Community Profile

River Run
9951 Miramar Pkwy, Miramar, Florida, 33025
Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	13,230	168,409	441,025
2020 Total Population	16,170	190,330	483,380
2020 Group Quarters	0	926	1,950
2026 Total Population	16,146	195,998	491,061
2026 Group Quarters	1	985	2,080
2031 Total Population	16,019	197,473	492,234
2026-2031 Annual Rate	-0.16%	0.15%	0.05%
2026 Total Daytime Population	15,429	150,210	391,176
Workers	8,294	55,225	150,374
Residents	7,135	94,985	240,802

Household Summary			
2010 Total Households	4,121	57,989	147,599
2010 Average Household Size	3.21	2.89	2.97
2020 Total Households	5,143	66,507	163,922
2020 Average Household Size	3.14	2.85	2.94
2026 Total Households	5,242	70,108	170,184
2026 Average Household Size	3.08	2.78	2.87
2031 Total Households	5,248	71,439	172,451
2031 Average Household Size	3.05	2.75	2.84
2026-2031 Annual Rate	0.02%	0.38%	0.27%
2026 Families	4,117	51,061	127,406
2026 Average Family Size	3.46	3.23	3.29
2031 Families	4,137	52,237	129,687
2031 Average Family Size	3.42	3.19	3.24
2026-2031 Growth Rate	0.10%	0.46%	0.36%

Median Household Income			
2026	$88,016	$76,925	$81,658
2031	$101,972	$87,417	$95,870

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	$35,169	$33,932	$36,450
2031	$40,932	$39,874	$42,925

2026 Households by Income			
Household Income Base	5,243	70,108	170,182
<$10,000	4.7%	8.4%	6.6%
$10,000-14,999	1.2%	1.8%	2.2%
$15,000-19,999	0.9%	1.6%	1.8%
$20,000-24,999	1.6%	2.4%	2.5%
$25,000-29,999	1.3%	2.0%	2.4%
$30,000-34,999	2.0%	2.6%	3.0%
$35,000-39,999	1.7%	3.3%	3.1%
$40,000-44,999	3.0%	4.1%	3.7%
$45,000-49,999	3.3%	4.1%	3.5%
$50,000-59,999	7.5%	7.1%	6.5%
$60,000-74,999	12.9%	11.0%	9.9%
$75000-99999	16.6%	15.9%	14.6%
$100,000-124,999	16.0%	12.0%	12.4%
$125,000-149,999	8.0%	7.4%	7.8%
$150000-199999	10.8%	8.5%	9.4%
$200,000-249,999	4.3%	3.6%	4.7%
$250,000-299,999	1.7%	1.7%	2.2%
$300,000-399,999	1.6%	1.5%	2.0%
$400,000-499,999	0.4%	0.4%	0.6%
$500,000+	0.6%	0.7%	1.3%
Average Household Income	$104,180	$94,855	$104,905

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	77	70	69
Percent of Income for Mortgage	27.8%	31.2%	31.9%
Wealth Index	72	67	79

Median Home Value			
2026	$416,212	$408,672	$442,737
2031	$468,622	$483,742	$527,168

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	3,394	41,042	106,258
<$50,000	0.7%	2.9%	1.8%
$50,000 - $99,999	0.2%	2.3%	1.5%
$100,000 - $149,999	3.1%	3.5%	2.3%
$150,000 - $199,999	5.2%	5.2%	3.3%
$200,000 - $249,999	4.8%	5.4%	4.3%
$250,000 - $299,999	4.0%	5.4%	5.5%
$300,000 - $399,999	26.6%	22.9%	20.9%
$400,000 - $499,999	34.5%	26.7%	24.5%
$500,000 - $749,999	18.2%	18.7%	24.5%
$750,000 - $999,999	0.6%	4.3%	6.7%
$1,000,000 - $1,499,999	0.0%	0.7%	1.9%
$1,500,000 - $1,999,999	0.1%	0.2%	0.4%
$2,000,000 +	2.3%	1.7%	2.5%
Average Home Value	$453,570	$447,281	$516,377

