

AN UPDATE ON SOUTH FLORIDA'S DEMOGRAPHIC TRANSFORMATION 2000 – 2024

Broward County · Miami-Dade County · Monroe County

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South Florida Regional Planning Council (SFRPC)
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SFRPC Region at a Glance: 5 Million Residents

Three-county service area: 4.96 million residents | 20% 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%**

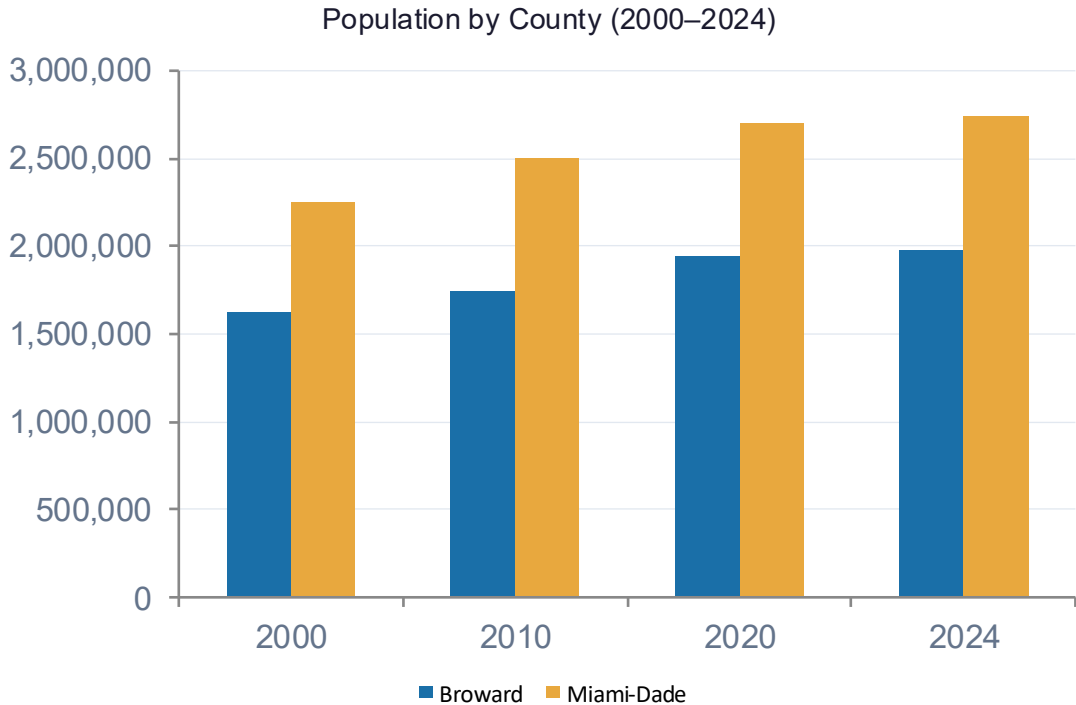
Ethnicity: **24.6% Hispanic**

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

Source: U.S. Census Bureau ACS 2020–2024 five-year estimates; 2000/2010/2020 Decennial Census. MHI in nominal 2024 dollars.

Population Growth Driven by International Immigration

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



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 (+16.7%).
Household size rising — multi-generational and immigrant households increasing.

Miami-Dade

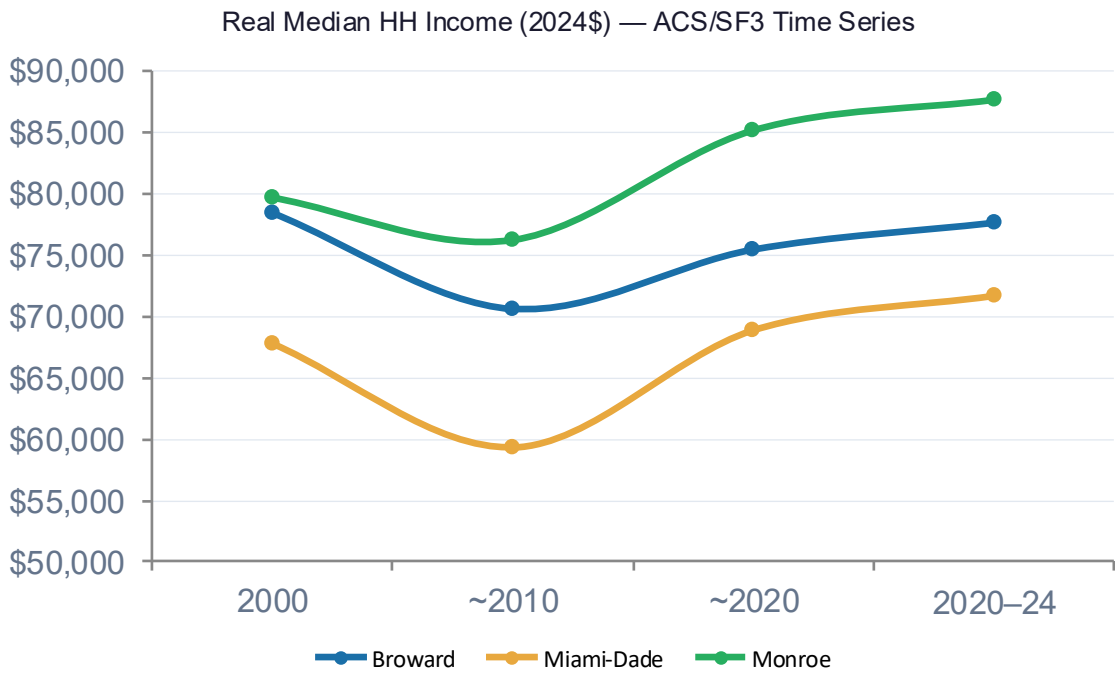
+243K units since 2000 (+28.5%). One of the largest absolute housing expansions in the U.S. southeast.

Monroe

+2,344 units since 2000 (+4.5%).
Growth severely constrained by Area of Critical State Concern regulations limiting Keys development.

Median Household Income (Real 2024 Dollars) Growth Has Been Slow

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



All figures in real 2024 dollars (CPI-U adjusted)

County	2000	2010	2020	2020–24
Broward	\$78.5K	\$70.6K	\$75.4K	\$77.6K
Miami-Dade	\$67.7K	\$59.4K	\$68.8K	\$71.8K
Monroe	\$79.6K	\$76.3K	\$85.2K	\$87.7K

Monroe leads the region with \$87,738, reflecting Keys tourism economy and high cost of living.

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

Broward's real income (\$77,633) remains slightly below its 2000 level (\$78,504), a generation of nominal gains barely matching inflation.

Source: Census 2000 SF3 Table P053 (1999\$); ACS 2008–2012 Table B19013 (2012\$); ACS 2018–2022 (2022\$); ACS 2020–2024 (2024\$).

Thank You! Questions?



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