

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 27.171054 Longitude: -80.295759

Martin Downs Village Center Palm City, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	18,191	55,252	257,434
	Population Est 25Q1	18,288	55,308	256,253
	Population Est 24Q4	18,321	55,270	255,156
	Population Est 24Q3	18,320	55,209	253,352
	Population Est 24Q2	18,358	55,093	251,376
	Population Est 24Q1	18,388	54,843	248,984
	Population Est 23Q4	18,415	54,470	246,999
	Population Est 23Q3	18,390	54,387	245,832
	Population Est 23Q2	18,363	54,076	242,622
	Population Fcst	18,447	58,560	286,023
	2010 Census Population	16,172	45,770	188,353
	2000 Census Population	13,801	37,072	132,066
	1990 Census Population	8,405	24,427	93,997
	Current Year Daytime Population	19,068	67,904	232,802
	Average Seasonal Population	2,278	9,311	38,359
	Historical Annual Growth, 1990 – 2000	5.08%	4.26%	3.46%
	Historical Annual Growth, 2000 – 2010	1.60%	2.13%	3.61%
	Estimated Annual Growth, 2010 – CY	0.81%	1.31%	2.18%
	Projected Annual Growth, CY to Y5	0.28%	1.17%	2.13%
	Group Qtrs Est	66	1,429	2,797
Transient Est Average Last 4 Qtrs	0	2,337	3,863	
<b>Households</b>	Current Year Estimated Households	7,736	23,332	101,836
	Households Est 25Q1	7,779	23,351	101,357
	Households Est 24Q4	7,792	23,330	100,929
	Households Est 24Q3	7,792	23,303	100,174
	Households Est 24Q2	7,809	23,254	99,444
	Households Est 24Q1	7,821	23,132	98,472
	Households Est 23Q4	7,831	22,945	97,665
	Households Est 23Q3	7,821	22,909	97,209
	Households Est 23Q2	7,810	22,770	96,005
	Households Fcst	7,840	24,839	112,843
	2010 Census Households	7,044	19,757	75,965
	2000 Census Households	6,045	16,249	55,440
	1990 Census Households	3,491	10,585	39,272
	Historical Annual Growth, 1990 – 2000	5.64%	4.38%	3.51%
	Historical Annual Growth, 2000 – 2010	1.54%	1.97%	3.20%
	Estimated Annual Growth, 2010 – CY	0.65%	1.15%	2.04%
	Projected Annual Growth, CY to Y5	0.27%	1.26%	2.07%
Population per Household	2.34	2.31	2.50	

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Martin Downs Village 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%	10.4%	7.3%
	HH Income \$175,000 to \$199,999	7.1%	5.5%	4.8%
	HH Income \$150,000 to \$174,999	7.4%	6.8%	6.6%
	HH Income \$100,000 to 149,999	20.9%	21.1%	21.6%
	HH Income \$75,000 to 99,999	12.5%	12.1%	14.2%
	HH Income \$50,000 to 74,999	13.1%	13.6%	15.3%
	HH Income \$35,000 to 49,999	7.1%	8.3%	9.6%
	HH Income \$25,000 to 34,999	4.5%	4.8%	5.6%
	HH Income \$15,000 to 24,999	3.1%	3.8%	4.0%
	HH Income \$0 to 14,999	3.1%	5.4%	5.3%
	Average Household Income	\$153,195	\$143,367	\$123,458
	Median Household Income	\$113,836	\$104,113	\$92,905
	Per Capita Income	\$65,290	\$61,302	\$49,146
	Average Disposable Income	\$112,668	\$104,321	\$94,390
	Median Disposable Income	\$98,823	\$90,998	\$82,037
	Discretionary HH Income Over \$150,000	16.2%	15.5%	10.3%
	Discretionary HH Income \$125,000 to \$149,999	11.3%	8.6%	7.0%
	Discretionary HH Income \$100,000 to \$124,999	10.7%	10.6%	10.0%
	Discretionary HH Income \$75,000 to \$99,999	15.0%	14.5%	15.8%
	Discretionary HH Income \$50,000 to \$74,999	18.0%	18.1%	20.3%
	Discretionary HH Income \$25,000 to \$49,999	19.1%	18.7%	21.8%
	Discretionary HH Income Under \$25,000	9.7%	13.9%	14.8%
	Average Discretionary HH Income	\$88,963	\$83,698	\$75,283
	Median Discretionary HH Income	\$80,987	\$74,233	\$67,251
	Householder White – Count	6,415	17,849	68,840
	Median HH Income	\$112,162	\$106,806	\$97,787
	Average HH Income	\$115,262	\$110,659	\$103,577
	Householder Black or African-American – Count	28	782	8,082
	Median HH Income	\$80,166	\$48,557	\$74,924
	Average HH Income	\$67,290	\$71,336	\$82,992
	Householder Hispanic – Count	617	2,931	15,362
	Median HH Income	\$121,955	\$95,197	\$87,696
Average HH Income	\$122,692	\$100,350	\$94,867	
Householder Asian or Pacific Islander – Count	153	334	1,374	
Median HH Income	\$105,903	\$113,146	\$103,091	
Average HH Income	\$104,938	\$115,247	\$104,371	
Householder Other or Pacific Islander – Count	523	1,434	8,178	
Median HH Income	\$135,979	\$110,949	\$85,671	
Average HH Income	\$127,223	\$114,425	\$94,786	

