

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 27.171054 Longitude: -80.295759

Martin Downs Village Center Palm City, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	7,396	32,135	81,755
	Population Est 25Q1	7,435	32,241	81,764
	Population Est 24Q4	7,447	32,264	81,689
	Population Est 24Q3	7,449	32,253	81,514
	Population Est 24Q2	7,464	32,286	81,246
	Population Est 24Q1	7,478	32,269	80,669
	Population Est 23Q4	7,485	32,138	80,030
	Population Est 23Q3	7,475	32,078	79,966
	Population Est 23Q2	7,465	32,012	79,335
	Population Fcst	7,500	33,210	87,599
	2010 Census Population	6,574	27,670	66,405
	2000 Census Population	5,096	24,479	53,010
	1990 Census Population	3,885	15,218	39,070
	Current Year Daytime Population	8,400	31,079	99,166
	Average Seasonal Population	1,173	5,766	15,247
	Historical Annual Growth, 1990 – 2000	2.75%	4.87%	3.10%
	Historical Annual Growth, 2000 – 2010	2.58%	1.23%	2.28%
	Estimated Annual Growth, 2010 – CY	0.82%	1.04%	1.44%
	Projected Annual Growth, CY to Y5	0.28%	0.66%	1.39%
	Group Qtrs Est	50	352	1,858
Transient Est Average Last 4 Qtrs	0	498	2,568	
Households	Current Year Estimated Households	3,280	13,810	34,463
	Households Est 25Q1	3,299	13,851	34,462
	Households Est 24Q4	3,303	13,857	34,427
	Households Est 24Q3	3,304	13,852	34,353
	Households Est 24Q2	3,310	13,864	34,247
	Households Est 24Q1	3,317	13,848	33,973
	Households Est 23Q4	3,319	13,766	33,665
	Households Est 23Q3	3,315	13,739	33,642
	Households Est 23Q2	3,310	13,711	33,372
	Households Fcst	3,324	14,345	37,042
	2010 Census Households	3,024	12,198	28,467
	2000 Census Households	2,378	10,883	23,121
	1990 Census Households	1,699	6,759	16,884
	Historical Annual Growth, 1990 – 2000	3.42%	4.88%	3.19%
	Historical Annual Growth, 2000 – 2010	2.43%	1.15%	2.10%
	Estimated Annual Growth, 2010 – CY	0.56%	0.86%	1.33%
	Projected Annual Growth, CY to Y5	0.27%	0.76%	1.45%
	Population per Household	2.24	2.30	2.32

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Martin Downs Village Center Palm City, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	3.3%	4.5%	3.5%
	HH Income \$250,000 to \$499,999	4.0%	5.4%	4.2%
	HH Income \$200,000 to \$249,999	9.4%	12.6%	9.7%
	HH Income \$175,000 to \$199,999	7.2%	6.6%	5.1%
	HH Income \$150,000 to \$174,999	8.4%	7.7%	6.5%
	HH Income \$100,000 to 149,999	20.7%	20.9%	21.0%
	HH Income \$75,000 to 99,999	10.7%	11.2%	12.8%
	HH Income \$50,000 to 74,999	14.1%	12.3%	13.5%
	HH Income \$35,000 to 49,999	9.8%	6.7%	9.2%
	HH Income \$25,000 to 34,999	4.2%	4.6%	4.9%
	HH Income \$15,000 to 24,999	4.5%	3.3%	4.1%
	HH Income \$0 to 14,999	3.7%	4.0%	5.7%
	Average Household Income	\$128,799	\$160,556	\$137,711
	Median Household Income	\$107,154	\$117,159	\$99,682
	Per Capita Income	\$57,340	\$69,344	\$58,720
	Average Disposable Income	\$104,515	\$114,085	\$101,259
	Median Disposable Income	\$93,488	\$101,882	\$87,164
	Discretionary HH Income Over \$150,000	10.5%	19.1%	14.3%
	Discretionary HH Income \$125,000 to \$149,999	11.8%	10.2%	8.0%
	Discretionary HH Income \$100,000 to \$124,999	11.8%	12.1%	9.9%
	Discretionary HH Income \$75,000 to \$99,999	16.8%	14.3%	14.9%
	Discretionary HH Income \$50,000 to \$74,999	15.0%	16.1%	18.7%
	Discretionary HH Income \$25,000 to \$49,999	22.5%	17.1%	19.7%
	Discretionary HH Income Under \$25,000	11.7%	11.1%	14.4%
	Average Discretionary HH Income	\$82,230	\$91,607	\$80,966
	Median Discretionary HH Income	\$76,653	\$83,827	\$71,810
	Householder White – Count	2,673	11,480	25,828
	Median HH Income	\$106,577	\$115,927	\$102,025
	Average HH Income	\$109,481	\$116,846	\$107,491
	Householder Black or African-American – Count	22	60	1,329
	Median HH Income	\$76,809	\$57,596	\$59,206
	Average HH Income	\$64,143	\$65,544	\$76,795
	Householder Hispanic – Count	285	1,205	4,692
	Median HH Income	\$108,734	\$120,499	\$94,824
Average HH Income	\$109,063	\$116,453	\$99,964	
Householder Asian or Pacific Islander – Count	66	241	464	
Median HH Income	\$88,948	\$117,654	\$112,984	
Average HH Income	\$82,754	\$121,203	\$114,641	
Householder Other or Pacific Islander – Count	234	824	2,150	
Median HH Income	\$131,426	\$142,543	\$102,180	
Average HH Income	\$122,750	\$127,701	\$108,523	

