

Expanded Profile

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



Lat/Lon: 25.8093/-80.3253

NW 36th St & NW 79th Ave						
Doral, FL 33166						
Population						
Estimated Population (2026)	19,453		114,635		475,198	
Projected Population (2031)	22,729		112,186		447,170	
Census Population (2020)	11,971		106,201		471,299	
Census Population (2010)	5,334		90,054		440,254	
Projected Annual Growth (2026 to 2031)	3,276	3.4%	-2,449	-0.4%	-28,028	-1.2%
Historical Annual Growth (2020 to 2026)	7,482	10.4%	8,434	1.3%	3,899	0.1%
Historical Annual Growth (2010 to 2020)	6,637	12.4%	16,147	1.8%	31,045	0.7%
Estimated Population Density (2026)	6,195	psm	4,055	psm	6,053	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2026)	7,300		42,832		165,932	
Projected Households (2031)	8,418		41,149		153,221	
Census Households (2020)	4,638		39,256		163,748	
Census Households (2010)	1,910		32,381		147,152	
Estimated Households with Children (2026)	2,547	34.9%	13,643	31.9%	54,719	33.0%
Estimated Average Household Size (2026)	2.59		2.64		2.82	
Average Household Income						
Estimated Average Household Income (2026)	\$125,574		\$104,211		\$98,030	
Projected Average Household Income (2031)	\$127,445		\$106,340		\$98,940	
Estimated Average Family Income (2026)	\$150,883		\$120,554		\$111,790	
Median Household Income						
Estimated Median Household Income (2026)	\$93,438		\$80,163		\$76,339	
Projected Median Household Income (2031)	\$94,295		\$81,489		\$76,821	
Estimated Median Family Income (2026)	\$113,071		\$93,906		\$88,363	
Per Capita Income						
Estimated Per Capita Income (2026)	\$47,122		\$38,986		\$34,351	
Projected Per Capita Income (2031)	\$47,201		\$39,055		\$34,030	
Estimated Per Capita Income 5 Year Growth	\$80	0.2%	\$69	0.2%	-\$322	-0.9%
Estimated Average Household Net Worth (2026)	\$840,688		\$784,404		\$807,755	
Daytime Demos (2026)						
Total Businesses	6,652		27,492		59,094	
Total Employees	44,008		197,565		382,043	
Company Headquarter Businesses	241	3.6%	983	3.6%	1,678	2.8%
Company Headquarter Employees	5,140	11.7%	24,645	12.5%	48,947	12.8%
Employee Population per Business	6.6		7.2		6.5	
Residential Population per Business	2.9		4.2		8.0	

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1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2026)	5,033	25.9%	32,760	28.6%	136,948	28.8%
Black or African American (2026)	1,835	9.4%	8,095	7.1%	28,174	5.9%
American Indian or Alaska Native (2026)	32	0.2%	245	0.2%	906	0.2%
Asian (2026)	669	3.4%	2,806	2.4%	7,283	1.5%
Hawaiian or Pacific Islander (2026)	3	-	21	-	65	-
Other Race (2026)	2,775	14.3%	15,177	13.2%	63,207	13.3%
Two or More Races (2026)	9,105	46.8%	55,532	48.4%	238,615	50.2%
Not Hispanic or Latino Population (2026)	4,746	24.4%	22,649	19.8%	76,446	16.1%
Hispanic or Latino Population (2026)	14,707	75.6%	91,987	80.2%	398,752	83.9%
Not Hispanic or Latino Population (2031)	8,378	36.9%	35,559	31.7%	122,645	27.4%
Hispanic or Latino Population (2031)	14,351	63.1%	76,627	68.3%	324,525	72.6%
Not Hispanic or Latino Population (2020)	1,922	16.1%	15,465	14.6%	49,013	10.4%
Hispanic or Latino Population (2020)	10,050	83.9%	90,735	85.4%	422,286	89.6%
Not Hispanic or Latino Population (2010)	1,071	20.1%	13,717	15.2%	44,555	10.1%
Hispanic or Latino Population (2010)	4,263	79.9%	76,337	84.8%	395,700	89.9%
Projected Hispanic Annual Growth (2026 to 2031)	-356	-0.5%	-15,360	-3.3%	-74,228	-3.7%
Historic Hispanic Annual Growth (2010 to 2026)	10,444	15.3%	15,650	1.3%	3,052	-

Age Distribution (2026)

