1990 – 2000	4.79%	4.50%	2.82%
	Historical Annual Growth, 2000 – 2010	1.72%	1.30%	2.13%
	Estimated Annual Growth, 2010 – CY	0.78%	1.12%	1.35%
	Projected Annual Growth, CY to Y5	0.26%	0.80%	1.32%
	Group Qtrs Est	35	546	1,912
Transient Est Average Last 4 Qtrs	0	1,825	2,568	
Households	Current Year Estimated Households	3,585	15,211	36,708
	Households Est 25Q1	3,607	15,248	36,715
	Households Est 24Q4	3,612	15,250	36,686
	Households Est 24Q3	3,613	15,242	36,609
	Households Est 24Q2	3,621	15,251	36,509
	Households Est 24Q1	3,627	15,225	36,222
	Households Est 23Q4	3,631	15,110	35,911
	Households Est 23Q3	3,626	15,078	35,892
	Households Est 23Q2	3,622	15,042	35,633
	Households Fcst	3,630	15,916	39,308
	2010 Census Households	3,308	13,285	30,709
	2000 Census Households	2,790	11,837	25,285
	1990 Census Households	1,644	7,640	18,997
	Historical Annual Growth, 1990 – 2000	5.43%	4.48%	2.90%
	Historical Annual Growth, 2000 – 2010	1.72%	1.16%	1.96%
	Estimated Annual Growth, 2010 – CY	0.56%	0.94%	1.24%
	Projected Annual Growth, CY to Y5	0.25%	0.91%	1.38%
Population per Household	2.20	2.27	2.31	

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Martin Downs Town Center Palm City, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	3.0%	4.2%	3.3%
	HH Income \$250,000 to \$499,999	3.7%	5.1%	4.0%
	HH Income \$200,000 to \$249,999	8.6%	11.8%	9.4%
	HH Income \$175,000 to \$199,999	7.1%	6.1%	4.9%
	HH Income \$150,000 to \$174,999	7.8%	7.3%	6.4%
	HH Income \$100,000 to 149,999	20.7%	20.7%	20.9%
	HH Income \$75,000 to 99,999	12.0%	11.3%	12.8%
	HH Income \$50,000 to 74,999	15.3%	12.7%	13.4%
	HH Income \$35,000 to 49,999	9.2%	7.8%	9.5%
	HH Income \$25,000 to 34,999	4.8%	4.8%	5.1%
	HH Income \$15,000 to 24,999	4.3%	3.6%	4.3%
	HH Income \$0 to 14,999	3.6%	4.5%	6.0%
	Average Household Income	\$124,891	\$153,083	\$135,494
	Median Household Income	\$101,904	\$111,451	\$97,940
	Per Capita Income	\$56,661	\$66,720	\$58,039
	Average Disposable Income	\$101,862	\$109,977	\$99,658
	Median Disposable Income	\$88,661	\$97,350	\$85,687
	Discretionary HH Income Over \$150,000	8.9%	17.7%	13.7%
	Discretionary HH Income \$125,000 to \$149,999	11.8%	9.4%	7.8%
	Discretionary HH Income \$100,000 to \$124,999	11.0%	11.4%	9.8%
	Discretionary HH Income \$75,000 to \$99,999	16.1%	13.9%	15.0%
	Discretionary HH Income \$50,000 to \$74,999	17.5%	16.7%	18.5%
	Discretionary HH Income \$25,000 to \$49,999	22.8%	18.2%	20.1%
	Discretionary HH Income Under \$25,000	11.9%	12.7%	15.1%
	Average Discretionary HH Income	\$79,969	\$87,876	\$79,614
	Median Discretionary HH Income	\$72,378	\$79,325	\$70,600
	Householder White – Count	2,963	12,482	27,803
	Median HH Income	\$100,919	\$111,524	\$100,181
	Average HH Income	\$107,025	\$114,020	\$106,123
	Householder Black or African-American – Count	15	132	1,295
	Median HH Income	\$76,858	\$36,630	\$49,878
	Average HH Income	\$64,226	\$51,595	\$72,896
	Householder Hispanic – Count	288	1,468	4,897
Median HH Income	\$103,594	\$105,768	\$92,411	
Average HH Income	\$105,884	\$106,447	\$97,557	
