

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 25.6838/-80.3134

9455 S Dixie Hwy Pinecrest, FL 33156	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2025)	27,199	98,150	286,606
Projected Population (2030)	24,802	89,088	257,685
Census Population (2020)	24,148	95,529	286,113
Census Population (2010)	19,327	88,751	275,285
Projected Annual Growth (2025-2030)	-2,397 -1.8%	-9,062 -1.8%	-28,921 -2.0%
Historical Annual Growth (2020-2025)	3,051 -	2,620 0.5%	493 -
Historical Annual Growth (2010-2020)	4,821 2.5%	6,778 0.8%	10,828 0.4%
Estimated Population Density (2025)	8,662 psm	3,473 psm	3,651 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2025)	12,706	37,816	104,025
Projected Households (2030)	11,499	34,128	93,328
Census Households (2020)	11,524	37,515	104,170
Census Households (2010)	8,727	33,711	97,116
Projected Annual Growth (2025-2030)	-1,207 -1.9%	-3,688 -2.0%	-10,697 -2.1%
Historical Annual Change (2010-2025)	3,979 3.0%	4,105 0.8%	6,908 0.5%
Average Household Income			
Estimated Average Household Income (2025)	\$129,479	\$196,384	\$173,916
Projected Average Household Income (2030)	\$131,709	\$197,065	\$174,677
Census Average Household Income (2010)	\$77,077	\$105,139	\$92,634
Census Average Household Income (2000)	\$71,368	\$95,442	\$84,811
Projected Annual Change (2025-2030)	\$2,230 0.3%	\$680 -	\$762 -
Historical Annual Change (2000-2025)	\$58,110 3.3%	\$100,943 4.2%	\$89,105 4.2%
Median Household Income			
Estimated Median Household Income (2025)	\$92,539	\$125,293	\$119,346
Projected Median Household Income (2030)	\$94,208	\$125,796	\$119,774
Census Median Household Income (2010)	\$54,527	\$67,661	\$64,109
Census Median Household Income (2000)	\$46,772	\$69,530	\$64,508
Projected Annual Change (2025-2030)	\$1,670 0.4%	\$502 -	\$428 -
Historical Annual Change (2000-2025)	\$45,767 3.9%	\$55,763 3.2%	\$54,838 3.4%
Per Capita Income			
Estimated Per Capita Income (2025)	\$60,511	\$75,755	\$63,296
Projected Per Capita Income (2030)	\$61,090	\$75,591	\$63,457
Census Per Capita Income (2010)	\$34,829	\$39,940	\$32,682
Census Per Capita Income (2000)	\$30,470	\$35,870	\$29,671
Projected Annual Change (2025-2030)	\$579 0.2%	-\$164 -	\$161 -
Historical Annual Change (2000-2025)	\$30,041 3.9%	\$39,885 4.4%	\$33,625 4.5%
Estimated Average Household Net Worth (2025)	\$1.13 M	\$1.79 M	\$1.7 M

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9455 S Dixie Hwy Pinecrest, FL 33156	1 mi radius	3 mi radius	5 mi radius
Race and Ethnicity			
Total Population (2025)	27,199	98,150	286,606
White (2025)	9,377 34.5%	37,377 38.1%	102,705 35.8%
Black or African American (2025)	2,191 8.1%	7,416 7.6%	21,798 7.6%
