

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 26.24533 Longitude: -80.188758

Coconut Creek Plaza Coconut Creek, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	64,923	315,801	1,301,449
	Population Est 23Q1	65,196	316,713	1,301,120
	Population Est 22Q4	65,226	316,469	1,298,923
	Population Est 22Q3	64,946	315,783	1,295,386
	Population Est 22Q2	64,737	315,195	1,291,528
	Population Est 22Q1	64,700	314,798	1,289,015
	Population Est 21Q4	64,359	314,067	1,286,279
	Population Est 21Q3	64,377	313,630	1,283,798
	Population Est 21Q2	64,457	313,648	1,281,367
	Population Fcst	66,337	318,335	1,329,211
	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	58,388	334,838	1,327,806
	Average Seasonal Population	8,614	22,807	136,205
	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	0.85%	0.93%	0.95%
	Projected Annual Growth, CY to Y5	0.43%	0.16%	0.42%
	Group Qtrs Est	455	3,722	13,585
Transient Est Average Last 4 Qtrs	6	14,190	67,239	
<b>Households</b>	Current Year Estimated Households	27,556	119,914	529,032
	Households Est 23Q1	27,680	120,253	528,800
	Households Est 22Q4	27,676	120,153	527,806
	Households Est 22Q3	27,551	119,849	526,241
	Households Est 22Q2	27,450	119,594	524,637
	Households Est 22Q1	27,437	119,428	523,444
	Households Est 21Q4	27,279	119,107	522,303
	Households Est 21Q3	27,285	118,948	521,296
	Households Est 21Q2	27,319	118,962	520,196
	Households Fcst	28,174	121,181	542,161
	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	0.61%	0.85%	0.89%
	Projected Annual Growth, CY to Y5	0.44%	0.21%	0.49%
Population per Household	2.34	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	0.9%	1.2%	2.0%
	HH Income \$250,000 to \$499,999	1.1%	1.5%	2.4%
	HH Income \$200,000 to \$249,999	2.6%	3.5%	5.7%
	HH Income \$175,000 to \$199,999	2.8%	3.3%	4.1%
	HH Income \$150,000 to \$174,999	3.8%	5.0%	5.4%
	HH Income \$100,000 to 149,999	15.5%	17.1%	16.4%
	HH Income \$75,000 to 99,999	13.3%	13.9%	12.8%
	HH Income \$50,000 to 74,999	19.7%	18.7%	17.2%
	HH Income \$35,000 to 49,999	13.3%	11.5%	11.0%
	HH Income \$25,000 to 34,999	9.7%	8.3%	7.7%
	HH Income \$15,000 to 24,999	7.9%	7.6%	7.0%
	HH Income \$0 to 14,999	9.3%	8.5%	8.2%
	Average Household Income	\$91,253	\$90,978	\$105,433
	Median Household Income	\$61,998	\$68,267	\$73,031
	Per Capita Income	\$38,904	\$34,817	\$43,172
	Average Disposable Income	\$67,561	\$73,538	\$81,475
	Median Disposable Income	\$55,854	\$61,061	\$64,960
	Discretionary HH Income Over \$150,000	0.9%	1.5%	5.1%
	Discretionary HH Income \$125,000 to \$149,999	3.1%	4.1%	5.5%
	Discretionary HH Income \$100,000 to \$124,999	4.2%	5.3%	6.5%
	Discretionary HH Income \$75,000 to \$99,999	8.4%	9.5%	10.1%
	Discretionary HH Income \$50,000 to \$74,999	18.9%	19.5%	17.6%
	Discretionary HH Income \$25,000 to \$49,999	31.3%	29.6%	26.8%
	Discretionary HH Income Under \$25,000	33.1%	30.5%	28.5%
	Average Discretionary HH Income	\$45,673	\$49,097	\$56,166
	Median Discretionary HH Income	\$37,605	\$40,631	\$44,294
	Householder White – Count	12,547	43,115	234,743
	Median HH Income	\$59,980	\$72,237	\$85,530
	Average HH Income	\$74,563	\$85,336	\$96,758
	Householder Black or African-American – Count	5,634	31,249	119,954
	Median HH Income	\$62,235	\$61,954	\$56,954
	Average HH Income	\$69,736	\$73,094	\$69,687
	Householder Hispanic – Count	5,834	28,903	109,047
Median HH Income	\$62,445	\$68,141	\$70,616	
Average HH Income	\$71,728	\$77,635	\$81,622	
Householder Asian or Pacific Islander – Count	575	3,425	12,813	
Median HH Income	\$85,390	\$77,230	\$89,336	
Average HH Income	\$89,546	\$84,752	\$98,887	
Householder Other or Pacific Islander – Count	2,966	13,224	52,475	
Median HH Income	\$68,778	\$71,303	\$75,028	
Average HH Income	\$76,232	\$79,735	\$86,815	

