

Star Land
 12701 SW 137th Ave, Miami, Florida, 33186
 Rings: 1, 3, 5 mile radii

Prepared by Behar Real Estate Group, Inc.

Latitude: 25.65026
 Longitude: -80.41555

	1 mile	3 miles	5 miles
Population			
2000 Population	4,736	135,039	326,289
2010 Population	5,673	148,588	354,117
2016 Population	5,706	153,690	370,396
2021 Population	5,852	159,879	388,063
2000-2010 Annual Rate	1.82%	0.96%	0.82%
2010-2016 Annual Rate	0.09%	0.54%	0.72%
2016-2021 Annual Rate	0.51%	0.79%	0.94%
2016 Male Population	47.5%	47.6%	47.6%
2016 Female Population	52.5%	52.4%	52.4%
2016 Median Age	39.3	38.4	39.0

In the identified area, the current year population is 370,396. In 2010, the Census count in the area was 354,117. The rate of change since 2010 was 0.72% annually. The five-year projection for the population in the area is 388,063 representing a change of 0.94% annually from 2016 to 2021. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 39.3, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	86.0%	82.9%	82.4%
2016 Black Alone	5.1%	8.2%	9.5%
2016 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2016 Asian Alone	3.3%	2.9%	2.5%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	2.5%	2.9%	2.9%
2016 Two or More Races	2.8%	2.8%	2.6%
2016 Hispanic Origin (Any Race)	72.6%	74.2%	75.1%

Persons of Hispanic origin represent 75.1% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 56.9 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	1,557	44,171	105,066
2010 Households	1,890	48,723	114,261
2016 Total Households	1,892	49,884	118,656
2021 Total Households	1,933	51,640	123,864
2000-2010 Annual Rate	1.96%	0.99%	0.84%
2010-2016 Annual Rate	0.02%	0.38%	0.61%
2016-2021 Annual Rate	0.43%	0.69%	0.86%
2016 Average Household Size	3.01	3.06	3.10

The household count in this area has changed from 114,261 in 2010 to 118,656 in the current year, a change of 0.61% annually. The five-year projection of households is 123,864, a change of 0.86% annually from the current year total. Average household size is currently 3.10, compared to 3.08 in the year 2010. The number of families in the current year is 94,308 in the specified area.

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Median Household Income			
2016 Median Household Income	\$73,923	\$62,366	\$58,252
2021 Median Household Income	\$83,102	\$70,947	\$66,167
2016-2021 Annual Rate	2.37%	2.61%	2.58%
Average Household Income			
2016 Average Household Income	\$88,073	\$80,911	\$77,983
2021 Average Household Income	\$97,560	\$88,772	\$85,565
2016-2021 Annual Rate	2.07%	1.87%	1.87%
Per Capita Income			
2016 Per Capita Income	\$28,936	\$26,511	\$25,219
2021 Per Capita Income	\$31,918	\$28,914	\$27,535
2016-2021 Annual Rate	1.98%	1.75%	1.77%

Current median household income is \$58,252 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$66,167 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$77,983 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$85,565 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$25,219 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$27,535 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	1,621	46,168	109,599
2000 Owner Occupied Housing Units	1,382	32,480	77,656
2000 Renter Occupied Housing Units	175	11,691	27,410
2000 Vacant Housing Units	64	1,997	4,533
2010 Total Housing Units	2,007	51,892	121,610
2010 Owner Occupied Housing Units	1,533	35,056	82,384
2010 Renter Occupied Housing Units	357	13,667	31,877
2010 Vacant Housing Units	117	3,169	7,349
2016 Total Housing Units	2,012	53,618	126,721
2016 Owner Occupied Housing Units	1,461	33,960	80,718
2016 Renter Occupied Housing Units	431	15,924	37,938
2016 Vacant Housing Units	120	3,734	8,065
2021 Total Housing Units	2,044	55,576	132,425
2021 Owner Occupied Housing Units	1,494	35,088	83,926
2021 Renter Occupied Housing Units	439	16,552	39,938
2021 Vacant Housing Units	111	3,936	8,561

Currently, 63.7% of the 126,721 housing units in the area are owner occupied; 29.9%, renter occupied; and 6.4% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 121,610 housing units in the area - 67.7% owner occupied, 26.2% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 1.85%. Median home value in the area is \$247,166, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 1.30% annually to \$263,668.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.