American Indian or Alaska Native (2025)	95 0.3%	226 0.2%	606 0.2%
Asian (2025)	1,708 6.3%	3,887 4.0%	7,740 2.7%
Hawaiian or Pacific Islander (2025)	3 -	31 -	101 -
Other Race (2025)	2,607 9.6%	9,059 9.2%	29,431 10.3%
Two or More Races (2025)	11,218 41.2%	40,154 40.9%	124,225 43.3%
Population < 18 (2025)	4,693 17.3%	18,747 19.1%	53,048 18.5%
White Not Hispanic	1,030 21.9%	4,519 24.1%	11,813 22.3%
Black or African American	378 8.1%	1,253 6.7%	3,460 6.5%
Asian	225 4.8%	595 3.2%	1,215 2.3%
Other Race Not Hispanic	77 1.6%	355 1.9%	843 1.6%
Hispanic	2,984 63.6%	12,025 64.1%	35,718 67.3%
Not Hispanic or Latino Population (2025)	9,150 33.6%	32,868 33.5%	83,990 29.3%
Not Hispanic White	5,069 55.4%	20,777 63.2%	53,328 63.5%
Not Hispanic Black or African American	2,093 22.9%	7,124 21.7%	20,295 24.2%
Not Hispanic American Indian or Alaska Native	16 0.2%	47 0.1%	96 0.1%
Not Hispanic Asian	1,701 18.6%	3,837 11.7%	7,507 8.9%
Not Hispanic Hawaiian or Pacific Islander	- -	15 -	47 -
Not Hispanic Other Race	70 0.8%	364 1.1%	956 1.1%
Not Hispanic Two or More Races	201 2.2%	704 2.1%	1,760 2.1%
Hispanic or Latino Population (2025)	18,049 66.4%	65,282 66.5%	202,616 70.7%
Hispanic White	4,308 23.9%	16,600 25.4%	49,377 24.4%
Hispanic Black or African American	98 0.5%	292 0.4%	1,503 0.7%
Hispanic American Indian or Alaska Native	79 0.4%	179 0.3%	510 0.3%
Hispanic Asian	7 -	49 -	232 0.1%
Hispanic Hawaiian or Pacific Islander	2 -	16 -	54 -
Hispanic Other Race	2,537 14.1%	8,695 13.3%	28,474 14.1%
Hispanic Two or More Races	11,017 61.0%	39,450 60.4%	122,465 60.4%
Not Hispanic or Latino Population (2020)	8,330 34.5%	35,934 37.6%	89,765 31.4%
Hispanic or Latino Population (2020)	15,819 65.5%	59,595 62.4%	196,348 68.6%
Not Hispanic or Latino Population (2010)	7,973 41.3%	39,769 44.8%	100,574 36.5%
Hispanic or Latino Population (2010)	11,354 58.7%	48,982 55.2%	174,712 63.5%
Not Hispanic or Latino Population (2030)	8,874 35.8%	29,118 32.7%	78,034 30.3%
Hispanic or Latino Population (2030)	15,928 64.2%	59,970 67.3%	179,652 69.7%
Projected Annual Growth (2025-2030)	-2,121 -2.4%	-5,311 -1.6%	-22,965 -2.3%
Historical Annual Growth (2010-2020)	4,465 3.9%	10,613 2.2%	21,637 1.2%

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Total Age Distribution (2025)						
Total Population	27,199	98,150	286,606			
Age Under 5 Years	1,306	4.8%	4,623	4.7%	13,420	4.7%
Age 5 to 9 Years	1,302	4.8%	5,279	5.4%	14,959	5.2%
Age 10 to 14 Years	1,279	4.7%	5,293	5.4%	14,766	5.2%
Age 15 to 19 Years	1,392	5.1%	5,964	6.1%	16,722	5.8%
Age 20 to 24 Years	2,064	7.6%	7,774	7.9%	21,658	7.6%
Age 25 to 29 Years	2,398	8.8%	6,311	6.4%	16,273	5.7%
Age 30 to 34 Years	2,260	8.3%	6,024	6.1%	16,642	5.8%
Age 35 to 39 Years	1,963	7.2%	6,154	6.3%	17,835	6.2%
