



Executive Summary

Pembroke Crossing

Summary

The trade area shows a recent period of modest growth followed by short-term projected contraction: the 1-mile population is estimated at 20,969 (2026) after growth since 2010 but is forecast to decline to 19,784 by 2031. Household formation is stable but edging down (9,375 households in 2026; projected 8,691 in 2031) with average household size smaller on-site (2.24) than the broader market. Income and net-worth profiles are mixed—median household income in the immediate 1-mile area is \$65,833 while average household net worth is relatively high (\$844,493), and per-capita income shows slight 5-year erosion. The area is highly diverse (53.2% Hispanic in 2026; rising multi-race share) and skews older (median age 44.6 with ~23.6% age 65+), supported by a predominantly white-collar daytime workforce and low unemployment (~2.1%).

Live Insights

City planning and recent market activity confirm Pines Boulevard's role as a primary retail and redevelopment corridor immediately surrounding Pembroke Crossing: municipal planning materials identify Pembroke Crossing as one of three power centers on Pines Boulevard and show active corridor initiatives (intersection improvements at Pines/Flamingo and Pines Blvd corridor redevelopment), while the city's current projects list includes a planned lifestyle center at City Center and recent site approvals in the Pines Blvd trade area; nearby shopping-center transactions and storefront openings/tenant changes have also been recorded along Pines Boulevard, indicating ongoing retail repositioning and municipal infrastructure investment within the immediate trade area.

Key Takeaways

- 2026 population (1-mi) = 20,969 with a projected 2031 population of 19,784, implying a -1.1% annual decline (2026–2031).
- 2026 households (1-mi) = 9,375, projected to fall to 8,691 by 2031, and only 25.1% contain children within the 1-mile radius.
- Income split: 1-mile median household income \$65,833 versus 5-mile median \$97,946, while 41.6% of 1-mile households earn \$75,000+ (2026).
- Housing mix at 1-mile is rental-heavy for an urban node (45.0% renter-occupied) with owner median value \$337,632 and renter median rent \$2,046.
- Age and labor: median age 44.6 in the 1-mile area with ~23.6% age 65+ and a local labor force unemployment rate ~2.1% with 59.2% white-collar employment.

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.0067/-80.3091

Pembroke Crossing										
11965 Pines Blvd Pembroke Pines, FL 33066			1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population										
Estimated Population (2026)			20,969		146,017		382,044		1,296,601	
Projected Population (2031)			19,784		142,446		367,875		1,251,230	
Census Population (2020)			20,365		142,940		389,569		1,284,410	
Census Population (2010)			17,473		124,500		351,899		1,193,714	
Projected Annual Growth (2026 to 2031)			-1,185	-1.1%	-3,571	-0.5%	-14,169	-0.7%	-45,372	-0.7%
Historical Annual Growth (2020 to 2026)			604	0.5%	3,077	0.4%	-7,525	-0.3%	12,192	0.2%
Historical Annual Growth (2010 to 2020)			2,892	1.7%	18,440	1.5%	37,670	1.1%	90,696	0.8%
Estimated Population Density (2026)			6,678	psm	5,165	psm	4,866	psm	4,129	psm
Trade Area Size			3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households										
Estimated Households (2026)			9,375		55,645		131,960		451,931	
Projected Households (2031)			8,691		53,199		124,664		428,636	
Census Households (2020)			9,563		54,764		133,323		445,084	
Census Households (2010)			8,342		47,725		119,452		408,589	
Estimated Households with Children (2026)			2,354	25.1%	18,316	32.9%	50,158	38.0%	164,790	36.5%
Estimated Average Household Size (2026)			2.24		2.62		2.88		2.85	
Average Household Income										
Estimated Average Household Income (2026)			\$89,248		\$117,747		\$124,999		\$120,392	
Projected Average Household Income (2031)			\$89,312		\$117,768		\$125,222		\$120,798	
Estimated Average Family Income (2026)			\$101,949		\$139,194		\$140,366		\$136,966	
Median Household Income										
Estimated Median Household Income (2026)			\$65,833		\$90,571		\$97,946		\$93,077	
Projected Median Household Income (2031)			\$65,864		\$90,530		\$98,166		\$93,292	
Estimated Median Family Income (2026)			\$84,234		\$108,432		\$111,366		\$106,942	
Per Capita Income										
Estimated Per Capita Income (2026)			\$39,900		\$44,874		\$43,215		\$42,016	
Projected Per Capita Income (2031)			\$39,234		\$43,986		\$42,476		\$41,437	
Estimated Per Capita Income 5 Year Growth			-\$666	-1.7%	-\$889	-2.0%	-\$739	-1.7%	-\$579	-1.4%
Estimated Average Household Net Worth (2026)			\$844,493		\$1,082,820		\$1,137,873		\$1,076,701	
Daytime Demos (2026)										
Total Businesses			1,314		11,065		28,043		110,126	
Total Employees			10,029		80,189		167,710		649,939	
Company Headquarter Businesses			26	2.0%	208	1.9%	462	1.6%	2,247	2.0%
Company Headquarter Employees			208	2.1%	9,281	11.6%	16,710	10.0%	69,719	10.7%
Employee Population per Business			7.6		7.2		6.0		5.9	
Residential Population per Business			16.0		13.2		13.6		11.8	