Housing Unit Summary			
2010 Total Housing Units	4,399	63,287	159,100
Owner Occupied Housing Units	72.4%	67.8%	69.2%
Renter Occupied Housing Units	27.6%	32.2%	30.8%
Vacant Housing Units	6.3%	8.4%	7.2%
2020 Housing Units	5,304	70,064	171,305
Owner Occupied Housing Units	63.3%	59.1%	62.2%
Renter Occupied Housing Units	36.7%	40.9%	37.8%
Vacant Housing Units	2.8%	5.0%	4.4%
2026 Housing Units	5,345	73,277	176,313
Owner Occupied Housing Units	64.8%	58.5%	62.4%
Renter Occupied Housing Units	35.2%	41.5%	37.6%
Vacant Housing Units	1.9%	4.3%	3.5%
2031 Total Housing Units	5,381	74,668	179,404
Owner Occupied Housing Units	66.9%	59.7%	63.6%
Renter Occupied Housing Units	33.1%	40.3%	36.4%
Vacant Housing Units	2.5%	4.3%	3.9%

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	7,514	92,430	233,717
Females	8,632	103,568	257,344

Median Age			
2010	33.0	35.3	35.8
2020	36.3	38.9	39.4
2026	37.6	40.0	40.4
2031	38.7	41.4	41.5

2026 Population by Age			
Total	16,148	195,997	491,060
0 - 4	5.6%	5.0%	5.0%
5 - 9	5.8%	5.3%	5.4%
10 - 14	6.4%	5.6%	5.8%
15 - 24	13.3%	12.3%	12.5%
25 - 34	15.3%	14.5%	13.9%
35 - 44	14.9%	14.3%	13.7%
45 - 54	13.3%	12.5%	12.8%
55 - 64	11.7%	12.6%	13.0%
65 - 74	9.1%	9.9%	10.1%
75 - 84	4.0%	5.6%	5.6%
85 +	1.0%	2.1%	2.0%
18 +	78.4%	80.5%	80.1%

2026 Population 15+ by Marital Status			
Total	13,284	164,823	411,562
Never Married	42.4%	39.5%	37.6%
Married	45.0%	44.1%	45.4%
Widowed	4.3%	5.4%	5.5%
Divorced	8.3%	11.0%	11.4%

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	11,134	140,767	350,417
Less than 9th Grade	3.8%	4.3%	4.5%
9th - 12th Grade, No Diploma	2.8%	4.3%	5.2%
High School Graduate	27.1%	31.0%	28.1%
GED/Alternative Credential	4.0%	3.2%	3.4%
Some College, No Degree	13.1%	13.7%	14.3%
Associate Degree	12.9%	11.7%	12.0%
Bachelor's Degree	26.7%	20.6%	20.8%
Graduate/Professional Degree	9.7%	11.2%	11.7%

2020 Population by Race/Ethnicity			
Total	16,170	190,330	483,380
White Alone	11.9%	19.4%	23.2%
Black Alone	56.7%	38.1%	32.8%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	3.7%	3.4%	3.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	9.1%	11.5%	11.3%
Two or More Races	9.1%	11.5%	11.3%
Hispanic Origin	31.5%	47.5%	49.8%
Diversity Index	78.4	86.4	87.1

2026 Population by Race/Ethnicity			
Total	16,146	195,999	491,062
White Alone	11.4%	18.5%	22.0%
Black Alone	55.4%	36.2%	31.4%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	3.8%	3.5%	3.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	9.6%	11.9%	11.7%
Two or More Races	19.7%	29.6%	31.0%
Hispanic Origin	33.7%	50.5%	52.5%
Diversity Index	79.6	86.6	87.1

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	9,497	107,399	267,510
White Collar	64.4%	58.4%	59.7%
Management/Business/Financial	20.6%	15.9%	16.7%
Professional	18.6%	19.5%	20.0%
Sales	8.2%	9.3%	9.4%
Administrative Support	17.0%	13.7%	13.7%
Services	21.0%	20.4%	19.6%

