

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 27.171 Longitude: -80.2961

Martin Downs Village Center Palm City, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	7,460	32,128	81,598
	Population Est 23Q1	7,448	31,995	80,504
	Population Est 22Q4	7,436	31,799	79,573
	Population Est 22Q3	7,426	31,730	79,410
	Population Est 22Q2	7,428	31,708	78,890
	Population Est 22Q1	7,413	31,599	78,536
	Population Est 21Q4	7,412	31,586	78,482
	Population Est 21Q3	7,397	31,477	77,588
	Population Est 21Q2	7,387	31,477	77,293
	Population Fcst	7,610	33,355	88,213
	2010 Census Population	6,571	27,573	66,295
	2000 Census Population	5,085	24,374	52,897
	1990 Census Population	3,893	15,121	38,947
	Current Year Daytime Population	8,489	31,097	98,751
	Average Seasonal Population	860	4,199	11,276
	Historical Annual Growth, 1990 – 2000	2.71%	4.89%	3.11%
	Historical Annual Growth, 2000 – 2010	2.60%	1.24%	2.28%
	Estimated Annual Growth, 2010 – CY	0.89%	1.08%	1.47%
	Projected Annual Growth, CY to Y5	0.40%	0.75%	1.57%
	Group Qtrs Est	50	351	1,856
Transient Est Average Last 4 Qtrs	0	455	2,382	
Households	Current Year Estimated Households	3,303	13,780	34,415
	Households Est 23Q1	3,298	13,714	33,904
	Households Est 22Q4	3,291	13,610	33,473
	Households Est 22Q3	3,287	13,575	33,400
	Households Est 22Q2	3,288	13,565	33,185
	Households Est 22Q1	3,281	13,514	33,036
	Households Est 21Q4	3,281	13,508	33,006
	Households Est 21Q3	3,274	13,454	32,610
	Households Est 21Q2	3,271	13,462	32,489
	Households Fcst	3,367	14,373	37,339
	2010 Census Households	3,020	12,146	28,421
	2000 Census Households	2,373	10,826	23,076
	1990 Census Households	1,702	6,708	16,836
	Historical Annual Growth, 1990 – 2000	3.38%	4.90%	3.20%
	Historical Annual Growth, 2000 – 2010	2.44%	1.16%	2.11%
	Estimated Annual Growth, 2010 – CY	0.63%	0.89%	1.35%
	Projected Annual Growth, CY to Y5	0.39%	0.85%	1.64%
Population per Household	2.24	2.31	2.32	

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 27.171 Longitude: -80.2961

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	2.5%	3.3%	2.5%
	HH Income \$250,000 to \$499,999	3.0%	3.9%	3.0%
	HH Income \$200,000 to \$249,999	7.0%	9.2%	7.1%
	HH Income \$175,000 to \$199,999	5.6%	7.0%	5.7%
	HH Income \$150,000 to \$174,999	7.5%	6.9%	5.9%
	HH Income \$100,000 to 149,999	23.8%	22.7%	20.8%
	HH Income \$75,000 to 99,999	12.7%	13.3%	14.8%
	HH Income \$50,000 to 74,999	15.3%	12.7%	14.1%
	HH Income \$35,000 to 49,999	9.6%	7.4%	9.5%
	HH Income \$25,000 to 34,999	5.2%	6.0%	5.8%
	HH Income \$15,000 to 24,999	5.2%	3.8%	5.1%
	HH Income \$0 to 14,999	2.7%	3.7%	5.6%
	Average Household Income	\$116,290	\$147,245	\$127,147
	Median Household Income	\$98,694	\$107,281	\$91,279
	Per Capita Income	\$51,703	\$63,500	\$54,296
	Average Disposable Income	\$97,116	\$104,654	\$93,108
	Median Disposable Income	\$86,331	\$93,089	\$80,873
	Discretionary HH Income Over \$150,000	6.1%	11.7%	8.8%
	Discretionary HH Income \$125,000 to \$149,999	8.5%	8.9%	6.3%
	Discretionary HH Income \$100,000 to \$124,999	9.7%	10.1%	9.0%
	Discretionary HH Income \$75,000 to \$99,999	20.6%	18.3%	15.0%
	Discretionary HH Income \$50,000 to \$74,999	17.7%	18.7%	21.3%
	Discretionary HH Income \$25,000 to \$49,999	24.2%	18.8%	22.0%
	Discretionary HH Income Under \$25,000	13.1%	13.5%	17.6%
	Average Discretionary HH Income	\$72,804	\$79,526	\$69,945
	Median Discretionary HH Income	\$68,118	\$74,127	\$61,976
	Householder White – Count	2,893	11,916	26,570
	Median HH Income	\$97,204	\$106,351	\$94,978
	Average HH Income	\$101,669	\$108,889	\$100,996
	Householder Black or African-American – Count	26	91	1,327
	Median HH Income	\$86,101	\$81,476	\$54,020
	Average HH Income	\$82,277	\$84,598	\$70,782
	Householder Hispanic – Count	156	880	4,163
Median HH Income	\$102,098	\$99,055	\$79,787	
Average HH Income	\$117,324	\$107,451	\$89,261	
Householder Asian or Pacific Islander – Count	65	261	498	
Median HH Income	\$106,898	\$125,902	\$114,885	
Average HH Income	\$100,024	\$129,967	\$117,495	
Householder Other or Pacific Islander – Count	163	632	1,857	
Median HH Income	\$119,486	\$124,329	\$92,526	
Average HH Income	\$126,532	\$123,129	\$100,529	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 27.171 Longitude: -80.2961