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<b>Gender</b>	Male Population	8,571	26,490	124,652
	Female Population	9,620	28,763	132,782
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	677	2,113	11,029
	Count of Pop 0 to 7 years	1,002	3,103	15,790
	Count of Pop 5 - 13	1,508	4,523	22,258
	Count of Pop 14 - 18	924	2,572	12,171
	Count of Pop 19 - 22	909	2,539	12,419
	Count of Pop 22 - 25	639	1,805	9,193
	Count of Pop 25 - 29	657	2,316	12,227
	Count of Pop 30 - 34	647	2,286	11,902
	Count of Pop 35 - 39	841	2,621	13,567
	Count of Pop 40 - 44	940	2,872	14,287
	Count of Pop 45 - 59	3,267	9,738	46,244
	Count of Pop 60 - 74	4,070	12,579	56,267
	Count of Pop 75 - 84	2,163	6,563	26,574
	Count of Pop 85+	949	2,725	9,296
	% 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	5.1%	4.7%	4.7%
	% of Pop 19 - 22	5.0%	4.6%	4.8%
	% of Pop 22 - 25	3.5%	3.3%	3.6%
	% of Pop 25 - 29	3.6%	4.2%	4.7%
	% of Pop 30 - 34	3.6%	4.1%	4.6%
	% of Pop 35 - 39	4.6%	4.7%	5.3%
	% of Pop 40 - 44	5.2%	5.2%	5.5%
	% of Pop 45 - 59	18.0%	17.6%	18.0%
	% of Pop 60 - 74	22.4%	22.8%	21.9%
	% of Pop 75 - 84	11.9%	11.9%	10.3%
	% of Pop 85+	5.2%	4.9%	3.6%
Median Age	52.0	51.8	48.5	
Average Age	48.2	48.2	46.2	
<b>Male Population by Age</b>	% 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	5.5%	5.0%	5.1%
	% of Pop 22 - 25	3.8%	3.6%	3.8%
	% of Pop 25 - 29	4.1%	4.6%	5.1%
	% of Pop 30 - 34	3.8%	4.5%	4.9%
	% of Pop 35 - 39	4.6%	4.9%	5.3%
	% of Pop 40 - 44	4.9%	5.1%	5.5%
	% of Pop 45 - 59	17.5%	17.1%	17.6%
	% of Pop 75 - 84	11.0%	11.2%	9.8%
	% of Pop 60 - 74	21.6%	22.0%	20.9%
	% of Pop 85+	4.6%	4.1%	3.1%
	Median Age	49.6	49.4	46.3
Average Age	46.6	46.8	44.9	