Householder Asian or Pacific Islander – Count	67	248	478	
Median HH Income	\$89,208	\$117,660	\$114,986	
Average HH Income	\$83,872	\$122,060	\$115,559	
Householder Other or Pacific Islander – Count	252	882	2,235	
Median HH Income	\$122,470	\$132,716	\$99,615	
Average HH Income	\$119,431	\$123,366	\$106,291	

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Martin Downs Town Center Palm City, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	3,616	16,665	41,953
	Female Population	4,305	18,469	44,709
Total Population by Age	Count of Pop 0 to 4 years	302	1,247	3,413
	Count of Pop 0 to 7 years	437	1,849	5,004
	Count of Pop 5 - 13	639	2,803	7,179
	Count of Pop 14 - 18	386	1,647	3,963
	Count of Pop 19 - 22	378	1,636	3,949
	Count of Pop 22 - 25	266	1,169	2,843
	Count of Pop 25 - 29	250	1,312	3,783
	Count of Pop 30 - 34	306	1,230	3,783
	Count of Pop 35 - 39	386	1,494	4,346
	Count of Pop 40 - 44	414	1,763	4,581
	Count of Pop 45 - 59	1,343	6,169	15,185
	Count of Pop 60 - 74	1,729	8,283	19,607
	Count of Pop 75 - 84	1,064	4,488	9,994
	Count of Pop 85+	459	1,895	4,037
	% of Pop 0 to 4 years	3.8%	3.5%	3.9%
	% of Pop 0 to 7 years	5.5%	5.3%	5.8%
	% of Pop 5 - 13	8.1%	8.0%	8.3%
	% of Pop 14 - 18	4.9%	4.7%	4.6%
	% of Pop 19 - 22	4.8%	4.7%	4.6%
	% of Pop 22 - 25	3.4%	3.3%	3.3%
	% of Pop 25 - 29	3.2%	3.7%	4.4%
	% of Pop 30 - 34	3.9%	3.5%	4.4%
	% of Pop 35 - 39	4.9%	4.3%	5.0%
	% of Pop 40 - 44	5.2%	5.0%	5.3%
	% of Pop 45 - 59	16.9%	17.6%	17.5%
	% of Pop 60 - 74	21.8%	23.6%	22.6%
	% of Pop 75 - 84	13.4%	12.8%	11.5%
	% of Pop 85+	5.8%	5.4%	4.7%
Median Age	52.7	53.8	51.1	
Average Age	49.0	49.3	47.8	
Male Population by Age	% of Pop 0 to 4 years	4.3%	3.8%	4.2%
	% of Pop 5 - 13	9.3%	8.5%	8.8%
	% of Pop 14 - 18	5.3%	5.1%	4.9%
	% of Pop 19 - 22	5.3%	5.0%	4.9%
	% of Pop 22 - 25	3.8%	3.6%	3.6%
	% of Pop 25 - 29	3.6%	4.2%	4.8%
	% of Pop 30 - 34	4.1%	3.8%	4.8%
	% of Pop 35 - 39	4.7%	4.3%	5.2%
	% of Pop 40 - 44	5.1%	4.9%	5.2%
	% of Pop 45 - 59	16.7%	17.1%	17.2%
	% of Pop 75 - 84	12.3%	12.0%	10.9%
	% of Pop 60 - 74	20.5%	23.0%	21.9%
	% of Pop 85+	5.1%	4.6%	3.9%
	Median Age	49.5	51.6	48.7
Average Age	46.9	47.8	46.4	

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	% of Pop 0 to 4 years	3.4%	3.3%	3.7%
	% of Pop 5 - 13	7.1%	7.5%	7.8%
	% of Pop 14 - 18	4.5%	4.3%	4.3%
	% of Pop 19 - 22	4.3%	4.3%	4.2%
	% of Pop 22 - 25	3.0%	3.1%	3.0%
	% of Pop 25 - 29	2.8%	3.4%	4.0%
	% of Pop 30 - 34	3.7%	3.2%	4.0%
	% of Pop 35 - 39	5.0%	4.2%	4.9%
	% of Pop 40 - 44	5.3%	5.1%	5.3%
	% of Pop 45 - 59	17.2%	18.0%	17.9%
	% of Pop 60 - 74	23.0%	24.1%	23.3%
	% of Pop 75 - 84	14.4%	13.5%	12.1%
	% of Pop 85+	6.4%	6.1%	5.4%
	Median Age	55.1	55.6	53.1
Average Age	50.8	50.6	49.2	
Race	Count of White	6,651	29,470	67,589
	Count of Black or African-American	129	807	4,806
	Count of Asian or Pacific Islander	175	699	1,419
	Count of Other races	967	4,158	12,847
	White	84.0%	83.9%	78.0%
	Black or African American	1.6%	2.3%	5.5%
	Asian	2.2%	2.0%	1.6%
	Other Races	12.2%	11.8%	14.8%
Language Spoken	Speak English at Home	90.3%	88.7%	83.6%
	Speak Spanish at Home	5.3%	8.0%	11.5%
