

# AN UPDATE ON SOUTH FLORIDA'S DEMOGRAPHIC TRANSFORMATION 2000 – 2024 (Revised)

Broward County · Miami-Dade County · Monroe County

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# SFRPC Region at a Glance: 5 Million Residents

Three-county service area: 4.96 million residents | 25% growth since 2000

## BROWARD COUNTY

**2,037,472**

POPULATION (ACS 2024)

Change since 2000: **+25.5%**

Ethnicity: **32.8% Hispanic**

Median HH Income: **\$81,488**  
MHI (2024 ACS)

## MIAMI-DADE COUNTY

**2,838,461**

POPULATION (ACS 2024)

Change since 2000: **+26.0%**

Ethnicity: **69.3% Hispanic**

Median HH Income: **\$76,184**  
MHI (2024 ACS)

## MONROE COUNTY

**80,908**

POPULATION (ACS 2024)

Change since 2000: **+1.7%**

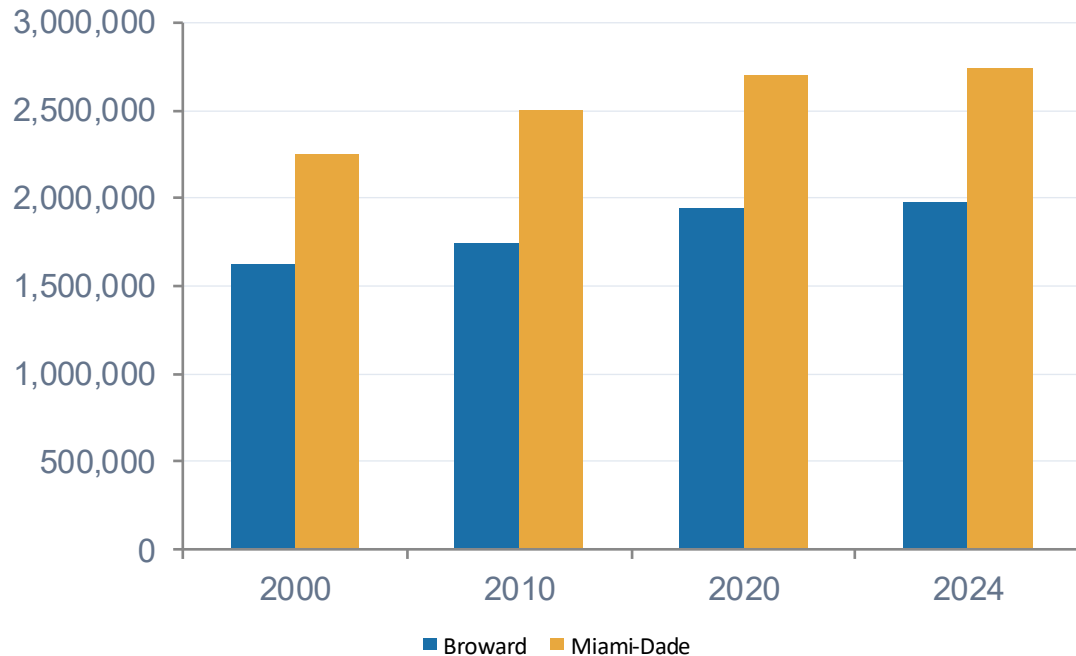
Ethnicity: **24.6% Hispanic**

Median HH Income: **\$100,256**  
MHI (2024 ACS)

# Population Growth Driven by International Immigration

All three counties grew, but Monroe experienced decade-long decline before recovering

Population by County (2000–2024)



Monroe County		
Year	Population	Change
2000	79,589	—
2010	73,090	-8.2%
2020	82,874	+13.4%
2024	80,908	-2.4%

Monroe's 2000–2010 population decline reflects Keys housing costs and Hurricane Wilma (2005) displacement. The county is constrained by its Area of Critical State Concern designation.

# The Region is Aging, Younger Residents are Leaving

 Broward

 Miami-Dade

 Monroe

*Monroe is graying fastest, Miami-Dade aged the most in absolute terms, and Broward holds the middle ground*

Metric	County	2000	2010	2020	2024 (ACS)
Median age	Broward	37.8	39.7	41.4	41.6 (±0.2)
	Miami-Dade	35.6	38.2	41.0	40.6 (±0.2)
	Monroe	42.6	47.5	49.7	50.5 (±0.8)
% under 18	Broward	23.6%	22.4%	20.5%	20.9%
	Miami-Dade	24.8%	21.9%	19.4%	20.1%
	Monroe	17.1%	15.6%	14.8%	15.6%
% 65+	Broward	16.1%	14.3%	17.2%	17.6%
	Miami-Dade	13.3%	14.1%	17.2%	16.8%
	Monroe	14.6%	19.1%	23.4%	24.3%

Sources: U.S. Census Bureau Decennial Census (2000/2010/2020 DP-1, P12, DHC); ACS B01001; Florida EDR county profiles.

