Community Profile

Flamingo Falls
2000 N Flamingo Rd, Pembroke Pines, Florida, 33028
Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	11,536	112,585	278,553
2020 Total Population	12,429	128,347	316,500
2020 Group Quarters	6	141	1,260
2026 Total Population	12,119	128,931	322,576
2026 Group Quarters	6	150	1,341
2031 Total Population	12,082	128,773	323,724
2026-2031 Annual Rate	-0.06%	-0.02%	0.07%
2026 Total Daytime Population	9,780	104,867	264,305
Workers	3,987	43,865	111,287
Residents	5,793	61,002	153,018

Household Summary			
2010 Total Households	4,133	43,354	98,132
2010 Average Household Size	2.79	2.60	2.83
2020 Total Households	4,369	49,195	111,800
2020 Average Household Size	2.84	2.61	2.82
2026 Total Households	4,420	50,459	116,283
2026 Average Household Size	2.74	2.55	2.76
2031 Total Households	4,440	50,855	117,742
2031 Average Household Size	2.72	2.53	2.74
2026-2031 Annual Rate	0.09%	0.16%	0.25%
2026 Families	3,348	35,424	87,133
2026 Average Family Size	3.12	3.05	3.18
2031 Families	3,375	35,817	88,526
2031 Average Family Size	3.09	3.02	3.14
2026-2031 Growth Rate	0.16%	0.22%	0.32%

Median Household Income			
2026	$119,081	$90,861	$102,484
2031	$141,639	$105,508	$118,125

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2026	$59,047	$48,022	$49,167
2031	$68,480	$55,583	$57,133

2026 Households by Income			
Household Income Base	4,420	50,459	116,284
<$10,000	4.3%	10.1%	7.1%
$10,000-14,999	1.1%	1.8%	1.6%
$15,000-19,999	1.2%	1.5%	1.3%
$20,000-24,999	1.1%	1.8%	1.6%
$25,000-29,999	0.7%	1.6%	1.4%
$30,000-34,999	1.7%	1.7%	1.9%
$35,000-39,999	0.9%	2.2%	2.2%
$40,000-44,999	2.8%	3.2%	2.9%
$45,000-49,999	3.3%	3.0%	3.1%
$50,000-59,999	3.3%	5.8%	5.2%
$60,000-74,999	6.0%	8.9%	8.1%
$75000-99999	13.3%	12.3%	12.2%
$100,000-124,999	12.8%	12.1%	12.2%
$125,000-149,999	9.5%	7.5%	8.8%
$150000-199999	14.9%	10.6%	11.8%
$200,000-249,999	7.9%	6.3%	7.3%
$250,000-299,999	5.2%	3.3%	3.6%
$300,000-399,999	4.5%	3.1%	3.8%
$400,000-499,999	1.1%	0.8%	1.1%
$500,000+	4.3%	2.4%	2.9%
Average Household Income	$157,608	$122,554	$136,228

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	81	69	72
Percent of Income for Mortgage	26.9%	32.1%	30.4%
Wealth Index	147	105	114

Median Home Value			
2026	$545,557	$495,084	$529,630
2031	$612,887	$591,805	$608,263

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	3,854	33,712	79,263
<$50,000	0.3%	1.2%	1.1%
$50,000 - $99,999	0.0%	1.6%	1.5%
$100,000 - $149,999	0.7%	3.9%	2.5%
$150,000 - $199,999	0.7%	4.6%	2.9%
$200,000 - $249,999	2.0%	4.4%	2.9%
$250,000 - $299,999	3.9%	3.8%	2.8%
$300,000 - $399,999	11.8%	13.3%	12.7%
$400,000 - $499,999	22.2%	18.0%	19.3%
$500,000 - $749,999	46.1%	33.8%	36.2%
$750,000 - $999,999	9.9%	10.1%	11.8%
$1,000,000 - $1,499,999	2.0%	3.5%	4.1%
$1,500,000 - $1,999,999	0.2%	0.7%	0.9%
$2,000,000 +	0.2%	1.1%	1.4%
Average Home Value	$565,890	$542,044	$581,484