Age Under 5	1,264	6.5%	6,135	5.4%	23,245	4.9%
Age 5 to 9 Years	1,217	6.3%	6,215	5.4%	23,825	5.0%
Age 10 to 14 Years	986	5.1%	5,830	5.1%	23,401	4.9%
Age 15 to 19 Years	930	4.8%	6,137	5.4%	28,208	5.9%
Age 20 to 24 Years	1,188	6.1%	6,389	5.6%	27,964	5.9%
Age 25 to 29 Years	1,734	8.9%	7,855	6.9%	27,583	5.8%
Age 30 to 34 Years	1,993	10.2%	8,689	7.6%	30,374	6.4%
Age 35 to 39 Years	2,156	11.1%	9,153	8.0%	31,875	6.7%
Age 40 to 44 Years	1,776	9.1%	8,506	7.4%	31,955	6.7%
Age 45 to 49 Years	1,443	7.4%	8,276	7.2%	34,275	7.2%
Age 50 to 54 Years	1,404	7.2%	8,821	7.7%	37,526	7.9%
Age 55 to 59 Years	1,078	5.5%	7,979	7.0%	35,120	7.4%
Age 60 to 64 Years	833	4.3%	6,809	5.9%	29,643	6.2%
Age 65 to 74 Years	947	4.9%	9,537	8.3%	44,445	9.4%
Age 75 to 84 Years	388	2.0%	5,874	5.1%	31,295	6.6%
Age 85 Years or Over	115	0.6%	2,431	2.1%	14,464	3.0%
Median Age	34.9		40.6		43.1	

Gender Age Distribution (2026)

Female Population	9,821	50.5%	59,026	51.5%	245,021	51.6%
Age 0 to 19 Years	2,189	22.3%	11,892	20.1%	47,391	19.3%
Age 20 to 64 Years	6,761	68.8%	36,596	62.0%	143,856	58.7%
Age 65 Years or Over	871	8.9%	10,537	17.9%	53,775	21.9%
Female Median Age	35.1		42.0		45.1	
Male Population	9,632	49.5%	55,610	48.5%	230,177	48.4%
Age 0 to 19 Years	2,208	22.9%	12,425	22.3%	51,288	22.3%
Age 20 to 64 Years	6,844	71.1%	35,881	64.5%	142,460	61.9%
Age 65 Years or Over	580	6.0%	7,304	13.1%	36,429	15.8%
Male Median Age	34.9		39.3		41.0	

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Household Income Distribution (2026)

HH Income \$200,000 or More	1,088	14.9%	4,712	11.0%	16,212	9.8%
HH Income \$150,000 to \$199,999	811	11.1%	3,557	8.3%	13,301	8.0%
HH Income \$100,000 to \$149,999	1,434	19.7%	7,352	17.2%	27,164	16.4%
HH Income \$75,000 to \$99,999	980	13.4%	5,770	13.5%	21,815	13.1%
HH Income \$50,000 to \$74,999	1,193	16.3%	7,197	16.8%	27,896	16.8%
HH Income \$35,000 to \$49,999	507	6.9%	4,525	10.6%	17,417	10.5%
HH Income \$25,000 to \$34,999	303	4.1%	2,836	6.6%	13,478	8.1%
HH Income \$15,000 to \$24,999	445	6.1%	2,805	6.5%	12,264	7.4%
HH Income Under \$15,000	539	7.4%	4,079	9.5%	16,385	9.9%
HH Income \$35,000 or More	6,013	82.4%	33,112	77.3%	123,806	74.6%
HH Income \$75,000 or More	4,313	59.1%	21,390	49.9%	78,492	47.3%

Housing (2026)

Total Housing Units	7,934		46,068		177,887	
Housing Units Occupied	7,300	92.0%	42,832	93.0%	165,932	93.3%
Housing Units Owner-Occupied	1,475	20.2%	15,481	36.1%	74,336	44.8%
Housing Units, Renter-Occupied	5,825	79.8%	27,351	63.9%	91,597	55.2%
Housing Units, Vacant	634	8.0%	3,236	7.0%	11,954	6.7%

Marital Status (2026)

Never Married	5,465	34.2%	31,627	32.8%	132,617	32.8%
Currently Married	6,964	43.6%	39,537	41.0%	158,271	39.1%
Separated	1,548	9.7%	8,424	8.7%	35,790	8.8%
Widowed	283	1.8%	4,335	4.5%	24,005	5.9%
Divorced	1,726	10.8%	12,533	13.0%	54,044	13.4%

Household Type (2026)

Population Family	14,137	72.7%	91,460	79.8%	402,214	84.6%
Population Non-Family	4,786	24.6%	21,686	18.9%	65,556	13.8%
Population Group Quarters	530	2.7%	1,490	1.3%	7,428	1.6%
Family Households	4,356	59.7%	28,489	66.5%	122,493	73.8%
Non-Family Households	2,944	40.3%	14,343	33.5%	43,439	26.2%
Married Couple with Children	1,860	26.7%	8,983	22.7%	34,335	21.7%
Average Family Household Size	3.2		3.2		3.3	