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	% of Pop 0 to 4 years	3.4%	3.6%	4.0%
	% of Pop 5 - 13	7.6%	7.7%	8.2%
	% of Pop 14 - 18	4.7%	4.3%	4.4%
	% of Pop 19 - 22	4.6%	4.3%	4.5%
	% of Pop 22 - 25	3.2%	3.0%	3.3%
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	% of Pop 60 - 74	23.1%	23.4%	22.7%
	% of Pop 75 - 84	12.7%	12.5%	10.8%
	% of Pop 85+	5.7%	5.7%	4.1%
	Median Age	53.9	53.9	50.4
Average Age	49.7	49.6	47.4	
Race	Count of White	15,525	43,836	176,542
	Count of Black or African-American	210	3,044	31,583
	Count of Asian or Pacific Islander	398	1,030	4,918
	Count of Other races	2,057	7,342	44,391
	White	85.3%	79.3%	68.6%
	Black or African American	1.2%	5.5%	12.3%
	Asian	2.2%	1.9%	1.9%
	Other Races	11.3%	13.3%	17.2%
Language Spoken	Speak English at Home	90.4%	84.5%	79.3%
	Speak Spanish at Home	5.6%	10.8%	14.0%
	Speak French or French Creole at Home	0.3%	1.5%	2.6%
	Speak German at Home	0.3%	0.2%	0.3%
	Speak Other Indo-European Languages at Home	0.7%	1.1%	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	0.7%	0.4%	0.5%
	Speak Other Language at Home	0.4%	0.2%	0.5%
Hispanic	Hispanic Population	1,832	7,472	49,449
	Hispanic Population Percent	10.1%	13.5%	19.2%
	Mexican	8.0%	17.7%	14.0%
	Puerto Rican	9.3%	18.5%	27.1%
	Cuban	39.9%	22.4%	13.8%
	Dominican	0.1%	1.2%	5.5%
	Central American	14.2%	22.3%	17.3%
	South American	22.6%	15.2%	17.6%
	Other Hispanic	6.0%	2.6%	4.7%
	2000 Hispanic Population Percent	3%	5%	6%
1990 Hispanic Population Percent	2%	3%	3%	

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<b>Ancestry</b>	American (percent of total population)	5.3%	6.2%	9.1%
	American	5.1%	6.0%	8.9%
	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)	1.3%	1.2%	1.1%
	Chinese	0.4%	0.4%	0.4%
	Japanese	0.0%	0.0%	0.1%
	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)	54.3%	44.6%	32.4%
	British	10.0%	8.2%	5.5%
	Dutch	0.6%	0.7%	0.5%
	French	1.5%	1.4%	1.0%
	German	10.6%	8.9%	6.0%
	Italian	9.0%	7.5%	6.1%
	Polish	2.5%	1.9%	1.6%
	Scandinavian	2.3%	1.8%	1.3%
	Scotch/Irish	12.4%	10.0%	7.3%
Other European (ie. Greek/Russian)	5.3%	4.2%	3.0%	
Middle Eastern	0.4%	0.3%	0.4%	
Other Ancestry	9.4%	11.9%	11.9%	
Unclassified Ancestry	15.1%	14.5%	12.4%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	13,534	41,700	190,364
	Elementary (0 to 8)	0.9%	2.2%	3.5%
	Some High School (9 to 11)	2.4%	3.3%	4.8%
	High School Graduate (12)	16.6%	22.2%	26.5%
	Some College (13 to 16)	23.0%	22.2%	22.5%
	Associates Degree Only	10.9%	9.1%	10.7%
	Bachelors Degree Only	28.4%	26.4%	20.7%
	Graduate Degree	17.7%	14.6%	11.4%
	% College (4+)	46.1%	41.0%	32.1%
<b>Household Type</b>	Total Households – count	7,736	23,332	101,836
	One Person HHs – count	2,067	6,754	25,488
	Family HHs – count	5,369	15,380	70,923
	Married Couple – count	4,546	12,782	55,239
	w/own children – count	1,416	3,439	15,458
	w/out own children – count	3,130	9,343	39,781
	Male Householder – count	165	652	4,430
	Female Householder – count	658	1,947	11,255
	Non-Family Households – count	301	1,198	5,425
	1 Person Household	26.7%	28.9%	25.0%
	2 Person Household	40.2%	39.6%	38.3%
	3 Person Household	14.9%	13.8%	15.1%
	4 Person Household	11.8%	10.7%	12.2%
	5 Person Household	4.4%	4.6%	5.7%
6 Person Household	1.0%	1.4%	2.3%	
7+ Person Household	0.8%	1.0%	1.3%	
% Households With Children	23.4%	19.9%	22.1%	