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Martin Downs Village Center Palm City, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	3,388	15,246	39,482
	Female Population	4,008	16,889	42,273
Total Population by Age	Count of Pop 0 to 4 years	287	1,110	3,226
	Count of Pop 0 to 7 years	410	1,655	4,707
	Count of Pop 5 - 13	609	2,552	6,756
	Count of Pop 14 - 18	382	1,523	3,762
	Count of Pop 19 - 22	375	1,517	3,755
	Count of Pop 22 - 25	260	1,084	2,702
	Count of Pop 25 - 29	231	1,153	3,546
	Count of Pop 30 - 34	285	1,047	3,549
	Count of Pop 35 - 39	356	1,321	4,061
	Count of Pop 40 - 44	390	1,603	4,330
	Count of Pop 45 - 59	1,274	5,706	14,495
	Count of Pop 60 - 74	1,587	7,661	18,454
	Count of Pop 75 - 84	941	4,137	9,337
	Count of Pop 85+	418	1,719	3,781
	% of Pop 0 to 4 years	3.9%	3.5%	3.9%
	% of Pop 0 to 7 years	5.5%	5.1%	5.8%
	% of Pop 5 - 13	8.2%	7.9%	8.3%
	% of Pop 14 - 18	5.2%	4.7%	4.6%
	% of Pop 19 - 22	5.1%	4.7%	4.6%
	% of Pop 22 - 25	3.5%	3.4%	3.3%
	% of Pop 25 - 29	3.1%	3.6%	4.3%
	% of Pop 30 - 34	3.9%	3.3%	4.3%
	% of Pop 35 - 39	4.8%	4.1%	5.0%
	% of Pop 40 - 44	5.3%	5.0%	5.3%
	% of Pop 45 - 59	17.2%	17.8%	17.7%
	% of Pop 60 - 74	21.5%	23.8%	22.6%
	% of Pop 75 - 84	12.7%	12.9%	11.4%
	% of Pop 85+	5.7%	5.3%	4.6%
Median Age	51.7	54.3	51.0	
Average Age	48.4	49.5	47.8	
Male Population by Age	% of Pop 0 to 4 years	4.3%	3.7%	4.2%
	% of Pop 5 - 13	9.6%	8.5%	8.8%
	% of Pop 14 - 18	5.6%	5.1%	4.9%
	% of Pop 19 - 22	5.6%	5.1%	4.9%
	% of Pop 22 - 25	4.1%	3.6%	3.6%
	% of Pop 25 - 29	3.4%	4.0%	4.7%
	% of Pop 30 - 34	4.0%	3.5%	4.7%
	% of Pop 35 - 39	4.6%	4.2%	5.1%
	% of Pop 40 - 44	4.9%	4.8%	5.3%
	% of Pop 45 - 59	17.2%	17.3%	17.3%
	% of Pop 75 - 84	11.7%	12.1%	10.8%
	% of Pop 60 - 74	20.2%	23.4%	21.8%
	% of Pop 85+	4.9%	4.7%	3.9%
	Median Age	48.8	52.3	48.7
Average Age	46.3	48.1	46.4	