Household Size (2026)

1 Person Households	1,832	25.1%	9,792	22.9%	30,454	18.4%
2 Person Households	2,482	34.0%	14,304	33.4%	53,862	32.5%
3 Person Households	1,274	17.5%	7,998	18.7%	33,851	20.4%
4 Person Households	950	13.0%	6,154	14.4%	26,071	15.7%
5 Person Households	456	6.2%	2,754	6.4%	12,547	7.6%
6 or More Person Households	305	4.2%	1,831	4.3%	9,148	5.5%

Household Vehicles (2026)

Households with 0 Vehicles Available	524	7.2%	3,557	8.3%	15,803	9.5%
Households with 1 Vehicles Available	3,210	44.0%	17,304	40.4%	59,614	35.9%
Households with 2 or More Vehicles Available	3,566	48.8%	21,971	51.3%	90,515	54.5%
Total Vehicles Available	10,865		67,413		278,311	
Average Vehicles Per Household	1.5		1.6		1.7	

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Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	15,802		95,246		399,556	
Estimated Civilian Employed	11,457	72.5%	64,212	67.4%	255,569	64.0%
Estimated Civilian Unemployed	177	1.1%	912	1.0%	5,275	1.3%
Estimated in Armed Forces	54	0.3%	324	0.3%	429	0.1%
Estimated Not in Labor Force	4,114	26.0%	29,798	31.3%	138,283	34.6%
Unemployment Rate	1.1%		1.0%		1.3%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	11,457		64,210		255,557	
Management, Business, Financial Operations	2,763	24.1%	12,259	19.1%	39,906	15.6%
Professional, Related	2,178	19.0%	11,596	18.1%	44,602	17.5%
Service	1,927	16.8%	11,788	18.4%	49,734	19.5%
Sales, Office	2,666	23.3%	15,376	23.9%	57,755	22.6%
Farming, Fishing, Forestry	19	0.2%	245	0.4%	955	0.4%
Construct, Extraction, Maintenance	449	3.9%	4,500	7.0%	24,609	9.6%
Production, Transport Material Moving	1,454	12.7%	8,447	13.2%	37,996	14.9%
White Collar Workers	7,607	66.4%	39,231	61.1%	142,264	55.7%
Blue Collar Workers	3,850	33.6%	24,979	38.9%	113,293	44.3%

Consumer Expenditure (2026)

Total Household Expenditure	\$733.84 M		\$3.94 B		\$15.03 B	
Total Non-Retail Expenditure	\$373.52 M	50.9%	\$1.94 B	49.3%	\$7.24 B	48.2%
Total Retail Expenditure	\$360.32 M	49.1%	\$2 B	50.7%	\$7.79 B	51.8%
Alcoholic Beverages	\$5.22 M	0.7%	\$27.65 M	0.7%	\$104.8 M	0.7%
Apparel	\$16.31 M	2.2%	\$88.39 M	2.2%	\$339.19 M	2.3%
Contributions	\$18.55 M	2.5%	\$95.4 M	2.4%	\$355.43 M	2.4%
Education	\$12.72 M	1.7%	\$66.2 M	1.7%	\$248.37 M	1.7%
Entertainment	\$36.85 M	5.0%	\$199.65 M	5.1%	\$766.01 M	5.1%
Food Away From Home	\$35.95 M	4.9%	\$192.26 M	4.9%	\$732.4 M	4.9%
Grocery	\$51.48 M	7.0%	\$294.71 M	7.5%	\$1.16 B	7.7%
Health Care	\$44.17 M	6.0%	\$280.16 M	7.1%	\$1.12 B	7.5%
Household Furnishings and Equipment	\$19.38 M	2.6%	\$103.57 M	2.6%	\$394.34 M	2.6%
Household Operations	\$14.78 M	2.0%	\$80.47 M	2.0%	\$309.76 M	2.1%
Miscellaneous Expenses	\$11.3 M	1.5%	\$60.28 M	1.5%	\$229.13 M	1.5%
Personal Care	\$8.28 M	1.1%	\$46.62 M	1.2%	\$182.6 M	1.2%
Shelter	\$136.57 M	18.6%	\$747.35 M	19.0%	\$2.86 B	19.0%
Tax and Retirement	\$178.92 M	24.4%	\$867.45 M	22.0%	\$3.14 B	20.9%
Tobacco and Related	\$2.9 M	0.4%	\$18.41 M	0.5%	\$76.21 M	0.5%
Transportation	\$101.68 M	13.9%	\$551.61 M	14.0%	\$2.12 B	14.1%
Utilities	\$38.8 M	5.3%	\$223.52 M	5.7%	\$885.12 M	5.9%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	13,868		83,930		348,555	
Elementary (Grade Level 0 to 8)	560	4.0%	5,193	6.2%	30,255	8.7%
Some High School (Grade Level 9 to 11)	1,316	9.5%	9,130	10.9%	36,905	10.6%
High School Graduate	1,658	12.0%	18,856	22.5%	95,113	27.3%
Some College	1,342	9.7%	9,105	10.8%	37,089	10.6%
Associate Degree Only	1,593	11.5%	7,789	9.3%	31,930	9.2%
Bachelor Degree Only	4,669	33.7%	21,675	25.8%	76,654	22.0%
Graduate Degree	2,731	19.7%	12,181	14.5%	40,610	11.7%