Martin Downs Village Center Palm City, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	3,427	15,269	39,440
	Female Population	4,033	16,859	42,158
Total Population by Age	Count of Pop 0 to 4 years	291	1,133	3,235
	Count of Pop 0 to 7 years	419	1,703	4,759
	Count of Pop 5 - 13	654	2,683	6,972
	Count of Pop 14 - 18	380	1,506	3,710
	Count of Pop 19 - 22	353	1,444	3,614
	Count of Pop 22 - 25	236	996	2,563
	Count of Pop 25 - 29	243	1,126	3,516
	Count of Pop 30 - 34	303	1,099	3,628
	Count of Pop 35 - 39	364	1,370	4,077
	Count of Pop 40 - 44	390	1,591	4,277
	Count of Pop 45 - 59	1,320	5,923	14,911
	Count of Pop 60 - 74	1,608	7,629	18,398
	Count of Pop 75 - 84	904	3,965	9,007
	Count of Pop 85+	415	1,664	3,690
	% of Pop 0 to 4 years	3.9%	3.5%	4.0%
	% of Pop 0 to 7 years	5.6%	5.3%	5.8%
	% of Pop 5 - 13	8.8%	8.3%	8.5%
	% of Pop 14 - 18	5.1%	4.7%	4.5%
	% of Pop 19 - 22	4.7%	4.5%	4.4%
	% of Pop 22 - 25	3.2%	3.1%	3.1%
	% of Pop 25 - 29	3.3%	3.5%	4.3%
	% of Pop 30 - 34	4.1%	3.4%	4.4%
	% of Pop 35 - 39	4.9%	4.3%	5.0%
	% of Pop 40 - 44	5.2%	5.0%	5.2%
	% of Pop 45 - 59	17.7%	18.4%	18.3%
	% of Pop 60 - 74	21.6%	23.7%	22.5%
	% of Pop 75 - 84	12.1%	12.3%	11.0%
	% of Pop 85+	5.6%	5.2%	4.5%
Median Age	51.5	53.8	50.9	
Average Age	48.1	49.2	47.6	
Male Population by Age	% of Pop 0 to 4 years	4.4%	3.8%	4.2%
	% of Pop 5 - 13	10.0%	8.9%	9.1%
	% of Pop 14 - 18	5.5%	5.1%	4.8%
	% of Pop 19 - 22	5.2%	4.8%	4.7%
	% of Pop 22 - 25	3.6%	3.3%	3.4%
	% of Pop 25 - 29	3.4%	3.9%	4.7%
	% of Pop 30 - 34	4.1%	3.6%	4.8%
	% of Pop 35 - 39	4.6%	4.3%	5.1%
	% of Pop 40 - 44	4.9%	4.8%	5.2%
	% of Pop 45 - 59	17.6%	18.0%	17.9%
	% of Pop 75 - 84	11.2%	11.7%	10.5%
	% of Pop 60 - 74	20.4%	23.3%	21.8%
	% of Pop 85+	4.9%	4.6%	3.8%
	Median Age	48.9	52.2	48.8
Average Age	46.2	47.9	46.3	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 27.171 Longitude: -80.2961