Age 40 to 44 Years	1,720	6.3%	6,127	6.2%	17,811	6.2%
Age 45 to 49 Years	1,601	5.9%	6,102	6.2%	18,204	6.4%
Age 50 to 54 Years	1,725	6.3%	6,763	6.9%	20,004	7.0%
Age 55 to 59 Years	1,668	6.1%	6,654	6.8%	20,071	7.0%
Age 60 to 64 Years	1,800	6.6%	6,646	6.8%	19,667	6.9%
Age 65 to 69 Years	1,407	5.2%	5,475	5.6%	16,329	5.7%
Age 70 to 74 Years	1,202	4.4%	4,619	4.7%	14,126	4.9%
Age 75 to 79 Years	884	3.2%	3,571	3.6%	11,408	4.0%
Age 80 to 84 Years	648	2.4%	2,394	2.4%	8,223	2.9%
Age 85 Years or Over	581	2.1%	2,378	2.4%	8,490	3.0%
Median Age	38.6		40.8		42.6	
Age 19 Years or Less	5,279	19.4%	21,159	21.6%	59,867	20.9%
Age 20 to 64 Years	17,199	63.2%	58,555	59.7%	168,164	58.7%
Age 65 Years or Over	4,721	17.4%	18,436	18.8%	58,575	20.4%
Female Age Distribution (2025)						
Female Population	14,430	53.1%	50,658	51.6%	146,911	51.3%
Age Under 5 Years	638	4.4%	2,311	4.6%	6,596	4.5%
Age 5 to 9 Years	625	4.3%	2,519	5.0%	7,162	4.9%
Age 10 to 14 Years	620	4.3%	2,655	5.2%	7,225	4.9%
Age 15 to 19 Years	668	4.6%	2,891	5.7%	7,945	5.4%
Age 20 to 24 Years	1,057	7.3%	3,471	6.9%	8,818	6.0%
Age 25 to 29 Years	1,284	8.9%	3,178	6.3%	8,073	5.5%
Age 30 to 34 Years	1,130	7.8%	3,064	6.0%	8,467	5.8%
Age 35 to 39 Years	977	6.8%	3,166	6.3%	9,072	6.2%
Age 40 to 44 Years	855	5.9%	3,087	6.1%	8,987	6.1%
Age 45 to 49 Years	880	6.1%	3,215	6.3%	9,413	6.4%
Age 50 to 54 Years	918	6.4%	3,556	7.0%	10,465	7.1%
Age 55 to 59 Years	913	6.3%	3,484	6.9%	10,453	7.1%
Age 60 to 64 Years	992	6.9%	3,501	6.9%	10,541	7.2%
Age 65 to 69 Years	821	5.7%	3,026	6.0%	9,088	6.2%
Age 70 to 74 Years	706	4.9%	2,553	5.0%	8,114	5.5%
Age 75 to 79 Years	536	3.7%	2,064	4.1%	6,519	4.4%
Age 80 to 84 Years	419	2.9%	1,448	2.9%	4,889	3.3%
Age 85 Years or Over	390	2.7%	1,470	2.9%	5,084	3.5%
Female Median Age	40.5		42.3		44.6	
Age 19 Years or Less	2,551	17.7%	10,376	20.5%	28,928	19.7%
Age 20 to 64 Years	9,006	62.4%	29,721	58.7%	84,290	57.4%
Age 65 Years or Over	2,873	19.9%	10,561	20.8%	33,694	22.9%

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Male Age Distribution (2025)						
Male Population	12,769	46.9%	47,492	48.4%	139,695	48.7%
Age Under 5 Years	668	5.2%	2,312	4.9%	6,824	4.9%
Age 5 to 9 Years	677	5.3%	2,760	5.8%	7,797	5.6%
Age 10 to 14 Years	659	5.2%	2,638	5.6%	7,542	5.4%
Age 15 to 19 Years	724	5.7%	3,073	6.5%	8,777	6.3%
Age 20 to 24 Years	1,007	7.9%	4,303	9.1%	12,839	9.2%
Age 25 to 29 Years	1,115	8.7%	3,133	6.6%	8,200	5.9%
Age 30 to 34 Years	1,130	8.9%	2,961	6.2%	8,175	5.9%
Age 35 to 39 Years	986	7.7%	2,988	6.3%	8,763	6.3%
Age 40 to 44 Years	865	6.8%	3,040	6.4%	8,824	6.3%
Age 45 to 49 Years	722	5.7%	2,887	6.1%	8,791	6.3%
Age 50 to 54 Years	807	6.3%	3,207	6.8%	9,538	6.8%