	Speak French or French Creole at Home	0.3%	0.3%	1.5%
	Speak German at Home	0.3%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	0.8%	0.7%	1.4%
	Speak Russian and Other Slavic Languages at Home	1.1%	0.7%	0.7%
	Speak Chinese at Home	0.0%	0.2%	0.2%
	Speak Korean at Home	0.0%	0.0%	0.0%
	Speak Vietnamese at Home	0.4%	0.2%	0.2%
	Speak Other Asian Languages at Home	0.0%	0.1%	0.1%
	Speak Tagalog and Other Pacific Languages at Home	0.7%	0.6%	0.3%
	Speak Other Language at Home	0.7%	0.3%	0.2%
Hispanic	Hispanic Population	827	3,951	13,775
	Hispanic Population Percent	10.4%	11.2%	15.9%
	Mexican	6.9%	15.9%	19.2%
	Puerto Rican	8.3%	17.2%	19.8%
	Cuban	46.3%	26.8%	14.5%
	Dominican	0.0%	0.2%	0.9%
	Central American	10.7%	17.9%	28.6%
	South American	22.1%	17.9%	12.9%
	Other Hispanic	5.7%	4.2%	4.1%
	2000 Hispanic Population Percent	3%	4%	6%
	1990 Hispanic Population Percent	2%	3%	3%

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Martin Downs Town Center Palm City, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	5.6%	5.4%	6.5%
	American	5.4%	5.2%	6.3%
	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)	1.2%	1.2%	1.1%
	Chinese	0.4%	0.4%	0.4%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.0%	0.0%	0.0%
	South Central Asian (ie. Indian)	0.6%	0.5%	0.3%
	South East Asian (ie. Vietnamese)	0.1%	0.1%	0.1%
	Other Asian	0.2%	0.1%	0.2%
	European (percent of total population)	53.2%	51.4%	42.8%
	British	9.5%	9.4%	7.9%
	Dutch	0.3%	0.7%	0.6%
	French	1.5%	1.4%	1.3%
	German	10.2%	10.3%	8.5%
	Italian	8.8%	8.8%	7.2%
	Polish	2.5%	2.2%	1.9%
	Scandinavian	2.6%	2.1%	1.8%
	Scotch/Irish	12.5%	11.5%	9.7%
Other European (ie. Greek/Russian)	5.3%	4.9%	3.9%	
Middle Eastern	0.3%	0.4%	0.3%	
Other Ancestry	9.0%	10.4%	12.1%	
Unclassified Ancestry	15.5%	15.1%	13.9%	
Education (Age 25+)	Adult Population (25 Years or Older)	5,950	26,632	65,315
	Elementary (0 to 8)	0.8%	1.7%	2.6%
	Some High School (9 to 11)	2.3%	2.8%	3.3%
	High School Graduate (12)	15.4%	19.2%	23.5%
	Some College (13 to 16)	25.8%	21.5%	23.8%
	Associates Degree Only	13.1%	9.5%	9.4%
	Bachelors Degree Only	26.7%	29.1%	23.9%
	Graduate Degree	16.0%	16.2%	13.4%
	% College (4+)	42.7%	45.3%	37.3%
Household Type	Total Households – count	3,585	15,211	36,708
	One Person HHs – count	1,111	4,455	11,002
	Family HHs – count	2,322	9,978	23,539
	Married Couple – count	1,906	8,615	18,997
	w/own children – count	603	2,327	5,203
	w/out own children – count	1,303	6,287	13,794
	Male Householder – count	64	295	1,292
	Female Householder – count	352	1,067	3,250
	Non-Family Households – count	152	779	2,167
	1 Person Household	31.0%	29.3%	30.0%
	2 Person Household	39.3%	40.0%	38.8%
	3 Person Household	14.0%	13.5%	13.5%
	4 Person Household	10.3%	11.0%	10.4%
	5 Person Household	3.7%	4.3%	4.7%
6 Person Household	0.9%	1.1%	1.7%	
7+ Person Household	0.8%	0.8%	1.0%	
% Households With Children	23.1%	19.8%	19.9%	

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Martin Downs Town Center Palm City, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	4,108	17,404	42,266
