

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 27.299925 Longitude: -80.303493

East Port Plaza Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	24,492	85,788	341,174
	Population Est 23Q1	24,433	85,248	338,628
	Population Est 22Q4	24,412	84,957	336,062
	Population Est 22Q3	24,088	84,548	334,501
	Population Est 22Q2	24,051	84,210	331,922
	Population Est 22Q1	24,043	84,158	331,008
	Population Est 21Q4	23,972	83,894	330,070
	Population Est 21Q3	23,883	82,993	324,245
	Population Est 21Q2	23,735	82,234	321,247
	Population Fcst	23,943	87,513	366,439
	2010 Census Population	20,519	71,362	266,081
	2000 Census Population	17,247	56,974	191,737
	1990 Census Population	13,171	46,300	150,303
	Current Year Daytime Population	28,377	77,092	331,547
	Average Seasonal Population	4,977	10,418	33,606
	Historical Annual Growth, 1990 – 2000	2.73%	2.10%	2.46%
	Historical Annual Growth, 2000 – 2010	1.75%	2.28%	3.33%
	Estimated Annual Growth, 2010 – CY	1.25%	1.30%	1.76%
	Projected Annual Growth, CY to Y5	-0.45%	0.40%	1.44%
	Group Qtrs Est	483	690	3,064
Transient Est Average Last 4 Qtrs	1,328	1,348	7,575	
Households	Current Year Estimated Households	11,258	35,732	133,755
	Households Est 23Q1	11,230	35,509	132,686
	Households Est 22Q4	11,221	35,393	131,666
	Households Est 22Q3	11,100	35,238	131,086
	Households Est 22Q2	11,084	35,110	130,196
	Households Est 22Q1	11,080	35,084	129,841
	Households Est 21Q4	11,047	34,974	129,461
	Households Est 21Q3	11,010	34,625	127,349
	Households Est 21Q2	10,944	34,329	126,265
	Households Fcst	10,978	36,281	142,970
	2010 Census Households	9,721	30,089	105,534
	2000 Census Households	7,902	23,756	77,780
	1990 Census Households	6,022	18,963	60,365
	Historical Annual Growth, 1990 – 2000	2.75%	2.28%	2.57%
	Historical Annual Growth, 2000 – 2010	2.09%	2.39%	3.10%
	Estimated Annual Growth, 2010 – CY	1.04%	1.21%	1.68%
	Projected Annual Growth, CY to Y5	-0.50%	0.31%	1.34%
Population per Household	2.13	2.38	2.53	

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East Port Plaza Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	0.6%	1.0%	1.2%
	HH Income \$250,000 to \$499,999	0.7%	1.2%	1.5%
	HH Income \$200,000 to \$249,999	1.7%	2.8%	3.4%
	HH Income \$175,000 to \$199,999	1.9%	2.7%	3.1%
	HH Income \$150,000 to \$174,999	3.3%	4.7%	4.7%
	HH Income \$100,000 to 149,999	14.6%	18.5%	18.4%
	HH Income \$75,000 to 99,999	13.1%	13.6%	15.0%
	HH Income \$50,000 to 74,999	19.6%	18.3%	18.7%
	HH Income \$35,000 to 49,999	14.1%	12.1%	11.4%
	HH Income \$25,000 to 34,999	11.3%	9.6%	8.1%
	HH Income \$15,000 to 24,999	11.1%	8.3%	7.3%
	HH Income \$0 to 14,999	8.0%	7.4%	7.2%
	Average Household Income	\$72,224	\$84,455	\$92,665
	Median Household Income	\$56,463	\$66,985	\$71,027
	Per Capita Income	\$33,648	\$35,381	\$36,567
	Average Disposable Income	\$61,554	\$71,095	\$74,859
	Median Disposable Income	\$50,229	\$59,844	\$63,391
	Discretionary HH Income Over \$150,000	0.4%	2.0%	3.2%
	Discretionary HH Income \$125,000 to \$149,999	2.3%	2.8%	3.2%
	Discretionary HH Income \$100,000 to \$124,999	3.6%	5.1%	5.6%
	Discretionary HH Income \$75,000 to \$99,999	8.7%	12.3%	12.6%
	Discretionary HH Income \$50,000 to \$74,999	17.4%	19.9%	20.8%
	Discretionary HH Income \$25,000 to \$49,999	32.7%	29.6%	28.3%
	Discretionary HH Income Under \$25,000	34.8%	28.2%	26.3%
	Average Discretionary HH Income	\$43,163	\$50,725	\$53,517
	Median Discretionary HH Income	\$35,293	\$42,776	\$45,558
	Householder White – Count	7,529	24,223	80,295
	Median HH Income	\$54,827	\$68,598	\$76,223
	Average HH Income	\$67,451	\$78,934	\$85,369
	Householder Black or African-American – Count	914	3,093	19,976
	Median HH Income	\$62,622	\$61,563	\$60,811
	Average HH Income	\$76,872	\$73,337	\$67,928
	Householder Hispanic – Count	1,771	5,039	21,696
	Median HH Income	\$55,027	\$64,975	\$68,257
Average HH Income	\$59,629	\$74,108	\$77,830	
Householder Asian or Pacific Islander – Count	243	796	1,857	
Median HH Income	\$130,689	\$64,441	\$70,491	
Average HH Income	\$112,065	\$77,980	\$82,368	
Householder Other or Pacific Islander – Count	801	2,581	9,931	
Median HH Income	\$59,698	\$67,307	\$71,769	
Average HH Income	\$62,867	\$77,357	\$81,779	