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	% of Pop 0 to 4 years	3.5%	3.2%	3.7%
	% of Pop 5 - 13	7.1%	7.5%	7.8%
	% of Pop 14 - 18	4.8%	4.4%	4.3%
	% of Pop 19 - 22	4.6%	4.4%	4.3%
	% of Pop 22 - 25	3.1%	3.2%	3.0%
	% of Pop 25 - 29	2.9%	3.2%	4.0%
	% of Pop 30 - 34	3.7%	3.0%	4.0%
	% of Pop 35 - 39	5.0%	4.1%	4.8%
	% of Pop 40 - 44	5.6%	5.2%	5.3%
	% of Pop 45 - 59	17.2%	18.1%	18.1%
	% of Pop 60 - 74	22.5%	24.3%	23.3%
	% of Pop 75 - 84	13.6%	13.6%	12.0%
	% of Pop 85+	6.3%	5.9%	5.3%
	Median Age	54.0	55.7	53.0
Average Age	50.1	50.7	49.1	
Race	Count of White	6,220	27,513	63,658
	Count of Black or African-American	158	493	4,913
	Count of Asian or Pacific Islander	139	681	1,384
	Count of Other races	878	3,447	11,800
	White	84.1%	85.6%	77.9%
	Black or African American	2.1%	1.5%	6.0%
	Asian	1.9%	2.1%	1.7%
	Other Races	11.9%	10.7%	14.4%
Language Spoken	Speak English at Home	90.0%	89.7%	83.6%
	Speak Spanish at Home	5.6%	7.0%	11.2%
	Speak French or French Creole at Home	0.3%	0.3%	1.8%
	Speak German at Home	0.3%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	0.8%	0.6%	1.5%
	Speak Russian and Other Slavic Languages at Home	1.0%	0.8%	0.8%
	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	1.1%	0.7%	0.3%
	Speak Other Language at Home	0.6%	0.3%	0.2%
Hispanic	Hispanic Population	819	3,180	12,418
	Hispanic Population Percent	11.1%	9.9%	15.2%
	Mexican	6.0%	11.3%	18.5%
	Puerto Rican	7.2%	17.6%	21.8%
	Cuban	49.7%	31.0%	16.1%
	Dominican	0.0%	0.1%	1.0%
	Central American	10.0%	15.4%	25.5%
	South American	22.6%	19.6%	13.5%
	Other Hispanic	4.6%	4.9%	3.5%
	2000 Hispanic Population Percent	3%	3%	6%
	1990 Hispanic Population Percent	2%	2%	3%

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Martin Downs Village Center Palm City, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	5.4%	5.5%	6.7%
	American	5.2%	5.3%	6.5%
	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)	0.9%	1.2%	1.1%
	Chinese	0.3%	0.4%	0.4%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.0%	0.1%	0.0%
	South Central Asian (ie. Indian)	0.4%	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)	52.5%	53.3%	42.6%
	British	9.1%	9.8%	7.8%
	Dutch	0.3%	0.7%	0.6%
	French	1.4%	1.4%	1.3%
	German	10.3%	10.7%	8.4%
	Italian	9.2%	9.1%	7.2%
	Polish	2.3%	2.3%	1.9%
	Scandinavian	2.5%	2.2%	1.8%
	Scotch/Irish	12.1%	11.9%	9.7%
Other European (ie. Greek/Russian)	5.2%	5.1%	3.9%	
Middle Eastern	0.3%	0.4%	0.3%	
Other Ancestry	9.0%	9.9%	12.1%	
Unclassified Ancestry	15.9%	15.4%	14.1%	
Education (Age 25+)	Adult Population (25 Years or Older)	5,483	24,348	61,553
	Elementary (0 to 8)	0.5%	1.3%	2.4%
	Some High School (9 to 11)	2.5%	2.7%	3.2%
	High School Graduate (12)	13.7%	18.6%	23.4%
	Some College (13 to 16)	25.8%	21.5%	23.7%
	Associates Degree Only	14.8%	9.7%	9.4%
	Bachelors Degree Only	26.2%	29.1%	24.3%
	Graduate Degree	16.5%	17.1%	13.6%
	% College (4+)	42.8%	46.1%	37.9%
Household Type	Total Households – count	3,280	13,810	34,463
	One Person HHs – count	987	3,811	10,137
	Family HHs – count	2,169	9,314	22,376
	Married Couple – count	1,805	8,151	18,019
	w/own children – count	568	2,229	5,015
	w/out own children – count	1,237	5,921	13,004
	Male Householder – count	60	251	1,197
	Female Householder – count	304	912	3,160
	Non-Family Households – count	124	685	1,950
	1 Person Household	30.1%	27.6%	29.4%
	2 Person Household	38.7%	40.9%	38.9%
	3 Person Household	14.6%	13.8%	13.7%
	4 Person Household	11.0%	11.5%	10.6%
	5 Person Household	3.9%	4.4%	4.7%
6 Person Household	1.0%	1.0%	1.6%	
7+ Person Household	0.8%	0.8%	1.0%	
% Households With Children	24.3%	20.4%	20.4%	