Martin Downs Village Center Palm City, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	3.5%	3.3%	3.7%
	% of Pop 5 - 13	7.7%	7.8%	8.0%
	% of Pop 14 - 18	4.7%	4.3%	4.3%
	% of Pop 19 - 22	4.3%	4.2%	4.1%
	% of Pop 22 - 25	2.8%	2.9%	2.9%
	% of Pop 25 - 29	3.1%	3.2%	4.0%
	% of Pop 30 - 34	4.0%	3.2%	4.1%
	% of Pop 35 - 39	5.1%	4.3%	4.9%
	% of Pop 40 - 44	5.5%	5.1%	5.3%
	% of Pop 45 - 59	17.8%	18.9%	18.6%
	% of Pop 60 - 74	22.5%	24.1%	23.2%
	% of Pop 75 - 84	12.9%	12.9%	11.5%
	% of Pop 85+	6.1%	5.7%	5.2%
	Median Age	53.5	55.2	52.7
Average Age	49.7	50.3	48.9	
Race	Count of White	6,437	27,824	64,304
	Count of Black or African-American	173	585	5,219
	Count of Asian or Pacific Islander	189	733	1,555
	Count of Other races	661	2,985	10,520
	White	86.3%	86.6%	78.8%
	Black or African American	2.3%	1.8%	6.4%
	Asian	2.5%	2.3%	1.9%
	Other Races	8.9%	9.3%	12.9%
Language Spoken	Speak English at Home	91.3%	90.9%	85.0%
	Speak Spanish at Home	4.3%	5.5%	9.4%
	Speak French or French Creole at Home	0.3%	0.4%	1.9%
	Speak German at Home	0.0%	0.1%	0.3%
	Speak Other Indo-European Languages at Home	1.0%	0.8%	1.6%
	Speak Russian and Other Slavic Languages at Home	1.1%	0.7%	0.8%
	Speak Chinese at Home	0.1%	0.3%	0.2%
	Speak Korean at Home	0.0%	0.0%	0.0%
	Speak Vietnamese at Home	0.3%	0.1%	0.2%
	Speak Other Asian Languages at Home	0.0%	0.2%	0.1%
	Speak Tagalog and Other Pacific Languages at Home	0.9%	0.6%	0.3%
	Speak Other Language at Home	0.6%	0.3%	0.1%
Hispanic	Hispanic Population	576	2,760	11,389
	Hispanic Population Percent	7.7%	8.6%	14.0%
	Mexican	7.3%	14.4%	22.6%
	Puerto Rican	8.4%	18.7%	25.1%
	Cuban	33.1%	21.0%	11.2%
	Dominican	0.0%	0.1%	1.0%
	Central American	31.2%	23.7%	21.8%
	South American	14.2%	15.7%	12.8%
	Other Hispanic	5.9%	6.4%	5.4%
	2000 Hispanic Population Percent	3%	3%	5%
	1990 Hispanic Population Percent	2%	2%	3%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 27.171 Longitude: -80.2961

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%	6.1%	6.6%
	American	5.2%	6.0%	6.4%
	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)	2.5%	2.2%	1.8%
	Chinese	0.3%	0.4%	0.3%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.3%	0.1%	0.1%
	South Central Asian (ie. Indian)	0.7%	0.8%	0.6%
	South East Asian (ie. Vietnamese)	1.0%	0.8%	0.8%
	Other Asian	0.2%	0.1%	0.1%
	European (percent of total population)	54.2%	53.8%	45.0%
	British	8.6%	8.8%	7.5%
	Dutch	0.4%	0.7%	0.6%
	French	1.4%	1.5%	1.6%
	German	11.0%	11.1%	9.3%
	Italian	10.0%	9.5%	7.7%
	Polish	3.2%	2.7%	2.2%
	Scandinavian	2.0%	1.9%	1.7%
	Scotch/Irish	12.6%	12.7%	10.3%
Other European (ie. Greek/Russian)	5.0%	4.9%	4.1%	
Middle Eastern	0.4%	0.4%	0.4%	
Other Ancestry	11.9%	12.3%	16.6%	
Unclassified Ancestry	17.9%	16.6%	15.6%	
Education (Age 25+)	Adult Population (25 Years or Older)	5,547	24,366	61,504
	Elementary (0 to 8)	0.6%	1.4%	2.0%
	Some High School (9 to 11)	2.6%	2.5%	3.4%
	High School Graduate (12)	14.2%	18.5%	24.1%
	Some College (13 to 16)	23.3%	21.3%	23.8%
	Associates Degree Only	14.0%	10.3%	9.7%
	Bachelors Degree Only	29.0%	29.2%	23.6%
	Graduate Degree	16.3%	16.7%	13.4%
	% College (4+)	45.3%	46.0%	37.0%
Household Type	Total Households – count	3,303	13,780	34,415
	One Person HHs – count	992	3,785	10,109
	Family HHs – count	2,205	9,413	22,533
	Married Couple – count	1,853	8,276	18,412
	w/own children – count	639	2,317	5,154
	w/out own children – count	1,214	5,959	13,258
	Male Householder – count	59	240	1,246
	Female Householder – count	294	897	2,875
	Non-Family Households – count	106	582	1,773
	1 Person Household	30.0%	27.5%	29.4%
	2 Person Household	38.7%	40.9%	39.0%
	3 Person Household	14.6%	13.9%	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	23.4%	20.2%	20.2%	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 27.171 Longitude: -80.2961