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.0067/-80.3091

Pembroke Crossing

11965 Pines Blvd Pembroke Pines, FL

1 mi radius

3 mi radius

5 mi radius

10 mi radius

Race & Ethnicity

White (2026)	5,738	27.4%	42,741	29.3%	108,982	28.5%	402,647	31.1%
Black or African American (2026)	5,136	24.5%	40,708	27.9%	101,434	26.6%	324,152	25.0%
American Indian or Alaska Native (2026)	35	0.2%	357	0.2%	1,034	0.3%	4,515	0.3%
Asian (2026)	1,017	4.9%	8,679	5.9%	20,128	5.3%	49,192	3.8%
Hawaiian or Pacific Islander (2026)	9	-	55	-	140	-	497	-
Other Race (2026)	2,656	12.7%	15,318	10.5%	40,527	10.6%	133,505	10.3%
Two or More Races (2026)	6,377	30.4%	38,159	26.1%	109,799	28.7%	382,091	29.5%
Not Hispanic or Latino Population (2026)	9,823	46.8%	78,990	54.1%	190,774	49.9%	627,327	48.4%
Hispanic or Latino Population (2026)	11,145	53.2%	67,027	45.9%	191,270	50.1%	669,275	51.6%
Not Hispanic or Latino Population (2031)	10,589	53.5%	83,110	58.3%	198,494	54.0%	621,736	49.7%
Hispanic or Latino Population (2031)	9,195	46.5%	59,336	41.7%	169,381	46.0%	629,493	50.3%
Not Hispanic or Latino Population (2020)	9,683	47.5%	77,088	53.9%	192,565	49.4%	633,747	49.3%
Hispanic or Latino Population (2020)	10,682	52.5%	65,853	46.1%	197,004	50.6%	650,663	50.7%
Not Hispanic or Latino Population (2010)	10,192	58.3%	77,408	62.2%	195,952	55.7%	659,439	55.2%
Hispanic or Latino Population (2010)	7,281	41.7%	47,092	37.8%	155,947	44.3%	534,275	44.8%
Projected Hispanic Annual Growth (2026 to 2031)	-1,951	-3.5%	-7,691	-2.3%	-21,889	-2.3%	-39,781	-1.2%
Historic Hispanic Annual Growth (2010 to 2026)	3,864	3.3%	19,935	2.6%	35,323	1.4%	134,999	1.6%

Age Distribution (2026)

Age Under 5	980	4.7%	7,453	5.1%	19,976	5.2%	69,996	5.4%
Age 5 to 9 Years	1,018	4.9%	8,125	5.6%	22,625	5.9%	76,204	5.9%
Age 10 to 14 Years	918	4.4%	8,304	5.7%	23,527	6.2%	78,294	6.0%
Age 15 to 19 Years	953	4.5%	8,523	5.8%	24,733	6.5%	82,484	6.4%
Age 20 to 24 Years	1,064	5.1%	8,387	5.7%	23,114	6.1%	77,711	6.0%
Age 25 to 29 Years	1,375	6.6%	9,170	6.3%	23,294	6.1%	79,472	6.1%
Age 30 to 34 Years	1,658	7.9%	10,393	7.1%	26,003	6.8%	87,787	6.8%
Age 35 to 39 Years	1,582	7.5%	10,885	7.5%	27,648	7.2%	91,275	7.0%
Age 40 to 44 Years	1,477	7.0%	10,745	7.4%	28,196	7.4%	91,294	7.0%
Age 45 to 49 Years	1,259	6.0%	10,085	6.9%	27,516	7.2%	89,883	6.9%
Age 50 to 54 Years	1,203	5.7%	9,359	6.4%	26,828	7.0%	91,311	7.0%
Age 55 to 59 Years	1,224	5.8%	9,129	6.3%	25,308	6.6%	87,521	6.8%
Age 60 to 64 Years	1,309	6.2%	9,198	6.3%	23,671	6.2%	82,721	6.4%
Age 65 to 74 Years	2,312	11.0%	13,930	9.5%	33,589	8.8%	119,757	9.2%
Age 75 to 84 Years	1,780	8.5%	8,723	6.0%	18,829	4.9%	66,279	5.1%
Age 85 Years or Over	857	4.1%	3,607	2.5%	7,188	1.9%	24,607	1.9%
Median Age	44.6		41.2		39.8		39.9	

