

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.5953/-80.355

18623 S Dixie Hwy Cutler Bay, FL 33157	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2022)	14,407		142,161		259,512	
Projected Population (2027)	14,938		146,164		271,202	
Census Population (2020)	14,529		144,552		262,626	
Census Population (2010)	12,562		133,611		232,987	
Projected Annual Growth (2022 to 2027)	531	0.7%	4,003	0.6%	11,691	0.9%
Historical Annual Growth (2020 to 2022)	-122	-0.4%	-2,390	-0.8%	-3,114	-0.6%
Historical Annual Growth (2010 to 2020)	1,967	7.8%	10,941	4.1%	29,640	6.4%
Estimated Population Density (2022)	4,588 psm		5,030 psm		3,306 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2022)	4,663		46,617		83,491	
Projected Households (2027)	4,801		47,577		86,441	
Census Households (2020)	4,693		47,348		84,454	
Census Households (2010)	4,011		42,286		73,195	
Estimated Households with Children (2022)	1,896	40.7%	19,190	41.2%	35,431	42.4%
Estimated Average Household Size (2022)	3.04		3.03		3.08	
Average Household Income						
Estimated Average Household Income (2022)	\$65,037		\$78,722		\$90,130	
Projected Average Household Income (2027)	\$73,217		\$93,179		\$104,299	
Estimated Average Family Income (2022)	\$76,261		\$89,836		\$99,748	
Median Household Income						
Estimated Median Household Income (2022)	\$73,813		\$67,849		\$76,479	
Projected Median Household Income (2027)	\$89,078		\$81,699		\$91,728	
Estimated Median Family Income (2022)	\$79,339		\$77,882		\$86,677	
Per Capita Income						
Estimated Per Capita Income (2022)	\$21,171		\$25,868		\$29,101	
Projected Per Capita Income (2027)	\$23,653		\$30,382		\$33,343	
Estimated Per Capita Income 5 Year Growth	\$2,482	11.7%	\$4,514	17.5%	\$4,242	14.6%
Estimated Average Household Net Worth (2022)	\$400,249		\$467,635		\$558,915	
Daytime Demos (2022)						
Total Businesses	2,126		10,379		21,167	
Total Employees	12,020		52,160		105,571	
Company Headquarter Businesses	68	3.2%	216	2.1%	489	2.3%
Company Headquarter Employees	473	3.9%	1,913	3.7%	6,263	5.9%
Employee Population per Business	5.7		5.0		5.0	
Residential Population per Business	6.8		13.7		12.3	

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Race & Ethnicity							
White (2022)		4,543	31.5%	42,156	29.7%	79,771	30.7%
Black or African American (2022)		3,297	22.9%	26,845	18.9%	39,636	15.3%
American Indian or Alaska Native (2022)		36	0.3%	425	0.3%	774	0.3%
Asian (2022)		275	1.9%	2,820	2.0%	5,906	2.3%
Hawaiian or Pacific Islander (2022)		4	-	28	-	49	-
Other Race (2022)		2,435	16.9%	21,507	15.1%	48,073	18.5%
Two or More Races (2022)		3,818	26.5%	48,381	34.0%	85,303	32.9%
Not Hispanic or Latino Population (2022)		6,481	45.0%	52,715	37.1%	88,351	34.0%
Hispanic or Latino Population (2022)		7,926	55.0%	89,446	62.9%	171,161	66.0%
Not Hispanic or Latino Population (2027)		6,700	44.8%	54,013	37.0%	91,548	33.8%
Hispanic or Latino Population (2027)		8,238	55.2%	92,151	63.0%	179,655	66.2%
Not Hispanic or Latino Population (2020)		6,790	46.7%	54,541	37.7%	90,163	34.3%
Hispanic or Latino Population (2020)		7,739	53.3%	90,010	62.3%	172,464	65.7%
Not Hispanic or Latino Population (2010)		7,543	60.0%	65,364	48.9%	104,128	44.7%
Hispanic or Latino Population (2010)		5,019	40.0%	68,247	51.1%	128,859	55.3%
