

Expanded Profile

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



Lat/Lon: 26.2982/-80.2505

Westview Drive & North University Coral Springs, FL 33076		1 mi radius	3 mi radius	5 mi radius
Population				
Estimated Population (2026)		12,200	118,080	296,820
Projected Population (2031)		12,129	116,479	292,212
Census Population (2020)		12,599	117,978	292,947
Census Population (2010)		12,707	102,207	257,867
Projected Annual Growth (2026 to 2031)		-71 -0.1%	-1,601 -0.3%	-4,608 -0.3%
Historical Annual Growth (2020 to 2026)		-399 -0.5%	102 -	3,873 0.2%
Historical Annual Growth (2010 to 2020)		-108 -	15,771 1.5%	35,079 1.4%
Estimated Population Density (2026)		3,885 psm	4,177 psm	3,780 psm
Trade Area Size		3.1 sq mi	28.3 sq mi	78.5 sq mi
Households				
Estimated Households (2026)		4,270	40,208	106,553
Projected Households (2031)		4,171	38,757	102,736
Census Households (2020)		4,198	39,985	104,694
Census Households (2010)		4,277	35,196	94,221
Estimated Households with Children (2026)		1,619 37.9%	16,340 40.6%	39,726 37.3%
Estimated Average Household Size (2026)		2.84	2.93	2.77
Average Household Income				
Estimated Average Household Income (2026)		\$174,830	\$158,260	\$139,505
Projected Average Household Income (2031)		\$175,317	\$160,505	\$140,679
Estimated Average Family Income (2026)		\$204,988	\$180,216	\$159,694
Median Household Income				
Estimated Median Household Income (2026)		\$124,812	\$126,424	\$111,535
Projected Median Household Income (2031)		\$125,597	\$128,428	\$112,524
Estimated Median Family Income (2026)		\$155,454	\$139,798	\$125,439
Per Capita Income				
Estimated Per Capita Income (2026)		\$61,233	\$53,923	\$50,118
Projected Per Capita Income (2031)		\$60,334	\$53,440	\$49,499
Estimated Per Capita Income 5 Year Growth		-\$899 -1.5%	-\$483 -0.9%	-\$620 -1.2%
Estimated Average Household Net Worth (2026)		\$1,960,206	\$1,481,320	\$1,338,486
Daytime Demos (2026)				
Total Businesses		1,277	10,596	23,054
Total Employees		5,211	53,310	120,339
Company Headquarter Businesses		30 2.4%	207 2.0%	425 1.8%
Company Headquarter Employees		337 6.5%	3,065 5.7%	8,431 7.0%
Employee Population per Business		4.1	5.0	5.2
Residential Population per Business		9.6	11.1	12.9