Gender Age Distribution (2026)

Female Population	11,737	56.0%	78,976	54.1%	202,529	53.0%	676,723	52.2%
Age 0 to 19 Years	1,876	16.0%	15,981	20.2%	44,707	22.1%	149,767	22.1%
Age 20 to 64 Years	6,662	56.8%	46,756	59.2%	122,272	60.4%	404,333	59.7%
Age 65 Years or Over	3,199	27.3%	16,239	20.6%	35,549	17.6%	122,623	18.1%
Female Median Age	47.4		43.4		41.5		41.5	
Male Population	9,232	44.0%	67,042	45.9%	179,515	47.0%	619,874	47.8%
Age 0 to 19 Years	1,994	21.6%	16,424	24.5%	46,154	25.7%	157,212	25.4%
Age 20 to 64 Years	5,488	59.4%	40,596	60.6%	109,306	60.9%	374,642	60.4%
Age 65 Years or Over	1,751	19.0%	10,022	14.9%	24,056	13.4%	88,021	14.2%
Male Median Age	41.2		38.7		37.8		38.1	

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.0067/-80.3091

Pembroke Crossing

11965 Pines Blvd Pembroke Pines, FL

1 mi radius

3 mi radius

5 mi radius

10 mi radius

Household Income Distribution (2026)								
HH Income \$200,000 or More	745	7.9%	7,150	12.8%	19,907	15.1%	63,228	14.0%
HH Income \$150,000 to \$199,999	613	6.5%	5,624	10.1%	14,011	10.6%	44,557	9.9%
HH Income \$100,000 to \$149,999	1,347	14.4%	11,013	19.8%	26,115	19.8%	83,722	18.5%
HH Income \$75,000 to \$99,999	1,199	12.8%	7,103	12.8%	16,730	12.7%	59,274	13.1%
HH Income \$50,000 to \$74,999	1,862	19.9%	8,939	16.1%	20,782	15.7%	69,103	15.3%
HH Income \$35,000 to \$49,999	1,380	14.7%	4,903	8.8%	12,047	9.1%	42,833	9.5%
HH Income \$25,000 to \$34,999	593	6.3%	2,571	4.6%	6,612	5.0%	29,040	6.4%
HH Income \$15,000 to \$24,999	525	5.6%	2,273	4.1%	5,419	4.1%	24,234	5.4%
HH Income Under \$15,000	1,110	11.8%	6,070	10.9%	10,335	7.8%	35,940	8.0%
HH Income \$35,000 or More	7,146	76.2%	44,731	80.4%	109,592	83.0%	362,717	80.3%
HH Income \$75,000 or More	3,904	41.6%	30,889	55.5%	76,763	58.2%	250,781	55.5%
Housing (2026)								
Total Housing Units	9,950		59,127		139,899		481,757	
Housing Units Occupied	9,375	94.2%	55,645	94.1%	131,960	94.3%	451,931	93.8%
Housing Units Owner-Occupied	5,159	55.0%	34,672	62.3%	86,102	65.2%	275,200	60.9%
Housing Units, Renter-Occupied	4,215	45.0%	20,973	37.7%	45,857	34.8%	176,731	39.1%
Housing Units, Vacant	575	5.8%	3,483	5.9%	7,939	5.7%	29,827	6.2%
Marital Status (2026)								
Never Married	6,715	37.2%	43,567	35.7%	112,720	35.7%	388,342	36.2%
Currently Married	6,016	33.3%	50,270	41.2%	130,750	41.4%	427,219	39.8%
Separated	1,327	7.3%	7,589	6.2%	21,098	6.7%	75,617	7.1%
Widowed	1,363	7.6%	7,326	6.0%	16,764	5.3%	55,701	5.2%
Divorced	2,631	14.6%	13,384	11.0%	34,585	10.9%	125,229	11.7%
Household Type (2026)								
Population Family	15,759	75.2%	121,460	83.2%	333,284	87.2%	1,112,237	85.8%