Age 55 to 59 Years	754	5.9%	3,170	6.7%	9,617	6.9%
Age 60 to 64 Years	808	6.3%	3,145	6.6%	9,126	6.5%
Age 65 to 69 Years	587	4.6%	2,449	5.2%	7,240	5.2%
Age 70 to 74 Years	496	3.9%	2,066	4.3%	6,012	4.3%
Age 75 to 79 Years	347	2.7%	1,507	3.2%	4,890	3.5%
Age 80 to 84 Years	228	1.8%	946	2.0%	3,333	2.4%
Age 85 Years or Over	191	1.5%	908	1.9%	3,406	2.4%
Male Median Age	36.7		39.3		40.7	
Age 19 Years or Less	2,728	21.4%	10,783	22.7%	30,939	22.1%
Age 20 to 64 Years	8,193	64.2%	28,834	60.7%	83,875	60.0%
Age 65 Years or Over	1,849	14.5%	7,875	16.6%	24,881	17.8%
Males per 100 Females (2025)						
Overall Comparison	88		94		95	
Age Under 5 Years	105	51.1%	100	50.0%	103	50.9%
Age 5 to 9 Years	108	52.0%	110	52.3%	109	52.1%
Age 10 to 14 Years	106	51.5%	99	49.8%	104	51.1%
Age 15 to 19 Years	108	52.0%	106	51.5%	110	52.5%
Age 20 to 24 Years	95	48.8%	124	55.4%	146	59.3%
Age 25 to 29 Years	87	46.5%	99	49.6%	102	50.4%
Age 30 to 34 Years	100	50.0%	97	49.1%	97	49.1%
Age 35 to 39 Years	101	50.2%	94	48.6%	97	49.1%
Age 40 to 44 Years	101	50.3%	99	49.6%	98	49.5%
Age 45 to 49 Years	82	45.1%	90	47.3%	93	48.3%
Age 50 to 54 Years	88	46.8%	90	47.4%	91	47.7%
Age 55 to 59 Years	83	45.2%	91	47.6%	92	47.9%
Age 60 to 64 Years	81	44.9%	90	47.3%	87	46.4%
Age 65 to 69 Years	71	41.7%	81	44.7%	80	44.3%
Age 70 to 74 Years	70	41.2%	81	44.7%	74	42.6%
Age 75 to 79 Years	65	39.3%	73	42.2%	75	42.9%
Age 80 to 84 Years	55	35.3%	65	39.5%	68	40.5%
Age 85 Years or Over	49	32.8%	62	38.2%	67	40.1%
Age 19 Years or Less	107	51.7%	104	51.0%	107	51.7%
Age 20 to 39 Years	95	48.8%	104	51.0%	110	52.4%
Age 40 to 64 Years	87	46.5%	92	47.8%	92	47.9%
Age 65 Years or Over	64	39.2%	75	42.7%	74	42.5%

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Household Type (2025)			
Total Households	12,706	37,816	104,025
Households with Children	2,716 21.4%	11,159 29.5%	32,113 30.9%
Average Household Size	2.1	2.6	2.7
Household Density per Square Mile	4,047	1,338	1,325
Population Family	17,332 63.7%	76,094 77.5%	233,260 81.4%
Population Non-Family	9,818 36.1%	20,614 21.0%	46,436 16.2%
Population Group Quarters	49 0.2%	1,441 1.5%	6,911 2.4%
Family Households	5,632 44.3%	23,567 62.3%	71,484 68.7%
Married Couple Households	3,901 69.3%	17,575 74.6%	50,910 71.2%
Other Family Households with Children	1,731 30.7%	5,992 25.4%	20,574 28.8%
Family Households with Children	2,712 48.1%	11,140 47.3%	32,064 44.9%
Married Couple with Children	1,797 66.3%	8,280 74.3%	23,331 72.8%
Other Family Households with Children	914 33.7%	2,860 25.7%	8,732 27.2%
Family Households No Children	2,920 51.9%	12,427 52.7%	39,420 55.1%
Married Couple No Children	2,104 72.0%	9,295 74.8%	27,578 70.0%
Other Family Households No Children	817 28.0%	3,132 25.2%	11,842 30.0%