Housing Unit Summary			
2010 Total Housing Units	4,318	46,938	105,802
Owner Occupied Housing Units	88.5%	74.4%	75.9%
Renter Occupied Housing Units	11.5%	25.6%	24.1%
Vacant Housing Units	4.3%	7.6%	7.3%
2020 Housing Units	4,455	51,572	117,037
Owner Occupied Housing Units	86.1%	66.1%	68.1%
Renter Occupied Housing Units	13.9%	33.9%	31.9%
Vacant Housing Units	2.3%	4.7%	4.5%
2026 Housing Units	4,454	52,495	120,647
Owner Occupied Housing Units	87.2%	66.8%	68.2%
Renter Occupied Housing Units	12.8%	33.2%	31.8%
Vacant Housing Units	0.8%	3.9%	3.6%
2031 Total Housing Units	4,478	53,081	122,434
Owner Occupied Housing Units	88.4%	68.3%	69.4%
Renter Occupied Housing Units	11.6%	31.7%	30.6%
Vacant Housing Units	0.8%	4.2%	3.8%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Population by Sex	1 mile	3 miles	5 miles
Males	5,757	60,448	153,640
Females	6,362	68,483	168,936

Median Age			
2010	41.8	40.1	37.7
2020	43.1	42.3	40.5
2026	44.6	43.4	41.4
2031	46.3	44.4	42.3

2026 Population by Age			
Total	12,119	128,931	322,577
0 - 4	4.4%	4.4%	4.7%
5 - 9	4.9%	4.8%	5.2%
10 - 14	6.1%	5.5%	6.0%
15 - 24	11.4%	11.2%	12.2%
25 - 34	10.9%	13.0%	13.6%
35 - 44	13.0%	13.3%	13.2%
45 - 54	14.0%	12.8%	13.4%
55 - 64	13.4%	13.2%	13.5%
65 - 74	12.4%	11.6%	10.3%
75 - 84	7.1%	7.0%	5.7%
85 +	2.5%	3.1%	2.2%
18 +	80.7%	81.9%	80.5%

2026 Population 15+ by Marital Status			
Total	10,259	109,955	271,587
Never Married	28.0%	33.0%	33.6%
Married	52.3%	50.5%	51.5%
Widowed	6.7%	6.1%	5.1%
Divorced	13.0%	10.3%	9.8%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	8,875	95,530	232,263
Less than 9th Grade	2.4%	2.1%	2.7%
9th - 12th Grade, No Diploma	2.3%	2.5%	3.1%
High School Graduate	17.2%	23.3%	22.8%
GED/Alternative Credential	3.8%	2.9%	2.8%
Some College, No Degree	13.0%	13.2%	13.1%
Associate Degree	10.1%	10.8%	11.3%
Bachelor's Degree	27.1%	27.4%	27.2%
Graduate/Professional Degree	24.1%	17.8%	17.0%

2020 Population by Race/Ethnicity			
Total	12,429	128,347	316,500
White Alone	43.2%	36.6%	34.0%
Black Alone	11.6%	18.8%	21.9%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	7.1%	5.9%	6.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	8.5%	10.0%	9.7%
Two or More Races	8.5%	10.0%	9.7%
Hispanic Origin	44.4%	46.2%	44.8%
Diversity Index	84.9	86.7	87.2

2026 Population by Race/Ethnicity			
Total	12,120	128,931	322,576
White Alone	39.7%	33.8%	31.4%
Black Alone	11.4%	18.4%	21.3%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	7.3%	6.0%	6.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	9.1%	10.6%	10.2%
Two or More Races	32.2%	30.9%	30.3%
Hispanic Origin	48.3%	49.8%	48.4%
Diversity Index	85.6	87.1	87.5

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	6,480	71,126	178,304
White Collar	70.8%	68.8%	68.7%
Management/Business/Financial	24.1%	21.8%	22.1%
Professional	25.1%	23.9%	24.2%
Sales	10.6%	11.4%	10.4%
Administrative Support	11.0%	11.7%	12.0%
Services	15.7%	16.3%	16.8%