Population Non-Family	5,210	24.8%	24,511	16.8%	47,403	12.4%	177,723	13.7%
Population Group Quarters	-	-	46	-	1,356	0.4%	6,640	0.5%
Family Households	5,208	55.6%	37,886	68.1%	99,409	75.3%	332,375	73.5%
Non-Family Households	4,166	44.4%	17,758	31.9%	32,551	24.7%	119,556	26.5%
Married Couple with Children	1,461	24.3%	12,110	24.1%	32,785	25.1%	103,251	24.2%
Average Family Household Size	3.0		3.2		3.4		3.3	
Household Size (2026)								
1 Person Households	3,534	37.7%	14,142	25.4%	24,654	18.7%	88,108	19.5%
2 Person Households	2,808	30.0%	17,658	31.7%	41,363	31.3%	141,824	31.4%
3 Person Households	1,355	14.5%	9,941	17.9%	26,103	19.8%	87,508	19.4%
4 Person Households	1,022	10.9%	7,834	14.1%	21,345	16.2%	72,474	16.0%
5 Person Households	417	4.4%	3,639	6.5%	10,699	8.1%	35,903	7.9%
6 or More Person Households	237	2.5%	2,430	4.4%	7,797	5.9%	26,113	5.8%
Household Vehicles (2026)								
Households with 0 Vehicles Available	856	9.1%	3,975	7.1%	8,052	6.1%	30,476	6.7%
Households with 1 Vehicles Available	4,364	46.6%	20,404	36.7%	41,404	31.4%	151,360	33.5%
Households with 2 or More Vehicles Available	4,155	44.3%	31,265	56.2%	82,504	62.5%	270,094	59.8%
Total Vehicles Available	13,747		95,211		245,595		820,737	
Average Vehicles Per Household	1.5		1.7		1.9		1.8	

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.0067/-80.3091

Pembroke Crossing

11965 Pines Blvd Pembroke Pines, FL

1 mi radius

3 mi radius

5 mi radius

10 mi radius

Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	17,871		120,425		310,938		1,055,701	
Estimated Civilian Employed	11,317	63.3%	77,387	64.3%	203,381	65.4%	689,159	65.3%
Estimated Civilian Unemployed	373	2.1%	2,249	1.9%	6,379	2.1%	24,299	2.3%
Estimated in Armed Forces	15	-	100	-	208	-	652	-
Estimated Not in Labor Force	6,166	34.5%	40,689	33.8%	100,970	32.5%	341,592	32.4%
Unemployment Rate	2.1%		1.9%		2.1%		2.3%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	11,317		77,387		203,378		689,144	
Management, Business, Financial Operations	1,691	14.9%	15,066	19.5%	38,116	18.7%	119,887	17.4%
Professional, Related	2,334	20.6%	18,503	23.9%	46,351	22.8%	144,301	20.9%
Service	2,180	19.3%	13,468	17.4%	36,806	18.1%	130,139	18.9%
Sales, Office	2,676	23.6%	17,700	22.9%	45,566	22.4%	156,429	22.7%
Farming, Fishing, Forestry	3	-	35	-	237	0.1%	1,350	0.2%
Construct, Extraction, Maintenance	1,064	9.4%	5,342	6.9%	14,905	7.3%	55,707	8.1%
Production, Transport Material Moving	1,370	12.1%	7,273	9.4%	21,397	10.5%	81,331	11.8%
White Collar Workers	6,700	59.2%	51,269	66.3%	130,033	63.9%	420,618	61.0%
Blue Collar Workers	4,616	40.8%	26,118	33.7%	73,345	36.1%	268,526	39.0%

Consumer Expenditure (2026)