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Martin Downs Village Center Palm City, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Housing</b>	Total Housing Units	8,625	26,462	114,630
	Owner Occupied Percent	75.7%	70.1%	70.1%
	Renter Occupied Percent	14.0%	18.1%	18.7%
	Vacant Housing Percent	10.3%	11.8%	11.2%
	Total Housing Units (Census 2000)	6,687	18,384	63,292
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	11.8%	13.2%	6.9%
	Property Value \$750,000 to \$999,999	20.7%	17.4%	10.3%
	Property Value \$500,000 to \$749,999	28.2%	22.0%	23.4%
	Property Value \$400,000 to \$499,999	13.8%	12.1%	17.9%
	Property Value \$300,000, to \$399,999	12.8%	11.9%	18.5%
	Property Value \$200,000 to \$299,999	4.5%	8.0%	10.7%
	Property Value \$150,000 to \$199,999	1.0%	3.3%	2.8%
	Property Value \$100,000 to \$149,999	0.4%	2.2%	2.3%
	Property Value \$60,000 to \$99,999	0.6%	1.5%	1.1%
	Property Value \$40,000 to \$59,999	0.5%	0.6%	0.7%
	Property Value \$0 to \$39,999	1.3%	2.6%	2.0%
	Median Home Value	\$633,575	\$588,839	\$465,716
<b>Wealth per Household</b>	\$0 and under - percent	14.7%	15.4%	15.9%
	\$1 to \$4999 - percent	6.5%	7.1%	7.5%
	\$5k to \$9999 - percent	3.7%	3.9%	4.1%
	\$10k to \$24999 - percent	5.7%	5.9%	6.0%
	\$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%	16.8%	15.9%
	Median HH Wealth	\$116,995	\$104,489	\$95,278
	Avg HH Wealth	\$279,086	\$268,081	\$256,767
<b>Economic Viability</b>	Economic Viability Local	292	282	285
	Economic Viability Indexed	105	102	103
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	8,711	25,568	120,707
	Managerial/Executive	21.5%	18.4%	16.1%
	Professional Specialty	29.3%	26.0%	21.0%
	Healthcare Support	1.8%	2.0%	4.0%
	Sales	12.4%	13.3%	12.1%
	Office & Administrative Support	13.4%	11.3%	10.8%
	Protective Service	3.8%	2.8%	2.3%
	Food Preparation	6.5%	7.3%	6.3%
	Building Maintenance & Cleaning	1.0%	3.1%	4.3%
	Personal Care	1.1%	1.8%	2.8%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.2%
	Construction	3.9%	6.8%	10.2%
	Production & Transportation	5.3%	7.3%	10.0%
	Percent White Collar Workers	78.4%	71.0%	64.1%
	Percent Blue Collar Workers	21.6%	29.0%	35.9%

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	Agriculture/Mining/Construction	5.0%	7.7%	9.8%
	Manufacturing	5.9%	6.2%	5.6%
	Transportation	9.4%	7.0%	7.0%
	Information	1.7%	2.5%	1.7%
	Wholesale/Retail	11.8%	13.0%	13.8%
	Finance, Insurance, Real Estate	6.5%	7.8%	7.0%
	Professional Services	11.6%	7.8%	6.2%
	Management Services	0.2%	0.3%	0.1%
	Administrative/Waste Services	4.5%	4.6%	6.5%
	Educational Services	22.2%	22.5%	22.9%
	Entertainment Services	11.8%	11.4%	10.5%
	Other Professional Services	3.6%	4.8%	5.4%
	Public Administration	5.9%	4.4%	3.6%
<b>Vehicles per HH</b>	No Vehicles	2.7%	5.3%	3.0%
	1 Vehicle	33.9%	35.4%	35.3%
	2 Vehicles	46.1%	40.8%	43.3%
	3 or more vehicles	17.3%	18.5%	18.5%
	Average Number of Vehicles	1.83	1.78	1.84
<b>Change</b>	Births (last 12 months)	133	409	2,125
	Deaths (last 12 months)	242	699	2,838
	Migration (last 12 months)	-56	458	6,859
<b>Work place</b>	Workplace Establishments	775	3,314	9,268
	Workplace Employees (FTE)	5,625	28,996	75,448