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Gender	Male Population	11,477	41,230	164,751
	Female Population	13,015	44,558	176,423
Total Population by Age	Count of Pop 0 to 4 years	1,054	3,851	16,077
	Count of Pop 0 to 7 years	1,423	5,309	23,023
	Count of Pop 5 - 13	1,842	7,087	32,330
	Count of Pop 14 - 18	864	3,566	16,451
	Count of Pop 19 - 22	856	3,596	16,335
	Count of Pop 22 - 25	629	2,661	11,922
	Count of Pop 25 - 29	1,201	4,322	17,771
	Count of Pop 30 - 34	1,392	4,644	18,166
	Count of Pop 35 - 39	1,279	4,814	19,411
	Count of Pop 40 - 44	1,080	4,524	19,042
	Count of Pop 45 - 59	3,617	14,634	61,587
	Count of Pop 60 - 74	6,171	19,827	70,344
	Count of Pop 75 - 84	3,202	9,043	30,845
	Count of Pop 85+	1,305	3,220	10,891
	% of Pop 0 to 4 years	4.3%	4.5%	4.7%
	% of Pop 0 to 7 years	5.8%	6.2%	6.7%
	% of Pop 5 - 13	7.5%	8.3%	9.5%
	% of Pop 14 - 18	3.5%	4.2%	4.8%
	% of Pop 19 - 22	3.5%	4.2%	4.8%
	% of Pop 22 - 25	2.6%	3.1%	3.5%
	% of Pop 25 - 29	4.9%	5.0%	5.2%
	% of Pop 30 - 34	5.7%	5.4%	5.3%
	% of Pop 35 - 39	5.2%	5.6%	5.7%
	% of Pop 40 - 44	4.4%	5.3%	5.6%
	% of Pop 45 - 59	14.8%	17.1%	18.1%
	% of Pop 60 - 74	25.2%	23.1%	20.6%
	% of Pop 75 - 84	13.1%	10.5%	9.0%
	% of Pop 85+	5.3%	3.8%	3.2%
Median Age	54.5	49.4	45.8	
Average Age	49.7	46.9	44.6	
Male Population by Age	% of Pop 0 to 4 years	4.7%	4.8%	5.0%
	% of Pop 5 - 13	8.2%	8.9%	10.0%
	% of Pop 14 - 18	3.8%	4.4%	5.1%
	% of Pop 19 - 22	3.8%	4.5%	5.1%
	% of Pop 22 - 25	2.8%	3.3%	3.8%
	% of Pop 25 - 29	5.3%	5.4%	5.5%
	% of Pop 30 - 34	6.2%	5.8%	5.5%
	% of Pop 35 - 39	5.5%	5.8%	5.7%
	% of Pop 40 - 44	4.4%	5.2%	5.5%
	% of Pop 45 - 59	14.4%	16.8%	17.8%
	% of Pop 75 - 84	12.0%	9.9%	8.5%
	% of Pop 60 - 74	24.4%	22.1%	19.8%
	% of Pop 85+	4.4%	3.1%	2.7%
	Median Age	50.9	46.9	43.8
Average Age	47.9	45.5	43.4	