# Housing Units & Household Size Gains

*Miami-Dade added 223K units since 2000; Monroe's stock is nearly frozen by state regulation*

## Total Housing Units

County	2000	2010	2020	2024
Broward	741,043	810,388	860,329	869,673
Miami-Dade	852,278	989,435	1,074,685	1,114,866
Monroe	51,617	52,200	53,961	54,500

## Average Household Size (persons)

County	2000	2010	2020	2024
Broward	2.45	2.52	2.55	2.65
Miami-Dade	2.84	2.83	2.79	2.80
Monroe	2.23	2.18	2.25	2.40

### Broward

+124K units since 2000 (+17.4%). Household size rising — multi-generational and immigrant households increasing.

### Miami-Dade

+243K units since 2000 (+30.8%). One of the largest absolute housing expansions in the U.S. southeast.

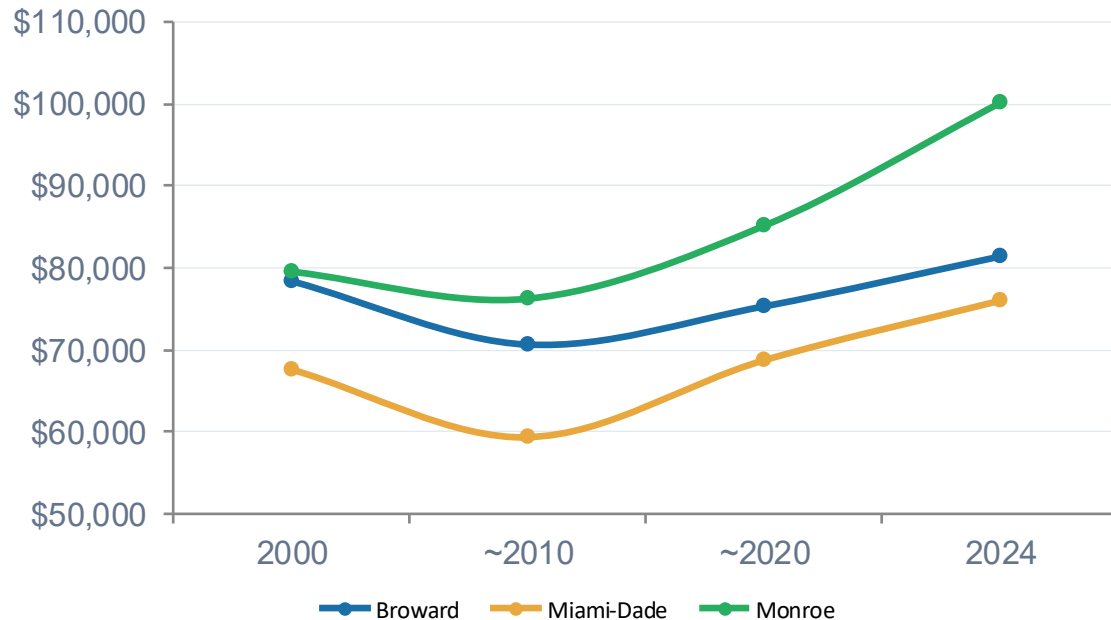
### Monroe

+2,344 units since 2000 (+5.6%). Growth severely constrained by Area of Critical State Concern regulations limiting Keys development.

# Median Household Income (Real 2024 Dollars) Growth

Real incomes fell during the Great Recession but have now recovered. Broward barely ahead of 2000 levels

Real Median HH Income (2024\$) — ACS/SF3 Time Series



County	2000	2010	2020	2024
Broward	\$78.5K	\$70.6K	\$75.4K	\$81.5K
Miami-Dade	\$67.7K	\$59.4K	\$68.8K	\$76.1K
Monroe	\$79.6K	\$76.3K	\$85.2K	\$100.3K

Monroe leads the region with \$100.3K.

Recession trough: Miami-Dade real incomes fell to \$59,372 (2010 era), 12% below 2000 in real terms.

Broward's real income (\$81.5K) remains slightly above its 2000 level (\$78,504), a generation of nominal gains barely matching inflation.

# Thank You! Questions?

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