Non-Family Households	7,074 55.7%	14,249 37.7%	32,541 31.3%
Non-Family Households with Children	4 -	19 0.1%	49 0.2%
Non-Family Households No Children	7,070 99.9%	14,231 99.9%	32,492 99.8%
Average Family Household Size	3.1	3.2	3.3
Average Family Income	\$196,247	\$263,994	\$213,024
Median Family Income	\$133,518	\$166,729	\$146,682
Average Non-Family Household Size	1.4	1.4	1.4
Marital Status (2025)			
Population Age 15 Years or Over	23,312	82,955	243,462
Never Married	7,393 31.7%	26,148 31.5%	76,453 31.4%
Currently Married	10,550 45.3%	39,678 47.8%	112,066 46.0%
Previously Married	5,369 23.0%	17,128 20.6%	54,942 22.6%
Separated	908 16.9%	3,206 18.7%	11,335 20.6%
Widowed	1,031 19.2%	4,614 26.9%	15,456 28.1%
Divorced	3,430 63.9%	9,308 54.3%	28,150 51.2%
Educational Attainment (2025)			
Adult Population Age 25 Years or Over	19,856	69,217	205,082
Elementary (Grade Level 0 to 8)	489 2.5%	1,883 2.7%	8,107 4.0%
Some High School (Grade Level 9 to 11)	675 3.4%	2,540 3.7%	10,733 5.2%
High School Graduate	3,612 18.2%	11,363 16.4%	39,752 19.4%
Some College	1,962 9.9%	7,739 11.2%	26,439 12.9%
Associate Degree Only	1,702 8.6%	5,998 8.7%	19,901 9.7%
Bachelor Degree Only	5,953 30.0%	19,730 28.5%	54,100 26.4%
Graduate Degree	5,462 27.5%	19,964 28.8%	46,050 22.5%
Any College (Some College or Higher)	15,080 75.9%	53,431 77.2%	146,490 71.4%
College Degree + (Bachelor Degree or Higher)	11,415 57.5%	39,694 57.3%	100,150 48.8%

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Housing			
Total Housing Units (2025)	14,009	41,317	112,983
Total Housing Units (2020)	13,426	40,976	111,259
Historical Annual Growth (2020-2025)	583	-	1,723
Housing Units Occupied (2025)	12,706	90.7%	37,816
Housing Units Owner-Occupied	4,748	37.4%	22,275
Housing Units Renter-Occupied	7,958	62.6%	15,541
Housing Units Vacant (2025)	1,303	9.3%	3,501
		8.5%	8,958
		7.9%	
Household Size (2025)			
Total Households	12,706	37,816	104,025
1 Person Households	5,264	41.4%	10,397
2 Person Households	3,667	28.9%	11,403
3 Person Households	1,705	13.4%	6,726
4 Person Households	1,273	10.0%	5,364
5 Person Households	504	4.0%	2,362
6 Person Households	172	1.4%	939
7 or More Person Households	122	1.0%	626
		1.7%	2,000
		1.9%	
Household Income Distribution (2025)			
HH Income \$200,000 or More	2,189	17.2%	10,420
HH Income \$150,000 to \$199,999	855	6.7%	3,807
HH Income \$125,000 to \$149,999	632	5.0%	2,168
HH Income \$100,000 to \$124,999	1,132	8.9%	3,162
HH Income \$75,000 to \$99,999	1,430	11.3%	3,495
HH Income \$50,000 to \$74,999	2,166	17.0%	4,829
HH Income \$35,000 to \$49,999	1,287	10.1%	3,019
HH Income \$25,000 to \$34,999	935	7.4%	1,975
HH Income \$15,000 to \$24,999	798	6.3%	1,984