Total Household Expenditure	\$764.8 M		\$5.41 B		\$13.63 B		\$45.15 B	
Total Non-Retail Expenditure	\$360.25 M	47.1%	\$2.62 B	48.4%	\$6.62 B	48.6%	\$21.92 B	48.6%
Total Retail Expenditure	\$404.55 M	52.9%	\$2.79 B	51.6%	\$7.01 B	51.4%	\$23.22 B	51.4%
Alcoholic Beverages	\$5.32 M	0.7%	\$38.02 M	0.7%	\$96.03 M	0.7%	\$317.21 M	0.7%
Apparel	\$17.02 M	2.2%	\$120 M	2.2%	\$303.38 M	2.2%	\$1.01 B	2.2%
Contributions	\$18.31 M	2.4%	\$133.4 M	2.5%	\$336.57 M	2.5%	\$1.11 B	2.4%
Education	\$12.71 M	1.7%	\$91.94 M	1.7%	\$232.06 M	1.7%	\$764.03 M	1.7%
Entertainment	\$38.48 M	5.0%	\$271.14 M	5.0%	\$684.83 M	5.0%	\$2.27 B	5.0%
Food Away From Home	\$37 M	4.8%	\$262.98 M	4.9%	\$664.41 M	4.9%	\$2.2 B	4.9%
Grocery	\$56.97 M	7.4%	\$388.19 M	7.2%	\$983.16 M	7.2%	\$3.3 B	7.3%
Health Care	\$62.59 M	8.2%	\$368.42 M	6.8%	\$871.86 M	6.4%	\$3.01 B	6.7%
Household Furnishings and Equipment	\$19.94 M	2.6%	\$141.71 M	2.6%	\$357.94 M	2.6%	\$1.18 B	2.6%
Household Operations	\$15.44 M	2.0%	\$108.96 M	2.0%	\$275.85 M	2.0%	\$915.84 M	2.0%
Miscellaneous Expenses	\$11.66 M	1.5%	\$82.55 M	1.5%	\$207.93 M	1.5%	\$688.17 M	1.5%
Personal Care	\$8.99 M	1.2%	\$61.99 M	1.1%	\$157.01 M	1.2%	\$524.43 M	1.2%
Shelter	\$141.62 M	18.5%	\$983.47 M	18.2%	\$2.48 B	18.2%	\$8.27 B	18.3%
Tax and Retirement	\$160.03 M	20.9%	\$1.26 B	23.2%	\$3.21 B	23.5%	\$10.4 B	23.0%
Tobacco and Related	\$3.58 M	0.5%	\$22.83 M	0.4%	\$58.01 M	0.4%	\$198.84 M	0.4%
Transportation	\$111.92 M	14.6%	\$780.71 M	14.4%	\$1.97 B	14.5%	\$6.5 B	14.4%
Utilities	\$43.23 M	5.7%	\$293.44 M	5.4%	\$743.37 M	5.5%	\$2.49 B	5.5%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	16,036		105,225		268,069		911,907	
Elementary (Grade Level 0 to 8)	509	3.2%	3,256	3.1%	11,611	4.3%	51,342	5.6%
Some High School (Grade Level 9 to 11)	434	2.7%	3,094	2.9%	11,081	4.1%	52,497	5.8%
High School Graduate	5,715	35.6%	28,854	27.4%	74,612	27.8%	252,848	27.7%
Some College	2,387	14.9%	14,980	14.2%	38,460	14.3%	137,324	15.1%
Associate Degree Only	1,595	9.9%	10,116	9.6%	28,267	10.5%	95,155	10.4%
Bachelor Degree Only	3,294	20.5%	27,446	26.1%	65,279	24.4%	201,648	22.1%
Graduate Degree	2,100	13.1%	17,479	16.6%	38,760	14.5%	121,093	13.3%

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.0067/-80.3091

Pembroke Crossing

11965 Pines Blvd Pembroke Pines, FL

1 mi radius

3 mi radius

5 mi radius

10 mi radius

Units In Structure (2026)

1 Detached Unit	1,670	17.8%	21,647	38.9%	66,188	50.2%	217,127	48.0%
1 Attached Unit	1,696	18.1%	9,076	16.3%	17,417	13.2%	49,783	11.0%
2 to 4 Units	924	9.9%	3,199	5.7%	5,967	4.5%	26,644	5.9%
5 to 9 Units	942	10.0%	3,438	6.2%	6,764	5.1%	22,500	5.0%
10 to 19 Units	747	8.0%	4,300	7.7%	8,449	6.4%	28,863	6.4%
20 to 49 Units	1,184	12.6%	5,542	10.0%	10,205	7.7%	36,880	8.2%
50 or More Units	2,134	22.8%	7,530	13.5%	14,213	10.8%	56,145	12.4%
Mobile Home or Trailer	76	0.8%	898	1.6%	2,698	2.0%	13,625	3.0%
Other Structure	2	-	16	-	58	-	363	-