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Coconut Creek Plaza Coconut Creek, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Gender</b>	Male Population	30,511	151,413	629,785
	Female Population	34,412	164,388	671,665
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	3,344	17,414	66,696
	Count of Pop 0 to 7 years	4,573	24,346	92,474
	Count of Pop 5 - 13	5,675	31,908	120,398
	Count of Pop 14 - 18	2,624	15,439	59,402
	Count of Pop 19 - 22	2,623	15,458	59,373
	Count of Pop 22 - 25	1,942	11,402	43,612
	Count of Pop 25 - 29	3,636	18,579	70,955
	Count of Pop 30 - 34	4,194	20,524	79,410
	Count of Pop 35 - 39	4,389	21,992	85,666
	Count of Pop 40 - 44	4,162	21,341	84,566
	Count of Pop 45 - 59	11,728	60,462	253,552
	Count of Pop 60 - 74	12,714	54,495	247,017
	Count of Pop 75 - 84	5,671	19,262	93,164
	Count of Pop 85+	2,221	7,525	37,640
	% of Pop 0 to 4 years	5.2%	5.5%	5.1%
	% of Pop 0 to 7 years	7.0%	7.7%	7.1%
	% of Pop 5 - 13	8.7%	10.1%	9.3%
	% of Pop 14 - 18	4.0%	4.9%	4.6%
	% of Pop 19 - 22	4.0%	4.9%	4.6%
	% of Pop 22 - 25	3.0%	3.6%	3.4%
	% of Pop 25 - 29	5.6%	5.9%	5.5%
	% of Pop 30 - 34	6.5%	6.5%	6.1%
	% of Pop 35 - 39	6.8%	7.0%	6.6%
	% of Pop 40 - 44	6.4%	6.8%	6.5%
	% of Pop 45 - 59	18.1%	19.1%	19.5%
	% of Pop 60 - 74	19.6%	17.3%	19.0%
	% of Pop 75 - 84	8.7%	6.1%	7.2%
	% of Pop 85+	3.4%	2.4%	2.9%
Median Age	44.8	41.2	43.9	
Average Age	44.6	41.5	43.4	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	5.6%	5.9%	5.4%
	% of Pop 5 - 13	9.2%	10.7%	9.7%
	% of Pop 14 - 18	4.4%	5.2%	4.8%
	% of Pop 19 - 22	4.4%	5.2%	4.8%
	% of Pop 22 - 25	3.3%	3.9%	3.5%
	% of Pop 25 - 29	6.1%	6.3%	5.7%
	% of Pop 30 - 34	6.7%	6.6%	6.2%
	% of Pop 35 - 39	6.9%	7.0%	6.6%
	% of Pop 40 - 44	6.5%	6.7%	6.5%
	% of Pop 45 - 59	18.0%	18.9%	19.5%
	% of Pop 75 - 84	7.7%	5.5%	6.5%
	% of Pop 60 - 74	18.6%	16.6%	18.7%
	% of Pop 85+	2.5%	1.7%	2.1%
	Median Age	42.6	39.5	42.5
Average Age	42.9	40.1	42.2	