Martin Downs Village Center Palm City, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	3,765	15,675	39,435
	Owner Occupied Percent	72.7%	74.8%	68.2%
	Renter Occupied Percent	15.0%	13.1%	19.1%
	Vacant Housing Percent	12.3%	12.1%	12.7%
	Total Housing Units (Census 2000)	2,679	12,151	26,414
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	8.3%	16.3%	12.2%
	Property Value \$750,000 to \$999,999	11.6%	19.6%	14.5%
	Property Value \$500,000 to \$749,999	38.2%	24.4%	24.7%
	Property Value \$400,000 to \$499,999	15.3%	10.3%	12.3%
	Property Value \$300,000, to \$399,999	10.4%	8.6%	11.9%
	Property Value \$200,000 to \$299,999	11.7%	8.8%	10.7%
	Property Value \$150,000 to \$199,999	1.7%	2.3%	3.4%
	Property Value \$100,000 to \$149,999	0.0%	2.1%	2.5%
	Property Value \$60,000 to \$99,999	0.8%	1.0%	1.4%
	Property Value \$40,000 to \$59,999	0.4%	0.2%	0.3%
	Property Value \$0 to \$39,999	0.8%	1.4%	2.7%
	Median Home Value	\$557,667	\$658,181	\$549,734
Wealth per Household	\$0 and under - percent	14.8%	14.6%	15.6%
	\$1 to \$4999 - percent	6.6%	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	6.6%	6.6%	6.7%
	\$50k to \$99999 - percent	10.4%	10.4%	10.4%
	\$100k to \$249999 - percent	19.5%	19.6%	19.1%
	\$250k to \$499999 - percent	15.0%	15.1%	14.4%
	\$500k+ - percent	17.5%	17.8%	16.5%
	Median HH Wealth	\$115,452	\$118,791	\$100,094
	Avg HH Wealth	\$277,472	\$280,598	\$264,360
Economic Viability	Economic Viability Local	285	282	276
	Economic Viability Indexed	106	104	102
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	3,471	14,529	37,568
	Managerial/Executive	16.8%	20.2%	16.4%
	Professional Specialty	32.5%	28.3%	24.2%
	Healthcare Support	2.3%	2.4%	3.3%
	Sales	16.6%	16.3%	13.5%
	Office & Administrative Support	8.8%	10.6%	10.2%
	Protective Service	2.6%	3.3%	2.5%
	Food Preparation	6.1%	5.0%	6.3%
	Building Maintenance & Cleaning	0.3%	1.0%	3.2%
	Personal Care	2.3%	1.3%	2.0%
	Farming, Fishing, & Forestry	0.0%	0.2%	0.3%
	Construction	3.4%	4.9%	9.2%
	Production & Transportation	8.4%	6.4%	9.0%
	Percent White Collar Workers	76.9%	77.8%	67.5%
	Percent Blue Collar Workers	23.1%	22.2%	32.5%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 27.171 Longitude: -80.2961

Martin Downs Village Center Palm City, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	3.9%	5.7%	9.3%
	Manufacturing	5.7%	7.3%	6.3%
	Transportation	8.4%	6.5%	7.2%
	Information	1.5%	3.1%	2.4%
	Wholesale/Retail	14.6%	14.0%	13.0%
	Finance, Insurance, Real Estate	7.4%	7.5%	7.3%
	Professional Services	14.0%	11.1%	7.7%
	Management Services	0.1%	0.4%	0.2%
	Administrative/Waste Services	2.8%	3.2%	4.2%
	Educational Services	25.1%	23.1%	23.8%
	Entertainment Services	9.4%	8.4%	9.9%
	Other Professional Services	1.9%	4.2%	4.7%
	Public Administration	5.3%	5.5%	3.9%
Vehicles per HH	No Vehicles	3.4%	4.6%	5.2%
	1 Vehicle	40.7%	33.3%	34.9%
	2 Vehicles	40.4%	42.9%	41.9%
	3 or more vehicles	15.5%	19.2%	18.1%
	Average Number of Vehicles	1.73	1.82	1.78
Change	Births (last 12 months)	58	231	639
	Deaths (last 12 months)	99	432	975
	Migration (last 12 months)	73	623	3,058
Work place	Workplace Establishments	364	1,343	4,871
	Workplace Employees (FTE)	2,653	10,625	43,045