	Owner Occupied Percent	72.4%	72.6%	67.4%
	Renter Occupied Percent	14.9%	14.8%	19.4%
	Vacant Housing Percent	12.7%	12.6%	13.1%
	Total Housing Units (Census 2000)	3,140	13,344	29,028
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	4.9%	13.6%	11.0%
	Property Value \$750,000 to \$999,999	15.4%	19.6%	14.7%
	Property Value \$500,000 to \$749,999	33.4%	22.7%	23.6%
	Property Value \$400,000 to \$499,999	16.8%	11.4%	13.4%
	Property Value \$300,000, to \$399,999	16.4%	10.7%	12.5%
	Property Value \$200,000 to \$299,999	6.8%	7.4%	8.5%
	Property Value \$150,000 to \$199,999	1.4%	3.0%	3.6%
	Property Value \$100,000 to \$149,999	0.4%	2.2%	3.0%
	Property Value \$60,000 to \$99,999	0.9%	1.5%	1.6%
	Property Value \$40,000 to \$59,999	0.6%	0.6%	0.6%
	Property Value \$0 to \$39,999	0.7%	2.1%	2.8%
	Median Home Value	\$544,490	\$622,522	\$542,693
Wealth per Household	\$0 and under - percent	15.0%	14.9%	15.7%
	\$1 to \$4999 - percent	6.7%	6.7%	7.3%
	\$5k to \$9999 - percent	3.8%	3.8%	4.0%
	\$10k to \$24999 - percent	5.8%	5.8%	6.0%
	\$25k to \$49999 - percent	6.7%	6.7%	6.7%
	\$50k to \$99999 - percent	10.5%	10.5%	10.4%
	\$100k to \$249999 - percent	19.4%	19.5%	19.1%
	\$250k to \$499999 - percent	14.8%	14.9%	14.3%
	\$500k+ - percent	17.2%	17.4%	16.4%
	Median HH Wealth	\$111,454	\$113,789	\$98,999
	Avg HH Wealth	\$273,561	\$276,108	\$262,691
Economic Viability	Economic Viability Local	293	282	285
	Economic Viability Indexed	106	102	103
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	3,738	16,299	40,014
	Managerial/Executive	18.2%	20.8%	16.6%
	Professional Specialty	32.0%	28.7%	23.8%
	Healthcare Support	1.7%	1.6%	2.3%
	Sales	11.0%	14.6%	13.4%
	Office & Administrative Support	14.8%	12.0%	10.3%
	Protective Service	3.0%	3.4%	2.4%
	Food Preparation	7.5%	6.5%	7.4%
	Building Maintenance & Cleaning	1.0%	1.4%	4.4%
	Personal Care	1.5%	1.4%	1.9%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.2%
	Construction	4.5%	4.2%	8.7%
	Production & Transportation	4.8%	5.4%	8.6%
	Percent White Collar Workers	77.7%	77.7%	66.4%
	Percent Blue Collar Workers	22.3%	22.3%	33.6%

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	Agriculture/Mining/Construction	5.0%	4.8%	9.2%
	Manufacturing	6.1%	7.2%	6.5%
	Transportation	8.7%	7.3%	7.4%
	Information	1.6%	2.8%	2.2%
	Wholesale/Retail	10.2%	12.8%	12.7%
	Finance, Insurance, Real Estate	6.9%	7.8%	7.9%
	Professional Services	13.1%	9.3%	7.3%
	Management Services	0.1%	0.5%	0.2%
	Administrative/Waste Services	3.4%	3.8%	5.5%
	Educational Services	23.4%	23.0%	21.1%
	Entertainment Services	12.8%	10.8%	11.4%
	Other Professional Services	4.0%	4.8%	4.8%
	Public Administration	4.7%	5.1%	3.8%
Vehicles per HH	No Vehicles	2.0%	4.9%	4.7%
	1 Vehicle	39.1%	36.4%	36.5%
	2 Vehicles	46.6%	41.4%	41.5%
	3 or more vehicles	12.3%	17.4%	17.3%
	Average Number of Vehicles	1.72	1.75	1.77
Change	Births (last 12 months)	57	248	655
	Deaths (last 12 months)	113	479	1,071
	Migration (last 12 months)	-22	118	906
Work place	Workplace Establishments	360	1,914	5,098
	Workplace Employees (FTE)	2,658	15,991	44,956