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Martin Downs Village Center Palm City, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	3,740	15,730	39,472
	Owner Occupied Percent	72.7%	74.7%	68.2%
	Renter Occupied Percent	15.0%	13.1%	19.1%
	Vacant Housing Percent	12.3%	12.2%	12.7%
	Total Housing Units (Census 2000)	2,685	12,215	26,464
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	6.4%	14.9%	11.2%
	Property Value \$750,000 to \$999,999	15.5%	20.6%	15.2%
	Property Value \$500,000 to \$749,999	34.9%	23.7%	23.5%
	Property Value \$400,000 to \$499,999	17.3%	11.5%	13.4%
	Property Value \$300,000, to \$399,999	14.8%	10.3%	12.7%
	Property Value \$200,000 to \$299,999	5.7%	5.6%	8.5%
	Property Value \$150,000 to \$199,999	1.4%	2.5%	3.5%
	Property Value \$100,000 to \$149,999	0.5%	1.9%	2.4%
	Property Value \$60,000 to \$99,999	0.9%	1.1%	1.5%
	Property Value \$40,000 to \$59,999	0.4%	0.5%	0.6%
	Property Value \$0 to \$39,999	0.8%	1.9%	2.8%
	Median Home Value	\$558,837	\$654,599	\$548,888
Wealth per Household	\$0 and under - percent	15.0%	14.6%	15.6%
	\$1 to \$4999 - percent	6.7%	6.5%	7.3%
	\$5k to \$9999 - percent	3.8%	3.7%	4.0%
	\$10k to \$24999 - percent	5.8%	5.7%	5.9%
	\$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%	19.6%	19.1%
	\$250k to \$499999 - percent	14.9%	15.1%	14.4%
	\$500k+ - percent	17.3%	17.8%	16.5%
	Median HH Wealth	\$112,633	\$118,306	\$99,705
	Avg HH Wealth	\$274,909	\$280,087	\$263,747
Economic Viability	Economic Viability Local	288	284	285
	Economic Viability Indexed	104	103	103
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	3,587	15,000	38,193
	Managerial/Executive	17.7%	21.5%	16.7%
	Professional Specialty	32.4%	28.8%	24.2%
	Healthcare Support	2.0%	1.7%	2.6%
	Sales	11.4%	14.6%	13.4%
	Office & Administrative Support	12.9%	12.3%	10.3%
	Protective Service	3.2%	3.6%	2.4%
	Food Preparation	8.5%	6.0%	7.2%
	Building Maintenance & Cleaning	0.9%	1.1%	4.1%
	Personal Care	1.5%	1.4%	1.8%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.2%
	Construction	4.2%	3.6%	8.4%
	Production & Transportation	5.2%	5.3%	8.6%
	Percent White Collar Workers	76.5%	78.9%	67.3%
	Percent Blue Collar Workers	23.5%	21.1%	32.7%

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	Agriculture/Mining/Construction	4.4%	4.7%	9.0%
	Manufacturing	5.6%	7.1%	6.4%
	Transportation	9.6%	7.5%	7.5%
	Information	1.7%	2.7%	2.4%
	Wholesale/Retail	8.6%	12.6%	12.5%
	Finance, Insurance, Real Estate	7.7%	7.5%	7.9%
	Professional Services	12.8%	10.0%	7.5%
	Management Services	0.1%	0.4%	0.2%
	Administrative/Waste Services	3.2%	4.1%	5.3%
	Educational Services	23.1%	23.0%	21.6%
	Entertainment Services	14.4%	10.6%	11.0%
	Other Professional Services	4.0%	4.4%	4.7%
	Public Administration	5.0%	5.4%	3.9%
Vehicles per HH	No Vehicles	1.9%	4.1%	4.5%
	1 Vehicle	39.1%	34.1%	35.5%
	2 Vehicles	45.0%	43.8%	42.0%
	3 or more vehicles	13.9%	18.0%	17.9%
	Average Number of Vehicles	1.75	1.80	1.79
Change	Births (last 12 months)	55	224	621
	Deaths (last 12 months)	101	444	1,002
	Migration (last 12 months)	-22	71	904
Work place	Workplace Establishments	362	1,346	4,879
	Workplace Employees (FTE)	2,634	10,595	42,757