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Race & Ethnicity						
White (2026)	6,453	52.9%	52,114	44.1%	134,342	45.3%
Black or African American (2026)	2,315	19.0%	30,514	25.8%	71,968	24.2%
American Indian or Alaska Native (2026)	18	0.1%	262	0.2%	685	0.2%
Asian (2026)	853	7.0%	7,680	6.5%	17,254	5.8%
Hawaiian or Pacific Islander (2026)	1	-	34	-	101	-
Other Race (2026)	694	5.7%	8,261	7.0%	21,793	7.3%
Two or More Races (2026)	1,867	15.3%	19,216	16.3%	50,678	17.1%
Not Hispanic or Latino Population (2026)	8,858	72.6%	83,132	70.4%	208,840	70.4%
Hispanic or Latino Population (2026)	3,342	27.4%	34,948	29.6%	87,980	29.6%
Not Hispanic or Latino Population (2031)	8,526	70.3%	80,326	69.0%	202,256	69.2%
Hispanic or Latino Population (2031)	3,603	29.7%	36,153	31.0%	89,956	30.8%
Not Hispanic or Latino Population (2020)	9,725	77.2%	85,795	72.7%	213,339	72.8%
Hispanic or Latino Population (2020)	2,874	22.8%	32,183	27.3%	79,608	27.2%
Not Hispanic or Latino Population (2010)	10,615	83.5%	80,373	78.6%	202,258	78.4%
Hispanic or Latino Population (2010)	2,092	16.5%	21,834	21.4%	55,610	21.6%
Projected Hispanic Annual Growth (2026 to 2031)	261	1.6%	1,205	0.7%	1,976	0.4%
Historic Hispanic Annual Growth (2010 to 2026)	1,250	3.7%	13,114	3.8%	32,370	3.6%
Age Distribution (2026)						
Age Under 5	603	4.9%	6,852	5.8%	16,404	5.5%
Age 5 to 9 Years	757	6.2%	8,102	6.9%	18,871	6.4%
Age 10 to 14 Years	899	7.4%	8,543	7.2%	20,284	6.8%
Age 15 to 19 Years	855	7.0%	8,680	7.4%	20,610	6.9%
Age 20 to 24 Years	686	5.6%	6,791	5.8%	16,369	5.5%
Age 25 to 29 Years	508	4.2%	6,041	5.1%	15,371	5.2%
Age 30 to 34 Years	603	4.9%	6,947	5.9%	18,035	6.1%
Age 35 to 39 Years	749	6.1%	8,213	7.0%	21,003	7.1%
Age 40 to 44 Years	869	7.1%	9,038	7.7%	22,222	7.5%
Age 45 to 49 Years	791	6.5%	8,493	7.2%	20,616	6.9%
Age 50 to 54 Years	895	7.3%	8,195	6.9%	20,271	6.8%
Age 55 to 59 Years	873	7.2%	7,564	6.4%	19,324	6.5%
Age 60 to 64 Years	906	7.4%	7,297	6.2%	18,849	6.4%
Age 65 to 74 Years	1,229	10.1%	10,443	8.8%	28,228	9.5%
Age 75 to 84 Years	586	4.8%	4,924	4.2%	14,773	5.0%
Age 85 Years or Over	392	3.2%	1,956	1.7%	5,591	1.9%
Median Age	42.0		38.6		39.8	
Gender Age Distribution (2026)						
Female Population	6,349	52.0%	61,454	52.0%	154,717	52.1%
Age 0 to 19 Years	1,537	24.2%	15,892	25.9%	37,635	24.3%
Age 20 to 64 Years	3,626	57.1%	35,994	58.6%	89,895	58.1%
Age 65 Years or Over	1,186	18.7%	9,568	15.6%	27,187	17.6%
Female Median Age	42.9		39.6		40.9	
Male Population	5,851	48.0%	56,626	48.0%	142,103	47.9%
Age 0 to 19 Years	1,578	27.0%	16,285	28.8%	38,535	27.1%
Age 20 to 64 Years	3,253	55.6%	32,587	57.5%	82,164	57.8%
Age 65 Years or Over	1,021	17.4%	7,755	13.7%	21,404	15.1%
Male Median Age	41.0		37.6		38.6	

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1 mi radius 3 mi radius 5 mi radius

Household Income Distribution (2026)						
HH Income \$200,000 or More	1,249	29.2%	9,739	24.2%	20,168	18.9%
HH Income \$150,000 to \$199,999	585	13.7%	5,245	13.0%	12,190	11.4%
HH Income \$100,000 to \$149,999	561	13.1%	6,815	16.9%	20,120	18.9%
HH Income \$75,000 to \$99,999	608	14.2%	4,846	12.1%	14,058	13.2%
HH Income \$50,000 to \$74,999	414	9.7%	4,948	12.3%	15,484	14.5%
HH Income \$35,000 to \$49,999	268	6.3%	2,900	7.2%	8,382	7.9%
HH Income \$25,000 to \$34,999	182	4.3%	1,879	4.7%	5,280	5.0%
HH Income \$15,000 to \$24,999	244	5.7%	2,060	5.1%	5,385	5.1%
HH Income Under \$15,000	159	3.7%	1,776	4.4%	5,487	5.1%
HH Income \$35,000 or More	3,685	86.3%	34,493	85.8%	90,402	84.8%
HH Income \$75,000 or More	3,003	70.3%	26,645	66.3%	66,537	62.4%
Housing (2026)						
Total Housing Units	4,508		42,584		113,579	
Housing Units Occupied	4,270	94.7%	40,208	94.4%	106,553	93.8%
Housing Units Owner-Occupied	2,928	68.6%	24,901	61.9%	69,128	64.9%
Housing Units, Renter-Occupied	1,342	31.4%	15,307	38.1%	37,425	35.1%
Housing Units, Vacant	238	5.3%	2,376	5.6%	7,025	6.2%
Marital Status (2026)						
Never Married	2,927	29.4%	31,248	33.0%	79,308	32.9%
Currently Married	4,845	48.7%	45,421	48.0%	111,810	46.3%
Separated	491	4.9%	5,013	5.3%	12,395	5.1%
Widowed	811	8.2%	4,294	4.5%	11,372	4.7%
Divorced	866	8.7%	8,607	9.1%	26,375	10.9%
Household Type (2026)						
Population Family	10,780	88.4%	101,207	85.7%	251,274	84.7%
Population Non-Family	1,353	11.1%	16,450	13.9%	44,328	14.9%
Population Group Quarters	67	0.5%	422	0.4%	1,218	0.4%
Family Households	3,405	79.7%	30,253	75.2%	78,149	73.3%
Non-Family Households	865	20.3%	9,955	24.8%	28,405	26.7%
Married Couple with Children	1,176	24.3%	11,397	25.1%	27,588	24.7%
Average Family Household Size	3.2		3.3		3.2	
Household Size (2026)						
1 Person Households	512	12.0%	6,744	16.8%	20,173	18.9%
2 Person Households	1,685	39.5%	12,941	32.2%	36,732	34.5%
3 Person Households	961	22.5%	7,895	19.6%	20,252	19.0%
4 Person Households	574	13.4%	6,796	16.9%	16,227	15.2%
5 Person Households	313	7.3%	3,426	8.5%	7,792	7.3%
6 or More Person Households	225	5.3%	2,406	6.0%	5,377	5.0%
Household Vehicles (2026)						
Households with 0 Vehicles Available	363	8.5%	2,849	7.1%	6,055	5.7%
Households with 1 Vehicles Available	1,069	25.0%	11,486	28.6%	33,868	31.8%
Households with 2 or More Vehicles Available	2,839	66.5%	25,873	64.3%	66,630	62.5%
Total Vehicles Available	7,964		75,634		195,427	
Average Vehicles Per Household	1.9		1.9		1.8	