2026 Employed Pop 16+ by Occupation			
Total	6,480	71,126	178,304
Blue Collar	13.6%	14.9%	14.5%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	2.9%	3.0%	3.0%
Installation/Maintenance/Repair	4.9%	3.5%	3.4%
Production	0.8%	1.8%	1.9%
Transportation/Material Moving	5.0%	6.6%	6.1%
White Collar	70.8%	68.8%	68.7%
Management/Business/Financial	24.1%	21.8%	22.1%
Professional	25.1%	23.9%	24.2%
Sales	10.6%	11.4%	10.4%
Administrative Support	11.0%	11.7%	12.0%
Services	15.7%	16.3%	16.8%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	6,480	71,126	178,304
Population 16+ Employed	99.0%	97.2%	96.8%
Population 16+ Unemployment rate	1.0%	2.9%	3.2%
Population 16-24 Employed	11.3%	11.7%	12.2%
Population 16-24 Unemployment rate	2.8%	5.6%	6.3%
Population 25-54 Employed	60.2%	59.7%	60.1%
Population 25-54 Unemployment rate	0.9%	2.5%	2.8%
Population 55-64 Employed	19%	17%	18%
Population 55-64 Unemployment rate	0.7%	2.8%	3.1%
Population 65+ Employed	8%	8%	7%
Population 65+ Unemployment rate	0.4%	1.1%	1.1%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	6,412	69,096	172,584
Agriculture/Mining	0.9%	0.3%	0.4%
Construction	8.4%	5.3%	5.7%
Manufacturing	5.0%	4.4%	4.9%
Wholesale Trade	2.1%	2.3%	2.2%
Retail Trade	10.3%	12.3%	11.3%
Transportation/Utilities	9.3%	9.1%	8.4%
Information	2%	2%	2%
Finance/Insurance/Real Estate	11.5%	8.9%	8.3%
Services	43.4%	49.2%	50.6%
Public Administration	7.5%	6.2%	6.0%

2026 Consumer Spending			
Apparel & Services: Total $	$13,848,057	$128,460,816	$327,799,244
Average Spent	$3,133.04	$2,545.85	$2,818.98
Spending Potential Index	123	100	110
Education: Total $	$12,086,546	$101,416,798	$260,956,548
Average Spent	$2,734.51	$2,009.89	$2,244.15
Spending Potential Index	136	100	112
Entertainment/Recreation: Total $	$24,245,116	$213,197,278	$544,061,107
Average Spent	$5,485.32	$4,225.16	$4,678.77
Spending Potential Index	127	98	109
Food at Home: Total $	$41,976,207	$388,757,635	$983,873,376
Average Spent	$9,496.88	$7,704.43	$8,461.03
Spending Potential Index	120	98	107
Food Away from Home: Total $	$24,744,943	$224,735,699	$576,774,160
Average Spent	$5,598.40	$4,453.83	$4,960.09
Spending Potential Index	125	100	111
Health Care: Total $	$43,560,099	$387,991,390	$979,422,868
Average Spent	$9,855.23	$7,689.24	$8,422.75
Spending Potential Index	123	96	105
HH Furnishings & Equipment: Total $	$15,997,980	$142,233,687	$363,177,804
Average Spent	$3,619.45	$2,818.80	$3,123.22
Spending Potential Index	127	99	110
Personal Care Products & Services: Total $	$6,408,377	$58,382,909	$148,296,047
Average Spent	$1,449.86	$1,157.04	$1,275.30
Spending Potential Index	127	101	112

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total $	$156,421,217	$1,433,338,384	$3,644,365,351
Average Spent	$35,389.42	$28,406.00	$31,340.48
Spending Potential Index	128	103	114
Support Payments/Gifts in Kind: Total $	$17,046,309	$153,487,156	$385,715,420
Average Spent	$3,856.63	$3,041.82	$3,317.04
Spending Potential Index	127	100	109
Travel: Total $	$21,791,650	$186,416,563	$477,729,785
Average Spent	$4,930.24	$3,694.42	$4,108.34
Spending Potential Index	135	101	112
Vehicle Maintenance & Repairs: Total $	$6,695,477	$61,174,907	$155,409,504
Average Spent	$1,514.81	$1,212.37	$1,336.48
Spending Potential Index	122	98	108

Top Tapestry Segment

1 mile

Neighborhood Spirit (H3):

This segment is characterized by suburban families on the West Coast with high rents.

Learn more about this segment...

3 miles

Modern Minds (D3):

This segment is characterized by urban, educated, affluent households with commutes.

Learn more about this segment...

5 miles

Modern Minds (D3):

This segment is characterized by urban, educated, affluent households with commutes.

Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.