Projected Hispanic Annual Growth (2022 to 2027)		312	0.8%	2,705	0.6%	8,494	1.0%
Historic Hispanic Annual Growth (2010 to 2022)		2,907	4.8%	21,199	2.6%	42,302	2.7%
Age Distribution (2022)							
Age Under 5		776	5.4%	7,223	5.1%	13,006	5.0%
Age 5 to 9 Years		830	5.8%	8,210	5.8%	15,155	5.8%
Age 10 to 14 Years		991	6.9%	9,178	6.5%	17,140	6.6%
Age 15 to 19 Years		1,065	7.4%	9,823	6.9%	17,752	6.8%
Age 20 to 24 Years		901	6.3%	9,024	6.3%	16,128	6.2%
Age 25 to 29 Years		879	6.1%	9,146	6.4%	16,473	6.3%
Age 30 to 34 Years		974	6.8%	10,060	7.1%	18,616	7.2%
Age 35 to 39 Years		1,067	7.4%	10,592	7.5%	20,016	7.7%
Age 40 to 44 Years		1,018	7.1%	10,117	7.1%	19,081	7.4%
Age 45 to 49 Years		950	6.6%	9,015	6.3%	17,046	6.6%
Age 50 to 54 Years		899	6.2%	8,563	6.0%	15,653	6.0%
Age 55 to 59 Years		839	5.8%	8,473	6.0%	15,422	5.9%
Age 60 to 64 Years		790	5.5%	8,186	5.8%	14,755	5.7%
Age 65 to 74 Years		1,409	9.8%	14,882	10.5%	26,545	10.2%
Age 75 to 84 Years		746	5.2%	7,243	5.1%	12,617	4.9%
Age 85 Years or Over		273	1.9%	2,424	1.7%	4,107	1.6%
Median Age		37.7		38.2		38.0	
Gender Age Distribution (2022)							
Female Population		7,397	51.3%	73,308	51.6%	132,904	51.2%
Age 0 to 19 Years		1,778	24.0%	16,892	23.0%	30,713	23.1%
Age 20 to 64 Years		4,242	57.4%	42,608	58.1%	77,940	58.6%
Age 65 Years or Over		1,377	18.6%	13,808	18.8%	24,252	18.2%
Female Median Age		38.8		39.4		39.2	
Male Population		7,010	48.7%	68,853	48.4%	126,608	48.8%
Age 0 to 19 Years		1,884	26.9%	17,542	25.5%	32,340	25.5%
Age 20 to 64 Years		4,075	58.1%	40,570	58.9%	75,250	59.4%
Age 65 Years or Over		1,051	15.0%	10,741	15.6%	19,018	15.0%
Male Median Age		36.6		37.0		36.9	

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Household Income Distribution (2022)						
HH Income \$200,000 or More	176	3.8%	2,959	6.3%	7,212	8.6%
HH Income \$150,000 to \$199,999	324	7.0%	2,940	6.3%	5,573	6.7%
HH Income \$100,000 to \$149,999	871	18.7%	7,282	15.6%	14,286	17.1%
HH Income \$75,000 to \$99,999	748	16.1%	6,151	13.2%	11,739	14.1%
HH Income \$50,000 to \$74,999	889	19.1%	8,927	19.1%	16,322	19.5%
HH Income \$35,000 to \$49,999	588	12.6%	5,469	11.7%	9,166	11.0%
HH Income \$25,000 to \$34,999	386	8.3%	4,204	9.0%	6,528	7.8%
HH Income \$15,000 to \$24,999	335	7.2%	3,457	7.4%	5,241	6.3%
HH Income Under \$15,000	345	7.4%	5,228	11.2%	7,424	8.9%
HH Income \$35,000 or More	3,596	77.1%	33,728	72.4%	64,298	77.0%
HH Income \$75,000 or More	2,120	45.5%	19,332	41.5%	38,810	46.5%
Housing (2022)						
Total Housing Units	4,877		48,806		87,605	
Housing Units Occupied	4,663	95.6%	46,617	95.5%	83,491	95.3%
Housing Units Owner-Occupied	2,697	57.8%	29,152	62.5%	56,225	67.3%
Housing Units, Renter-Occupied	1,965	42.2%	17,465	37.5%	27,266	32.7%
Housing Units, Vacant	215	4.6%	2,189	4.7%	4,114	4.9%
Marital Status (2022)						
Never Married	5,068	42.9%	41,955	35.7%	73,324	34.2%
Currently Married	4,665	39.5%	48,879	41.6%	93,218	43.5%
Separated	390	3.3%	8,319	7.1%	14,235	6.6%
Widowed	462	3.9%	6,135	5.2%	11,222	5.2%
Divorced	1,225	10.4%	12,262	10.4%	22,213	10.4%
Household Type (2022)						
Population Family	12,447	86.4%	126,805	89.2%	234,039	90.2%
Population Non-Family	1,718	11.9%	14,255	10.0%	22,957	8.8%
Population Group Quarters	243	1.7%	1,101	0.8%	2,516	1.0%