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Coral Springs, FL 33076

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Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	9,764		92,716		236,804	
Estimated Civilian Employed	6,146	62.9%	62,704	67.6%	159,014	67.2%
Estimated Civilian Unemployed	166	1.7%	2,207	2.4%	5,895	2.5%
Estimated in Armed Forces	17	0.2%	98	0.1%	148	-
Estimated Not in Labor Force	3,435	35.2%	27,707	29.9%	71,747	30.3%
Unemployment Rate	1.7%		2.4%		2.5%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	6,146		62,704		159,007	
Management, Business, Financial Operations	1,434	23.3%	13,181	21.0%	32,176	20.2%
Professional, Related Service	1,455	23.7%	14,576	23.2%	36,619	23.0%
Sales, Office	919	15.0%	10,975	17.5%	28,683	18.0%
Farming, Fishing, Forestry	1,414	23.0%	13,735	21.9%	34,825	21.9%
Construct, Extraction, Maintenance	2	-	53	-	254	0.2%
Production, Transport Material Moving	339	5.5%	3,875	6.2%	10,443	6.6%
White Collar Workers	584	9.5%	6,309	10.1%	16,009	10.1%
Blue Collar Workers	4,303	70.0%	41,491	66.2%	103,619	65.2%
	1,844	30.0%	21,212	33.8%	55,388	34.8%

Consumer Expenditure (2026)

Total Household Expenditure	\$529.09 M		\$4.7 B		\$11.57 B	
Total Non-Retail Expenditure	\$269.6 M	51.0%	\$2.39 B	50.9%	\$5.74 B	49.6%
Total Retail Expenditure	\$259.48 M	49.0%	\$2.31 B	49.1%	\$5.83 B	50.4%
Alcoholic Beverages	\$3.74 M	0.7%	\$33.36 M	0.7%	\$81.82 M	0.7%
Apparel	\$11.4 M	2.2%	\$102.93 M	2.2%	\$254.42 M	2.2%
Contributions	\$13.73 M	2.6%	\$120.59 M	2.6%	\$292.74 M	2.5%
Education	\$9.29 M	1.8%	\$82.13 M	1.7%	\$200.19 M	1.7%
Entertainment	\$25.67 M	4.9%	\$232.08 M	4.9%	\$574.06 M	5.0%
Food Away From Home	\$25.49 M	4.8%	\$228.59 M	4.9%	\$562.47 M	4.9%
Grocery	\$33.53 M	6.3%	\$313.69 M	6.7%	\$792.3 M	6.9%
Health Care	\$29.76 M	5.6%	\$269.34 M	5.7%	\$716.99 M	6.2%
Household Furnishings and Equipment	\$13.74 M	2.6%	\$123.2 M	2.6%	\$303.15 M	2.6%
Household Operations	\$10.33 M	2.0%	\$93.39 M	2.0%	\$230.65 M	2.0%
Miscellaneous Expenses	\$7.95 M	1.5%	\$71.37 M	1.5%	\$176.12 M	1.5%
Personal Care	\$5.52 M	1.0%	\$51.06 M	1.1%	\$128.04 M	1.1%
Shelter	\$90.85 M	17.2%	\$836.8 M	17.8%	\$2.07 B	17.9%
Tax and Retirement	\$146.67 M	27.7%	\$1.24 B	26.4%	\$2.9 B	25.1%
Tobacco and Related	\$1.59 M	0.3%	\$16.37 M	0.3%	\$43.22 M	0.4%
Transportation	\$74.75 M	14.1%	\$652.13 M	13.9%	\$1.65 B	14.2%
Utilities	\$25.07 M	4.7%	\$235.51 M	5.0%	\$596.34 M	5.2%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	8,400		79,112		204,281	
Elementary (Grade Level 0 to 8)	195	2.3%	2,083	2.6%	6,566	3.2%
Some High School (Grade Level 9 to 11)	174	2.1%	2,508	3.2%	7,711	3.8%
High School Graduate	1,551	18.5%	18,470	23.3%	50,319	24.6%
Some College	1,431	17.0%	13,356	16.9%	34,476	16.9%
Associate Degree Only	631	7.5%	7,082	9.0%	19,408	9.5%
Bachelor Degree Only	2,777	33.1%	20,956	26.5%	52,318	25.6%
Graduate Degree	1,640	19.5%	14,656	18.5%	33,483	16.4%