HH Income \$10,000 to \$14,999	388	3.1%	810
HH Income Under \$10,000	894	7.0%	2,147
		5.7%	5,038
		4.8%	
Household Vehicles (2025)			
Households 0 Vehicles Available	984	7.7%	2,499
Households 1 Vehicle Available	6,697	52.7%	14,505
Households 2 Vehicles Available	4,047	31.9%	13,751
Households 3 or More Vehicles Available	978	7.7%	7,061
Total Vehicles Available	18,006		65,786
Average Vehicles per Household		1.4	1.7
Owner-Occupied Household Vehicles	7,671	42.6%	45,016
Average Vehicles per Owner-Occupied Household		1.6	2.0
Renter-Occupied Household Vehicles	10,335	57.4%	20,770
Average Vehicles per Renter-Occupied Household		1.3	1.3
			1.5
Travel Time (2025)			
Worker Base Age 16 years or Over	15,458		52,489
Travel to Work in 14 Minutes or Less	2,026	13.1%	6,671
Travel to Work in 15 to 29 Minutes	4,755	30.8%	15,390
Travel to Work in 30 to 59 Minutes	4,873	31.5%	16,326
Travel to Work in 60 Minutes or More	1,014	6.6%	3,632
Work at Home	2,790	18.1%	10,469
Average Minutes Travel to Work		26.4	27.1
			27.3

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Transportation To Work (2025)			
Worker Base Age 16 years or Over	15,458	52,489	151,815
Drive to Work Alone	9,908 64.1%	33,094 63.0%	100,719 66.3%
Drive to Work in Carpool	1,265 8.2%	4,480 8.5%	13,304 8.8%
Travel to Work by Public Transportation	1,016 6.6%	2,384 4.5%	5,053 3.3%
Drive to Work on Motorcycle	20 0.1%	90 0.2%	269 0.2%
Bicycle to Work	5 -	225 0.4%	507 0.3%
Walk to Work	307 2.0%	1,289 2.5%	3,073 2.0%
Other Means	147 0.9%	458 0.9%	1,668 1.1%
Work at Home	2,790 18.1%	10,469 19.9%	27,221 17.9%
Daytime Demographics (2025)			
Total Businesses	2,728	14,225	34,098
Total Employees	16,285	74,200	173,670
Company Headquarter Businesses	85 3.1%	327 2.3%	677 2.0%
Company Headquarter Employees	1,633 10.0%	6,099 8.2%	11,426 6.6%
Employee Population per Business	6.0 to 1	5.2 to 1	5.1 to 1
Residential Population per Business	10.0 to 1	6.9 to 1	8.4 to 1
Adj. Daytime Demographics Age 16 Years or Over	23,786	103,334	261,685
Labor Force			
Labor Population Age 16 Years or Over (2025)	23,041	81,761	240,240
Labor Force Total Males (2025)	10,631 46.1%	39,175 47.9%	115,829 48.2%
Male Civilian Employed	7,654 72.0%	27,549 70.3%	78,735 68.0%
Male Civilian Unemployed	190 1.8%	632 1.6%	1,908 1.6%
Males in Armed Forces	50 0.5%	77 0.2%	258 0.2%
Males Not in Labor Force	2,737 25.7%	10,916 27.9%	34,928 30.2%
Labor Force Total Females (2025)	12,410 53.9%	42,586 52.1%	124,411 51.8%
Female Civilian Employed	7,805 62.9%	24,942 58.6%	73,084 58.7%
Female Civilian Unemployed	144 1.2%	495 1.2%	1,347 1.1%
Females in Armed Forces	31 0.2%	60 0.1%	148 0.1%
Females Not in Labor Force	4,430 35.7%	17,089 40.1%	49,831 40.1%