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	% of Pop 0 to 4 years	3.9%	4.2%	4.4%
	% of Pop 5 - 13	7.0%	7.7%	9.0%
	% of Pop 14 - 18	3.2%	3.9%	4.5%
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	% of Pop 35 - 39	5.0%	5.5%	5.7%
	% of Pop 40 - 44	4.4%	5.4%	5.7%
	% of Pop 45 - 59	15.1%	17.3%	18.3%
	% of Pop 60 - 74	25.9%	24.0%	21.4%
	% of Pop 75 - 84	14.0%	11.1%	9.6%
	% of Pop 85+	6.1%	4.4%	3.7%
	Median Age	56.9	51.7	47.7
Average Age	51.3	48.2	45.8	
Race	Count of White	16,860	59,519	212,842
	Count of Black or African-American	2,973	10,740	62,729
	Count of Asian or Pacific Islander	599	2,033	6,351
	Count of Other races	4,060	13,495	59,252
	White	68.8%	69.4%	62.4%
	Black or African American	12.1%	12.5%	18.4%
	Asian	2.4%	2.4%	1.9%
	Other Races	16.6%	15.7%	17.4%
Language Spoken	Speak English at Home	78.2%	79.4%	76.5%
	Speak Spanish at Home	14.5%	13.1%	15.2%
	Speak French or French Creole at Home	2.6%	3.1%	4.0%
	Speak German at Home	0.5%	0.3%	0.4%
	Speak Other Indo-European Languages at Home	1.1%	1.4%	1.8%
	Speak Russian and Other Slavic Languages at Home	0.2%	0.4%	0.4%
	Speak Chinese at Home	0.1%	0.1%	0.1%
	Speak Korean at Home	0.0%	0.0%	0.1%
	Speak Vietnamese at Home	0.4%	0.3%	0.2%
	Speak Other Asian Languages at Home	0.7%	0.4%	0.2%
	Speak Tagalog and Other Pacific Languages at Home	1.3%	1.1%	0.5%
	Speak Other Language at Home	0.3%	0.3%	0.7%
Hispanic	Hispanic Population	4,658	15,474	71,666
	Hispanic Population Percent	19.0%	18.0%	21.0%
	Mexican	19.1%	20.4%	21.7%
	Puerto Rican	24.5%	28.7%	28.0%
	Cuban	15.4%	15.3%	12.8%
	Dominican	7.3%	5.5%	6.9%
	Central American	11.5%	10.8%	12.8%
	South American	14.8%	13.4%	13.1%
	Other Hispanic	7.4%	5.8%	4.7%
	2000 Hispanic Population Percent	8%	7%	9%
	1990 Hispanic Population Percent	3%	3%	4%

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Ancestry	American (percent of total population)	8.4%	10.4%	11.0%
	American	8.2%	10.3%	10.9%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	2.4%	2.3%	1.8%
	Chinese	0.1%	0.1%	0.1%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.2%	0.2%	0.2%
	South Central Asian (ie. Indian)	0.1%	0.5%	0.5%
	South East Asian (ie. Vietnamese)	1.7%	1.3%	0.8%
	Other Asian	0.1%	0.1%	0.1%
	European (percent of total population)	35.1%	35.9%	30.5%
	British	5.4%	5.3%	4.5%
	Dutch	0.6%	0.6%	0.4%
	French	1.1%	1.2%	1.1%
	German	7.4%	6.8%	5.9%
	Italian	6.6%	6.3%	5.5%
	Polish	1.6%	1.9%	1.6%
	Scandinavian	1.3%	1.3%	1.1%
	Scotch/Irish	7.4%	8.2%	6.8%
Other European (ie. Greek/Russian)	3.7%	4.3%	3.4%	
Middle Eastern	0.5%	0.3%	0.4%	
Other Ancestry	21.5%	20.6%	22.4%	
Unclassified Ancestry	13.2%	12.4%	12.9%	
Education (Age 25+)	Adult Population (25 Years or Older)	19,247	65,028	248,059
	Elementary (0 to 8)	2.5%	2.9%	3.9%
	Some High School (9 to 11)	5.9%	6.5%	6.6%
	High School Graduate (12)	33.2%	32.2%	30.4%
	Some College (13 to 16)	25.8%	23.5%	22.4%
	Associates Degree Only	11.0%	10.6%	10.9%
	Bachelors Degree Only	14.6%	16.5%	17.2%
	Graduate Degree	7.1%	7.8%	8.5%
	% College (4+)	21.6%	24.3%	25.7%
Household Type	Total Households – count	11,258	35,732	133,755
	One Person HHs – count	3,936	9,781	34,724
	Family HHs – count	6,241	23,482	91,548
	Married Couple – count	4,336	16,751	65,724
	w/own children – count	1,029	4,648	20,652
	w/out own children – count	3,307	12,103	45,072
	Male Householder – count	456	1,931	7,096
	Female Householder – count	1,450	4,800	18,728
	Non-Family Households – count	1,081	2,469	7,483
	1 Person Household	35.0%	27.4%	26.0%
	2 Person Household	38.5%	38.8%	35.8%
	3 Person Household	12.6%	14.9%	15.6%
	4 Person Household	7.7%	10.7%	12.3%
	5 Person Household	3.7%	4.8%	6.0%
6 Person Household	1.7%	2.2%	2.7%	
7+ Person Household	0.9%	1.3%	1.6%	
% Households With Children	18.0%	22.0%	25.2%	