Family Households	3,486	74.8%	35,753	76.7%	66,101	79.2%
Non-Family Households	1,177	25.2%	10,864	23.3%	17,389	20.8%
Married Couple with Children	988	21.2%	11,080	22.7%	21,985	23.6%
Average Family Household Size	3.6		3.5		3.5	
Household Size (2022)						
1 Person Households	879	18.9%	8,678	18.6%	13,699	16.4%
2 Person Households	1,287	27.6%	12,509	26.8%	22,234	26.6%
3 Person Households	993	21.3%	9,779	21.0%	18,153	21.7%
4 Person Households	834	17.9%	8,263	17.7%	15,954	19.1%
5 Person Households	381	8.2%	4,360	9.4%	8,138	9.7%
6 or More Person Households	288	6.2%	3,029	6.5%	5,313	6.4%
Household Vehicles (2022)						
Households with 0 Vehicles Available	290	6.2%	3,483	7.5%	4,665	5.6%
Households with 1 Vehicles Available	1,160	24.9%	12,844	27.6%	21,584	25.9%
Households with 2 or More Vehicles Available	3,212	68.9%	30,291	65.0%	57,242	68.6%
Total Vehicles Available	9,228		90,184		166,290	
Average Vehicles Per Household	2.0		1.9		2.0	

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Labor Force (2022)							
Estimated Labor Population Age 16 Years or Over		11,616		115,636		210,613	
Estimated Civilian Employed		6,933	59.7%	67,433	58.3%	122,557	58.2%
Estimated Civilian Unemployed		339	2.9%	2,716	2.3%	4,151	2.0%
Estimated in Armed Forces		107	0.9%	223	0.2%	379	0.2%
Estimated Not in Labor Force		4,237	36.5%	45,264	39.1%	83,526	39.7%
Unemployment Rate		2.9%		2.3%		2.0%	
Occupation (2022)							
Occupation: Population Age 16 Years or Over		6,933		67,433		122,557	
Management, Business, Financial Operations		847	12.2%	9,314	13.8%	20,021	16.3%
Professional, Related		1,211	17.5%	12,230	18.1%	24,685	20.1%
Service		1,196	17.3%	13,426	19.9%	22,253	18.2%
Sales, Office		1,957	28.2%	16,846	25.0%	30,776	25.1%
Farming, Fishing, Forestry		26	0.4%	281	0.4%	487	0.4%
Construct, Extraction, Maintenance		823	11.9%	7,382	10.9%	11,559	9.4%
Production, Transport Material Moving		874	12.6%	7,953	11.8%	12,777	10.4%
White Collar Workers		4,015	57.9%	38,391	56.9%	75,481	61.6%
Blue Collar Workers		2,918	42.1%	29,043	43.1%	47,076	38.4%
Consumer Expenditure (2022)							
Total Household Expenditure		\$242.68 M		\$2.75 B		\$5.42 B	
Total Non-Retail Expenditure		\$127.57 M	52.6%	\$1.45 B	52.7%	\$2.86 B	52.7%
Total Retail Expenditure		\$115.11 M	47.4%	\$1.3 B	47.3%	\$2.56 B	47.3%
Apparel		\$8.58 M	3.5%	\$97.63 M	3.5%	\$193.04 M	3.6%
Contributions		\$7.65 M	3.2%	\$88.41 M	3.2%	\$177.41 M	3.3%
Education		\$6.99 M	2.9%	\$82.64 M	3.0%	\$167.28 M	3.1%
Entertainment		\$13.66 M	5.6%	\$155.4 M	5.6%	\$308.38 M	5.7%
Food and Beverages		\$36.03 M	14.8%	\$406.99 M	14.8%	\$797.81 M	14.7%
Furnishings and Equipment		\$8.5 M	3.5%	\$96.37 M	3.5%	\$191.09 M	3.5%
Gifts		\$5.78 M	2.4%	\$66.84 M	2.4%	\$134.96 M	2.5%
Health Care		\$20.56 M	8.5%	\$231.33 M	8.4%	\$452.32 M	8.4%
Household Operations		\$9.41 M	3.9%	\$107.57 M	3.9%	\$213.08 M	3.9%
Miscellaneous Expenses		\$4.56 M	1.9%	\$51.72 M	1.9%	\$102.08 M	1.9%
Personal Care		\$3.26 M	1.3%	\$36.85 M	1.3%	\$72.54 M	1.3%
Personal Insurance		\$1.69 M	0.7%	\$19.29 M	0.7%	\$38.76 M	0.7%
Reading		\$520.8 K	0.2%	\$5.92 M	0.2%	\$11.7 M	0.2%
Shelter		\$51.19 M	21.1%	\$579.99 M	21.1%	\$1.14 B	21.0%
Tobacco		\$1.5 M	0.6%	\$16.77 M	0.6%	\$31.77 M	0.6%
Transportation		\$44.72 M	18.4%	\$503.14 M	18.3%	\$990.9 M	18.3%