Unemployment Rate	335 1.5%	1,128 1.4%	3,255 1.4%
Occupation (2025)			
Occupation Population Age 16 Years or Over	15,458	52,489	151,815
Occupation Total Males	7,654 49.5%	27,547 52.5%	78,731 51.9%
Occupation Total Females	7,805 50.5%	24,942 47.5%	73,084 48.1%
Management, Business, Financial Operations	3,312 21.4%	12,724 24.2%	34,014 22.4%
Professional, Related	4,885 31.6%	16,656 31.7%	42,927 28.3%
Service	2,498 16.2%	6,998 13.3%	22,251 14.7%
Sales, Office	2,961 19.2%	10,168 19.4%	31,022 20.4%
Farming, Fishing, Forestry	63 0.4%	160 0.3%	397 0.3%
Construction, Extraction, Maintenance	552 3.6%	2,692 5.1%	10,169 6.7%
Production, Transport, Material Moving	1,187 7.7%	3,091 5.9%	11,034 7.3%
White Collar Workers	11,158 72.2%	39,548 75.3%	107,963 71.1%
Blue Collar Workers	4,301 27.8%	12,941 24.7%	43,852 28.9%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 25.6838/-80.3134

9455 S Dixie Hwy Pinecrest, FL 33156		1 mi radius	3 mi radius	5 mi radius
Units In Structure (2025)				
Total Units	12,706	37,816	104,025	
1 Detached Unit	2,430	19.1%	18,411	48.7%
1 Attached Unit	1,061	8.4%	2,955	7.8%
2 Units	121	1.0%	323	0.9%
3 to 4 Units	474	3.7%	1,425	3.8%
5 to 9 Units	773	6.1%	1,423	3.8%
10 to 19 Units	941	7.4%	1,936	5.1%
20 to 49 Units	1,781	14.0%	3,458	9.1%
50 or More Units	5,038	39.7%	7,616	20.1%
Mobile Home or Trailer	85	0.7%	259	0.7%
Other Structure	1	-	11	-
			55	-
Homes Built By Year (2025)				
Homes Built 2020 or later	227	1.6%	729	1.8%
Homes Built 2010 to 2019	1,889	13.5%	3,402	8.2%
Homes Built 2000 to 2009	1,553	11.1%	3,507	8.5%
Homes Built 1990 to 1999	922	6.6%	2,779	6.7%
Homes Built 1980 to 1989	1,548	11.0%	4,285	10.4%
Homes Built 1970 to 1979	3,013	21.5%	7,752	18.8%
Homes Built 1960 to 1969	2,552	18.2%	7,966	19.3%
Homes Built 1950 to 1959	855	6.1%	6,083	14.7%
Homes Built 1940 to 1949	63	0.4%	969	2.3%
Homes Built Before 1939	85	0.6%	343	0.8%
Median Age of Homes	40.6	yrs	46.5	yrs
			48.8	yrs
Home Values (2025)				
Owner Specified Housing Units	4,748		22,275	67,081
Home Values \$1,000,000 or More	1,056	22.2%	7,496	33.7%
Home Values \$750,000 to \$999,999	576	12.1%	3,959	17.8%
Home Values \$500,000 to \$749,999	877	18.5%	4,804	21.6%
Home Values \$400,000 to \$499,999	446	9.4%	1,847	8.3%
Home Values \$300,000 to \$399,999	494	10.4%	1,262	5.7%
Home Values \$250,000 to \$299,999	319	6.7%	642	2.9%
Home Values \$200,000 to \$249,999	310	6.5%	693	3.1%
Home Values \$175,000 to \$199,999	83	1.8%	184	0.8%
Home Values \$150,000 to \$174,999	53	1.1%	134	0.6%
Home Values \$125,000 to \$149,999	48	1.0%	68	0.3%
Home Values \$100,000 to \$124,999	14	0.3%	83	0.4%
Home Values \$90,000 to \$99,999	4	-	23	0.1%
Home Values \$80,000 to \$89,999	43	0.9%	63	0.3%