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	% of Pop 0 to 4 years	4.8%	5.2%	4.8%
	% of Pop 5 - 13	8.3%	9.5%	8.8%
	% of Pop 14 - 18	3.8%	4.6%	4.3%
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	% of Pop 22 - 25	2.7%	3.4%	3.2%
	% of Pop 25 - 29	5.2%	5.5%	5.2%
	% of Pop 30 - 34	6.2%	6.4%	6.0%
	% of Pop 35 - 39	6.6%	7.0%	6.6%
	% of Pop 40 - 44	6.4%	6.8%	6.5%
	% of Pop 45 - 59	18.1%	19.4%	19.5%
	% of Pop 60 - 74	20.4%	17.9%	19.3%
	% of Pop 75 - 84	9.6%	6.7%	7.8%
	% of Pop 85+	4.2%	3.0%	3.6%
	Median Age	47.1	42.8	45.1
Average Age	46.2	42.7	44.4	
Race	Count of White	30,073	124,112	609,227
	Count of Black or African-American	17,532	107,020	384,226
	Count of Asian or Pacific Islander	2,163	11,185	41,535
	Count of Other races	15,156	73,484	266,462
	White	46.3%	39.3%	46.8%
	Black or African American	27.0%	33.9%	29.5%
	Asian	3.3%	3.5%	3.2%
	Other Races	23.3%	23.3%	20.5%
Language Spoken	Speak English at Home	63.2%	60.0%	63.9%
	Speak Spanish at Home	21.6%	23.4%	19.5%
	Speak French or French Creole at Home	6.5%	8.6%	7.7%
	Speak German at Home	0.4%	0.3%	0.4%
	Speak Other Indo-European Languages at Home	4.6%	4.4%	4.7%
	Speak Russian and Other Slavic Languages at Home	1.2%	0.6%	0.9%
	Speak Chinese at Home	0.5%	0.4%	0.5%
	Speak Korean at Home	0.0%	0.1%	0.1%
	Speak Vietnamese at Home	0.7%	0.5%	0.3%
	Speak Other Asian Languages at Home	0.2%	0.4%	0.5%
	Speak Tagalog and Other Pacific Languages at Home	0.1%	0.1%	0.2%
	Speak Other Language at Home	0.8%	1.2%	1.3%
Hispanic	Hispanic Population	16,502	85,750	299,724
	Hispanic Population Percent	25.4%	27.2%	23.0%
	Mexican	6.9%	12.4%	9.6%
	Puerto Rican	21.3%	19.2%	17.9%
	Cuban	11.2%	10.1%	13.8%
	Dominican	4.5%	5.2%	5.1%
	Central American	9.0%	12.7%	12.8%
	South American	40.7%	34.5%	34.0%
	Other Hispanic	6.4%	5.8%	6.9%
	2000 Hispanic Population Percent	12%	16%	12%
	1990 Hispanic Population Percent	6%	8%	7%

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<b>Ancestry</b>	American (percent of total population)	6.0%	4.4%	4.3%
	American	5.9%	4.3%	4.1%
	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)	3.2%	3.4%	3.1%
	Chinese	0.5%	0.5%	0.6%
	Japanese	0.0%	0.0%	0.1%
	Korean	0.1%	0.1%	0.2%
	South Central Asian (ie. Indian)	1.4%	1.7%	1.4%
	South East Asian (ie. Vietnamese)	1.2%	1.0%	0.8%
	Other Asian	0.0%	0.1%	0.1%
	European (percent of total population)	22.5%	18.1%	22.5%
	British	2.5%	2.1%	2.7%
	Dutch	0.3%	0.2%	0.3%
	French	0.8%	0.6%	0.8%
	German	3.3%	3.0%	3.6%
	Italian	4.9%	4.2%	4.6%
	Polish	1.7%	1.2%	1.7%
	Scandinavian	0.6%	0.5%	0.6%
	Scotch/Irish	3.7%	3.4%	4.1%
Other European (ie. Greek/Russian)	4.8%	2.7%	4.0%	
Middle Eastern	0.6%	0.6%	0.9%	
Other Ancestry	32.2%	36.8%	35.6%	
Unclassified Ancestry	10.1%	9.5%	10.6%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	48,715	224,181	951,968
	Elementary (0 to 8)	4.5%	5.3%	4.3%
	Some High School (9 to 11)	6.1%	6.6%	5.9%
	High School Graduate (12)	29.5%	28.6%	26.2%
	Some College (13 to 16)	19.5%	19.9%	18.9%
	Associates Degree Only	9.9%	9.5%	9.4%
	Bachelors Degree Only	19.7%	20.0%	22.1%
	Graduate Degree	10.8%	10.2%	13.3%
	% College (4+)	30.5%	30.1%	35.4%
<b>Household Type</b>	Total Households – count	27,556	119,914	529,032
	One Person HHs – count	8,893	32,270	162,445
	Family HHs – count	16,959	80,306	327,608
	Married Couple – count	11,619	51,698	220,949
	w/own children – count	3,523	19,159	79,128
	w/out own children – count	8,095	32,539	141,821
	Male Householder – count	1,641	7,707	29,139
	Female Householder – count	3,699	20,901	77,520
	Non-Family Households – count	1,704	7,338	38,979
	1 Person Household	32.3%	26.9%	30.7%
	2 Person Household	33.3%	30.9%	32.4%
	3 Person Household	15.0%	17.4%	15.6%
	4 Person Household	10.9%	13.7%	12.1%
	5 Person Household	5.0%	6.4%	5.5%
6 Person Household	2.2%	2.9%	2.3%	
7+ Person Household	1.5%	1.9%	1.5%	
% Households With Children	20.4%	26.9%	23.8%	