Utilities		\$18.06 M	7.4%	\$203.62 M	7.4%	\$395.28 M	7.3%
Educational Attainment (2022)							
Adult Population Age 25 Years or Over		9,844		98,703		180,330	
Elementary (Grade Level 0 to 8)		664	6.7%	8,241	8.3%	12,925	7.2%
Some High School (Grade Level 9 to 11)		717	7.3%	8,428	8.5%	13,599	7.5%
High School Graduate		3,496	35.5%	30,844	31.2%	51,082	28.3%
Some College		1,685	17.1%	16,040	16.3%	29,838	16.5%
Associate Degree Only		930	9.4%	8,936	9.1%	17,575	9.7%
Bachelor Degree Only		1,707	17.3%	18,132	18.4%	36,858	20.4%
Graduate Degree		645	6.6%	8,083	8.2%	18,453	10.2%

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Units In Structure (2022)							
1 Detached Unit	2,717	67.7%	27,403	64.8%	50,603	69.1%	
1 Attached Unit	672	16.8%	4,751	11.2%	9,484	13.0%	
2 to 4 Units	263	6.6%	1,665	3.9%	2,523	3.4%	
5 to 9 Units	128	3.2%	1,440	3.4%	2,658	3.6%	
10 to 19 Units	216	5.4%	2,272	5.4%	3,927	5.4%	
20 to 49 Units	258	6.4%	2,711	6.4%	4,244	5.8%	
50 or More Units	368	9.2%	5,879	13.9%	9,155	12.5%	
Mobile Home or Trailer	40	1.0%	497	1.2%	896	1.2%	
Other Structure	-	-	-	-	1	-	
Homes Built By Year (2022)							
Homes Built 2010 or later	164	4.1%	2,127	5.0%	5,532	7.6%	
Homes Built 2000 to 2009	327	8.2%	5,157	12.2%	10,738	14.7%	
Homes Built 1990 to 1999	636	15.9%	7,059	16.7%	16,113	22.0%	
Homes Built 1980 to 1989	772	19.2%	8,401	19.9%	13,286	18.2%	
Homes Built 1970 to 1979	779	19.4%	9,867	23.3%	16,112	22.0%	
Homes Built 1960 to 1969	978	24.4%	6,335	15.0%	9,671	13.2%	
Homes Built 1950 to 1959	799	19.9%	5,732	13.6%	8,799	12.0%	
Homes Built Before 1949	208	5.2%	1,939	4.6%	3,240	4.4%	
Home Values (2022)							
Home Values \$1,000,000 or More	17	0.6%	408	1.4%	1,635	2.9%	
Home Values \$500,000 to \$999,999	120	4.5%	3,892	13.4%	9,970	17.7%	
Home Values \$400,000 to \$499,999	260	9.6%	2,889	9.9%	7,076	12.6%	
Home Values \$300,000 to \$399,999	1,107	41.0%	8,251	28.3%	15,133	26.9%	
Home Values \$200,000 to \$299,999	832	30.8%	9,282	31.8%	15,783	28.1%	
Home Values \$150,000 to \$199,999	163	6.0%	2,726	9.3%	4,016	7.1%	
Home Values \$100,000 to \$149,999	148	5.5%	1,060	3.6%	1,509	2.7%	
Home Values \$70,000 to \$99,999	19	0.7%	254	0.9%	346	0.6%	
Home Values \$50,000 to \$69,999	4	0.1%	65	0.2%	110	0.2%	
Home Values \$25,000 to \$49,999	10	0.4%	80	0.3%	155	0.3%	
Home Values Under \$25,000	17	0.6%	244	0.8%	492	0.9%	
Owner-Occupied Median Home Value	\$299,690		\$335,411		\$377,160		
Renter-Occupied Median Rent	\$1,310		\$1,226		\$1,324		
Transportation To Work (2022)							
Drive to Work Alone	5,341	77.0%	53,081	78.7%	96,664	78.9%	
Drive to Work in Carpool	738	10.6%	6,168	9.1%	11,531	9.4%	
Travel to Work by Public Transportation	294	4.2%	2,636	3.9%	4,198	3.4%	
Drive to Work on Motorcycle	21	0.3%	100	0.1%	172	0.1%	
Walk or Bicycle to Work	88	1.3%	965	1.4%	1,716	1.4%	
Other Means	260	3.8%	1,485	2.2%	2,318	1.9%	
Work at Home	191	2.8%	2,997	4.4%	5,959	4.9%	
Travel Time (2022)							
Travel to Work in 14 Minutes or Less	840	12.1%	6,008	8.9%	10,430	8.5%	
Travel to Work in 15 to 29 Minutes	1,323	19.1%	13,835	20.5%	28,101	22.9%	
Travel to Work in 30 to 59 Minutes	3,093	44.6%	30,285	44.9%	52,845	43.1%	
Travel to Work in 60 Minutes or More	1,486	21.4%	14,308	21.2%	25,222	20.6%	
Average Minutes Travel to Work	36.4		37.3		36.0		