Home Values \$70,000 to \$79,999	3	-	15	-
Home Values \$60,000 to \$69,999	4	-	46	0.2%
Home Values \$50,000 to \$59,999	7	0.1%	36	0.2%
Home Values \$35,000 to \$49,999	7	0.1%	56	0.3%
Home Values \$25,000 to \$34,999	232	4.9%	290	1.3%
Home Values \$10,000 to \$24,999	8	0.2%	40	0.2%
Home Values Under \$10,000	164	3.4%	533	2.4%
Owner-Occupied Median Home Value	\$623,035		\$892,433	\$767,328
Renter-Occupied Median Rent	\$1,860		\$1,871	\$1,869

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 25.6838/-80.3134

9455 S Dixie Hwy Pinecrest, FL 33156	1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2025)			
Total Household Expenditure	\$1.32 B	\$4.78 B	\$12.88 B
Total Non-Retail Expenditure	\$692.97 M	\$2.52 B	\$6.66 B
Total Retail Expenditure	\$629.68 M	\$2.26 B	\$6.22 B
Alcoholic Beverages	\$8.15 M	\$29.61 M	\$79.93 M
Apparel	\$24.34 M	\$87.54 M	\$237.68 M
Contributions	\$43.52 M	\$161.48 M	\$430.61 M
Education	\$30.72 M	\$113.04 M	\$302.89 M
Entertainment	\$75.22 M	\$269.79 M	\$733.25 M
Food Away From Home	\$58.04 M	\$209.26 M	\$567.36 M
Grocery	\$81.51 M	\$278.09 M	\$778.95 M
Health Care	\$81.78 M	\$255.66 M	\$718.51 M
Household Furnishings and Equipment	\$35.23 M	\$127.43 M	\$344.77 M
Household Operations	\$24.52 M	\$88.15 M	\$239.79 M
Miscellaneous Expenses	\$22.56 M	\$80.98 M	\$219.56 M
Personal Care	\$16.23 M	\$56.24 M	\$156.2 M
Shelter	\$224.03 M	\$744.28 M	\$2.01 B
Tax and Retirement	\$343.52 M	\$1.36 B	\$3.54 B
Tobacco and Related	\$5.69 M	\$17.26 M	\$51.36 M
Transportation	\$189.75 M	\$699.98 M	\$1.92 B
Utilities	\$57.8 M	\$196.09 M	\$551.09 M
Monthly Household Consumer Expenditure (2025)			
Total Household Expenditure	\$8,674	\$10,529	\$10,318
Total Non-Retail Expenditure	\$4,545 52.4%	\$5,543 52.6%	\$5,332 51.7%
Total Retail Expenditures	\$4,130 47.6%	\$4,986 47.4%	\$4,986 48.3%
Alcoholic Beverages	\$53 0.6%	\$65 0.6%	\$64 0.6%
Apparel	\$160 1.8%	\$193 1.8%	\$190 1.8%
Contributions	\$285 3.3%	\$356 3.4%	\$345 3.3%
Education	\$201 2.3%	\$249 2.4%	\$243 2.4%
Entertainment	\$493 5.7%	\$595 5.6%	\$587 5.7%
Food Away From Home	\$381 4.4%	\$461 4.4%	\$455 4.4%
Grocery	\$535 6.2%	\$613 5.8%	\$624 6.0%
Health Care	\$536 6.2%	\$563 5.4%	\$576 5.6%
Household Furnishings and Equipment	\$231 2.7%	\$281 2.7%	\$276 2.7%
Household Operations	\$161 1.9%	\$194 1.8%	\$192 1.9%
Miscellaneous Expenses	\$148 1.7%	\$178 1.7%	\$176 1.7%
Personal Care	\$106 1.2%	\$124 1.2%	\$125 1.2%
Shelter	\$1,469 16.9%	\$1,640 15.6%	\$1,609 15.6%
Tax and Retirement	\$2,253 26.0%	\$3,004 28.5%	\$2,836 28.5%
Tobacco and Related	\$37 0.4%	\$38 0.4%	\$41 0.4%
Transportation	\$1,244 14.3%	\$1,543 14.7%	\$1,538 14.9%
Utilities	\$379 4.4%	\$432 4.1%	\$441 4.3%