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Units In Structure (2026)

1 Detached Unit	929	12.7%	10,797	25.2%	57,890	34.9%
1 Attached Unit	644	8.8%	5,124	12.0%	21,588	13.0%
2 to 4 Units	377	5.2%	2,314	5.4%	9,295	5.6%
5 to 9 Units	523	7.2%	2,124	5.0%	8,133	4.9%
10 to 19 Units	467	6.4%	3,612	8.4%	12,723	7.7%
20 to 49 Units	991	13.6%	5,664	13.2%	17,184	10.4%
50 or More Units	3,269	44.8%	12,540	29.3%	36,442	22.0%
Mobile Home or Trailer	100	1.4%	659	1.5%	2,637	1.6%
Other Structure	-	-	-	-	41	-

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	1,197	16.4%	2,611	6.1%	6,264	3.8%
Homes Built 2010 to 2019	2,446	33.5%	5,781	13.5%	14,320	8.6%
Homes Built 2000 to 2009	513	7.0%	3,431	8.0%	15,202	9.2%
Homes Built 1990 to 1999	541	7.4%	5,336	12.5%	15,635	9.4%
Homes Built 1980 to 1989	1,398	19.2%	8,594	20.1%	28,558	17.2%
Homes Built 1970 to 1979	954	13.1%	7,907	18.5%	30,588	18.4%
Homes Built 1960 to 1969	71	1.0%	3,802	8.9%	18,211	11.0%
Homes Built Before 1959	179	2.5%	5,369	12.5%	37,154	22.4%

Home Values (2026)

Home Values \$1,000,000 or More	195	13.2%	1,084	7.0%	5,239	7.0%
Home Values \$500,000 to \$999,999	822	55.7%	7,155	46.2%	32,583	43.8%
Home Values \$400,000 to \$499,999	104	7.1%	2,224	14.4%	13,069	17.6%
Home Values \$300,000 to \$399,999	76	5.1%	1,719	11.1%	9,882	13.3%
Home Values \$200,000 to \$299,999	156	10.6%	2,014	13.0%	7,723	10.4%
Home Values \$150,000 to \$199,999	35	2.4%	381	2.5%	1,715	2.3%
Home Values \$100,000 to \$149,999	27	1.8%	211	1.4%	850	1.1%
Home Values \$70,000 to \$99,999	7	0.5%	37	0.2%	381	0.5%
Home Values \$50,000 to \$69,999	7	0.5%	152	1.0%	750	1.0%
Home Values \$25,000 to \$49,999	9	0.6%	136	0.9%	793	1.1%
Home Values Under \$25,000	37	2.5%	366	2.4%	1,350	1.8%
Owner-Occupied Median Home Value	\$619,798		\$510,459		\$506,293	
Renter-Occupied Median Rent	\$2,161		\$2,005		\$1,933	

Transportation To Work (2026)

Drive to Work Alone	7,375	64.4%	43,543	67.8%	174,521	68.3%
Drive to Work in Carpool	1,402	12.2%	6,495	10.1%	27,243	10.7%
Travel to Work by Public Transportation	369	3.2%	2,225	3.5%	9,529	3.7%
Drive to Work on Motorcycle	27	0.2%	213	0.3%	869	0.3%
Walk or Bicycle to Work	317	2.8%	1,342	2.1%	5,707	2.2%
Other Means	137	1.2%	830	1.3%	2,965	1.2%
Work at Home	1,831	16.0%	9,562	14.9%	34,724	13.6%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	2,390	20.9%	10,349	16.1%	35,750	14.0%
Travel to Work in 15 to 29 Minutes	3,066	26.8%	18,433	28.7%	75,238	29.4%
Travel to Work in 30 to 59 Minutes	3,572	31.2%	21,129	32.9%	87,671	34.3%
Travel to Work in 60 Minutes or More	598	5.2%	4,737	7.4%	22,173	8.7%
Average Minutes Travel to Work	24.6		26.2		27.4	