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	164	1.7%	1,133	2.0%	2,406	1.8%	11,140	2.5%
Homes Built 2010 to 2019	869	9.3%	5,212	9.4%	9,665	7.3%	26,970	6.0%
Homes Built 2000 to 2009	880	9.4%	9,513	17.1%	22,989	17.4%	56,842	12.6%
Homes Built 1990 to 1999	2,366	25.2%	15,279	27.5%	31,342	23.8%	81,841	18.1%
Homes Built 1980 to 1989	3,767	40.2%	13,187	23.7%	28,188	21.4%	83,014	18.4%
Homes Built 1970 to 1979	939	10.0%	8,403	15.1%	22,031	16.7%	80,313	17.8%
Homes Built 1960 to 1969	201	2.1%	1,611	2.9%	9,360	7.1%	48,902	10.8%
Homes Built Before 1959	189	2.0%	1,308	2.4%	5,977	4.5%	62,909	13.9%

Home Values (2026)

Home Values \$1,000,000 or More	153	3.0%	1,368	3.9%	4,514	5.2%	20,168	7.3%
Home Values \$500,000 to \$999,999	1,056	20.5%	13,659	39.4%	37,043	43.0%	111,510	40.5%
Home Values \$400,000 to \$499,999	694	13.5%	5,552	16.0%	15,492	18.0%	46,655	17.0%
Home Values \$300,000 to \$399,999	975	18.9%	5,081	14.7%	12,820	14.9%	40,295	14.6%
Home Values \$200,000 to \$299,999	993	19.2%	3,365	9.7%	7,050	8.2%	26,994	9.8%
Home Values \$150,000 to \$199,999	630	12.2%	2,553	7.4%	3,522	4.1%	9,616	3.5%
Home Values \$100,000 to \$149,999	270	5.2%	1,089	3.1%	1,484	1.7%	5,334	1.9%
Home Values \$70,000 to \$99,999	37	0.7%	319	0.9%	652	0.8%	2,932	1.1%
Home Values \$50,000 to \$69,999	62	1.2%	400	1.2%	958	1.1%	2,597	0.9%
Home Values \$25,000 to \$49,999	43	0.8%	429	1.2%	798	0.9%	3,286	1.2%
Home Values Under \$25,000	246	4.8%	857	2.5%	1,768	2.1%	5,813	2.1%
Owner-Occupied Median Home Value	\$337,632		\$450,856		\$493,588		\$502,674	
Renter-Occupied Median Rent	\$2,046		\$2,102		\$2,034		\$1,973	

Transportation To Work (2026)

Drive to Work Alone	8,716	77.0%	55,176	71.3%	146,977	72.3%	482,023	69.9%
Drive to Work in Carpool	1,072	9.5%	7,988	10.3%	21,583	10.6%	78,049	11.3%
Travel to Work by Public Transportation	144	1.3%	1,397	1.8%	4,391	2.2%	20,686	3.0%
Drive to Work on Motorcycle	2	-	56	-	270	0.1%	1,208	0.2%
Walk or Bicycle to Work	130	1.2%	716	0.9%	2,438	1.2%	11,890	1.7%
Other Means	112	1.0%	960	1.2%	2,756	1.4%	9,500	1.4%
Work at Home	1,141	10.1%	11,093	14.3%	24,964	12.3%	85,789	12.4%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	1,373	12.1%	10,691	13.8%	24,902	12.2%	93,652	13.6%
Travel to Work in 15 to 29 Minutes	3,621	32.0%	23,183	30.0%	61,632	30.3%	197,316	28.6%
Travel to Work in 30 to 59 Minutes	4,275	37.8%	25,897	33.5%	71,845	35.3%	239,657	34.8%
Travel to Work in 60 Minutes or More	907	8.0%	6,522	8.4%	20,034	9.9%	72,730	10.6%
Average Minutes Travel to Work	29.4		27.3		28.4		28.3	