2026 Employed Pop 16+ by Occupation			
Total	9,497	107,399	267,510
Blue Collar	14.6%	21.2%	20.6%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	3.3%	4.5%	4.7%
Installation/Maintenance/Repair	1.9%	4.4%	4.1%
Production	2.3%	2.9%	3.0%
Transportation/Material Moving	7.2%	9.3%	8.7%
White Collar	64.4%	58.4%	59.7%
Management/Business/Financial	20.6%	15.9%	16.7%
Professional	18.6%	19.5%	20.0%
Sales	8.2%	9.3%	9.4%
Administrative Support	17.0%	13.7%	13.7%
Services	21.0%	20.4%	19.6%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	9,497	107,399	267,510
Population 16+ Employed	96.8%	96.1%	95.7%
Population 16+ Unemployment rate	3.2%	3.9%	4.3%
Population 16-24 Employed	13.3%	12.2%	12.0%
Population 16-24 Unemployment rate	6.6%	6.8%	8.2%
Population 25-54 Employed	63.2%	61.5%	60.5%
Population 25-54 Unemployment rate	2.6%	3.5%	3.7%
Population 55-64 Employed	16%	16%	17%
Population 55-64 Unemployment rate	3.2%	3.6%	4.0%
Population 65+ Employed	5%	6%	6%
Population 65+ Unemployment rate	0.9%	2.2%	2.6%

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	9,196	103,231	256,014
Agriculture/Mining	0.7%	0.2%	0.3%
Construction	6.0%	7.2%	7.4%
Manufacturing	6.4%	5.3%	5.1%
Wholesale Trade	1.6%	1.8%	2.0%
Retail Trade	9.1%	12.0%	11.9%
Transportation/Utilities	8.5%	9.8%	9.5%
Information	1%	2%	2%
Finance/Insurance/Real Estate	8.2%	6.3%	6.8%
Services	52.2%	50.0%	50.1%
Public Administration	6.1%	5.6%	5.2%

2026 Consumer Spending			
Apparel & Services: Total $	$11,770,133	$140,899,445	$376,533,438
Average Spent	$2,245.35	$2,009.75	$2,212.51
Spending Potential Index	88	79	87
Education: Total $	$8,751,976	$103,693,041	$282,565,036
Average Spent	$1,669.59	$1,479.05	$1,660.35
Spending Potential Index	83	74	83
Entertainment/Recreation: Total $	$18,809,896	$226,515,238	$606,264,891
Average Spent	$3,588.31	$3,230.95	$3,562.41
Spending Potential Index	83	75	83
Food at Home: Total $	$35,409,475	$426,700,215	$1,140,481,810
Average Spent	$6,754.96	$6,086.33	$6,701.46
Spending Potential Index	86	77	85
Food Away from Home: Total $	$20,285,253	$246,610,509	$660,951,493
Average Spent	$3,869.75	$3,517.58	$3,883.75
Spending Potential Index	87	79	87
Health Care: Total $	$34,575,463	$416,879,987	$1,106,689,750
Average Spent	$6,595.85	$5,946.25	$6,502.90
Spending Potential Index	82	74	81
HH Furnishings & Equipment: Total $	$12,606,340	$153,253,233	$409,262,394
Average Spent	$2,404.87	$2,185.96	$2,404.82
Spending Potential Index	85	77	85
Personal Care Products & Services: Total $	$5,162,971	$62,721,236	$166,915,740
Average Spent	$984.92	$894.64	$980.80
Spending Potential Index	86	78	86

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 $	$124,731,178	$1,565,563,842	$4,213,363,599
Average Spent	$23,794.58	$22,330.74	$24,757.70
Spending Potential Index	86	81	90
Support Payments/Gifts in Kind: Total $	$13,332,636	$158,898,463	$415,995,079
Average Spent	$2,543.43	$2,266.48	$2,444.38
Spending Potential Index	83	74	80
Travel: Total $	$15,757,355	$193,763,290	$522,986,820
Average Spent	$3,005.98	$2,763.78	$3,073.07
Spending Potential Index	82	76	84
Vehicle Maintenance & Repairs: Total $	$5,498,776	$66,834,479	$177,507,838
Average Spent	$1,048.98	$953.31	$1,043.03
Spending Potential Index	85	77	84

Top Tapestry Segment

1 mile

Flourishing Families (H1):

This segment is characterized by large Southern and Midwestern suburban families in growing developments.

Learn more about this segment...

3 miles

Generational Ties (G3):

This segment is characterized by large, multigenerational families in the suburban West.

Learn more about this segment...

5 miles

Generational Ties (G3):

This segment is characterized by large, multigenerational families in the suburban West.

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.