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Housing	Total Housing Units	13,320	40,101	149,778
	Owner Occupied Percent	56.3%	66.8%	65.7%
	Renter Occupied Percent	28.2%	22.3%	23.6%
	Vacant Housing Percent	15.5%	10.9%	10.7%
	Total Housing Units (Census 2000)	9,335	26,751	88,023
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.6%	1.3%	2.6%
	Property Value \$750,000 to \$999,999	1.2%	3.3%	4.5%
	Property Value \$500,000 to \$749,999	7.3%	14.9%	20.0%
	Property Value \$400,000 to \$499,999	9.5%	15.3%	17.9%
	Property Value \$300,000, to \$399,999	17.5%	23.5%	22.2%
	Property Value \$200,000 to \$299,999	24.3%	21.2%	17.0%
	Property Value \$150,000 to \$199,999	9.6%	6.4%	5.2%
	Property Value \$100,000 to \$149,999	7.5%	4.4%	4.1%
	Property Value \$60,000 to \$99,999	7.0%	2.7%	2.0%
	Property Value \$40,000 to \$59,999	3.6%	1.5%	0.9%
	Property Value \$0 to \$39,999	11.5%	4.5%	2.6%
	Median Home Value	\$250,193	\$339,381	\$382,848
Wealth per Household	\$0 and under - percent	17.4%	16.8%	16.9%
	\$1 to \$4999 - percent	9.0%	8.4%	8.4%
	\$5k to \$9999 - percent	4.7%	4.4%	4.4%
	\$10k to \$24999 - percent	6.4%	6.3%	6.3%
	\$25k to \$49999 - percent	6.8%	6.8%	6.8%
	\$50k to \$99999 - percent	10.4%	10.5%	10.5%
	\$100k to \$249999 - percent	18.4%	18.7%	18.6%
	\$250k to \$499999 - percent	13.0%	13.4%	13.4%
	\$500k+ - percent	13.8%	14.6%	14.7%
	Median HH Wealth	\$77,189	\$84,442	\$84,299
	Avg HH Wealth	\$231,284	\$241,086	\$241,690
Economic Viability	Economic Viability Local	284	279	279
	Economic Viability Indexed	105	103	103
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	10,976	39,704	158,121
	Managerial/Executive	9.6%	13.6%	14.4%
	Professional Specialty	20.9%	19.4%	18.8%
	Healthcare Support	3.0%	4.2%	4.4%
	Sales	11.4%	12.8%	12.5%
	Office & Administrative Support	14.2%	13.1%	11.5%
	Protective Service	2.0%	1.7%	2.0%
	Food Preparation	8.6%	6.8%	6.5%
	Building Maintenance & Cleaning	3.9%	4.2%	4.1%
	Personal Care	2.7%	3.2%	3.2%
	Farming, Fishing, & Forestry	0.6%	0.2%	0.3%
	Construction	10.3%	8.3%	10.6%
	Production & Transportation	12.7%	12.5%	11.8%
	Percent White Collar Workers	59.1%	63.0%	61.6%
	Percent Blue Collar Workers	40.9%	37.0%	38.4%

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	Agriculture/Mining/Construction	8.0%	8.0%	10.5%
	Manufacturing	3.8%	5.7%	5.0%
	Transportation	6.3%	7.0%	7.0%
	Information	1.3%	1.6%	1.6%
	Wholesale/Retail	20.0%	16.6%	15.1%
	Finance, Insurance, Real Estate	5.9%	5.9%	6.3%
	Professional Services	3.7%	5.0%	5.2%
	Management Services	0.2%	0.3%	0.2%
	Administrative/Waste Services	7.6%	5.9%	6.2%
	Educational Services	22.3%	23.3%	22.6%
	Entertainment Services	11.5%	10.0%	10.3%
	Other Professional Services	5.5%	6.2%	5.7%
	Public Administration	4.0%	4.4%	4.4%
Vehicles per HH	No Vehicles	4.7%	3.5%	4.6%
	1 Vehicle	52.4%	41.6%	38.0%
	2 Vehicles	31.2%	37.3%	38.6%
	3 or more vehicles	11.7%	17.7%	18.7%
	Average Number of Vehicles	1.52	1.74	1.78
Change	Births (last 12 months)	203	758	3,191
	Deaths (last 12 months)	326	959	3,375
	Migration (last 12 months)	569	1,804	9,559
Work place	Workplace Establishments	1,048	2,608	11,289
	Workplace Employees (FTE)	10,625	23,585	100,936