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<b>Housing</b>	Total Housing Units	31,737	133,144	605,720
	Owner Occupied Percent	59.1%	54.9%	54.6%
	Renter Occupied Percent	27.8%	35.2%	32.8%
	Vacant Housing Percent	13.2%	9.9%	12.7%
	Total Housing Units (Census 2000)	28,964	117,085	520,013
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	1.6%	4.5%	10.4%
	Property Value \$750,000 to \$999,999	2.2%	5.8%	9.5%
	Property Value \$500,000 to \$749,999	21.3%	24.9%	24.3%
	Property Value \$400,000 to \$499,999	15.1%	14.1%	12.6%
	Property Value \$300,000, to \$399,999	20.2%	18.3%	13.5%
	Property Value \$200,000 to \$299,999	18.7%	15.2%	10.9%
	Property Value \$150,000 to \$199,999	7.6%	5.7%	4.5%
	Property Value \$100,000 to \$149,999	7.8%	5.7%	5.3%
	Property Value \$60,000 to \$99,999	2.5%	2.2%	2.3%
	Property Value \$40,000 to \$59,999	0.9%	0.8%	1.0%
	Property Value \$0 to \$39,999	2.2%	2.3%	1.8%
	Median Home Value	\$351,917	\$398,826	\$485,776
<b>Wealth per Household</b>	\$0 and under - percent	17.3%	17.9%	17.4%
	\$1 to \$4999 - percent	8.7%	9.0%	8.7%
	\$5k to \$9999 - percent	4.6%	4.8%	4.6%
	\$10k to \$24999 - percent	6.4%	6.5%	6.4%
	\$25k to \$49999 - percent	6.9%	6.9%	6.8%
	\$50k to \$99999 - percent	10.4%	10.3%	10.2%
	\$100k to \$249999 - percent	18.3%	17.9%	18.1%
	\$250k to \$499999 - percent	13.1%	12.8%	13.2%
	\$500k+ - percent	14.3%	14.0%	14.8%
	Median HH Wealth	\$79,587	\$74,107	\$80,337
	Avg HH Wealth	\$236,456	\$231,244	\$240,398
<b>Economic Viability</b>	Economic Viability Local	291	294	295
	Economic Viability Indexed	108	109	109
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	33,739	167,017	677,573
	Managerial/Executive	13.8%	14.3%	17.2%
	Professional Specialty	19.7%	19.3%	20.5%
	Healthcare Support	4.1%	3.8%	3.2%
	Sales	10.0%	11.2%	12.1%
	Office & Administrative Support	15.7%	12.9%	12.2%
	Protective Service	2.8%	3.1%	2.6%
	Food Preparation	3.8%	5.1%	5.6%
	Building Maintenance & Cleaning	5.1%	5.5%	4.8%
	Personal Care	3.6%	3.3%	3.0%
	Farming, Fishing, & Forestry	0.3%	0.2%	0.1%
	Construction	10.4%	10.1%	8.5%
	Production & Transportation	10.7%	11.1%	10.1%
	Percent White Collar Workers	63.3%	61.5%	65.2%
	Percent Blue Collar Workers	36.7%	38.5%	34.8%

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	Agriculture/Mining/Construction	9.0%	8.8%	7.8%
	Manufacturing	6.0%	4.9%	4.9%
	Transportation	7.0%	6.2%	6.1%
	Information	1.2%	1.6%	1.9%
	Wholesale/Retail	15.2%	16.7%	15.5%
	Finance, Insurance, Real Estate	7.1%	6.9%	8.4%
	Professional Services	6.8%	7.5%	9.1%
	Management Services	0.1%	0.1%	0.1%
	Administrative/Waste Services	8.2%	7.6%	7.0%
	Educational Services	20.6%	20.7%	19.9%
	Entertainment Services	8.1%	9.3%	10.2%
	Other Professional Services	6.7%	5.8%	5.4%
	Public Administration	4.1%	3.9%	3.6%
<b>Vehicles per HH</b>	No Vehicles	8.3%	6.6%	7.6%
	1 Vehicle	46.5%	42.3%	43.2%
	2 Vehicles	34.2%	36.9%	35.6%
	3 or more vehicles	11.1%	14.2%	13.6%
	Average Number of Vehicles	1.51	1.63	1.60
<b>Change</b>	Births (last 12 months)	625	3,329	12,852
	Deaths (last 12 months)	645	2,413	11,400
	Migration (last 12 months)	222	-220	8,742
<b>Work place</b>	Workplace Establishments	2,061	13,296	54,984
	Workplace Employees (FTE)	17,236	137,440	485,874