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Units In Structure (2026)

1 Detached Unit	2,689	63.0%	21,163	52.6%	53,654	50.4%
1 Attached Unit	263	6.1%	3,713	9.2%	10,558	9.9%
2 to 4 Units	234	5.5%	3,200	8.0%	7,689	7.2%
5 to 9 Units	198	4.6%	2,629	6.5%	7,170	6.7%
10 to 19 Units	396	9.3%	2,886	7.2%	8,359	7.8%
20 to 49 Units	214	5.0%	2,817	7.0%	8,500	8.0%
50 or More Units	223	5.2%	3,287	8.2%	7,496	7.0%
Mobile Home or Trailer	35	0.8%	488	1.2%	3,087	2.9%
Other Structure	18	0.4%	25	-	40	-

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	48	1.1%	1,128	2.8%	2,677	2.5%
Homes Built 2010 to 2019	44	1.0%	2,318	5.8%	6,960	6.5%
Homes Built 2000 to 2009	622	14.6%	6,373	15.9%	15,674	14.7%
Homes Built 1990 to 1999	1,689	39.6%	9,542	23.7%	23,072	21.7%
Homes Built 1980 to 1989	1,465	34.3%	9,984	24.8%	28,072	26.3%
Homes Built 1970 to 1979	201	4.7%	7,817	19.4%	21,708	20.4%
Homes Built 1960 to 1969	81	1.9%	1,633	4.1%	4,692	4.4%
Homes Built Before 1959	120	2.8%	1,413	3.5%	3,698	3.5%

Home Values (2026)

Home Values \$1,000,000 or More	278	9.5%	3,849	15.5%	7,230	10.5%
Home Values \$500,000 to \$999,999	2,081	71.1%	12,949	52.0%	31,080	45.0%
Home Values \$400,000 to \$499,999	256	8.7%	2,919	11.7%	9,348	13.5%
Home Values \$300,000 to \$399,999	122	4.2%	1,851	7.4%	7,279	10.5%
Home Values \$200,000 to \$299,999	112	3.8%	1,360	5.5%	6,310	9.1%
Home Values \$150,000 to \$199,999	16	0.5%	660	2.7%	2,772	4.0%
Home Values \$100,000 to \$149,999	10	0.3%	372	1.5%	1,652	2.4%
Home Values \$70,000 to \$99,999	17	0.6%	208	0.8%	1,185	1.7%
Home Values \$50,000 to \$69,999	-	-	122	0.5%	537	0.8%
Home Values \$25,000 to \$49,999	3	0.1%	226	0.9%	717	1.0%
Home Values Under \$25,000	31	1.1%	386	1.5%	1,019	1.5%
Owner-Occupied Median Home Value	\$724,499		\$666,502		\$560,781	
Renter-Occupied Median Rent	\$2,357		\$2,081		\$2,082	

Transportation To Work (2026)

Drive to Work Alone	4,449	72.4%	42,518	67.8%	106,974	67.3%
Drive to Work in Carpool	486	7.9%	7,227	11.5%	19,049	12.0%
Travel to Work by Public Transportation	106	1.7%	1,196	1.9%	3,197	2.0%
Drive to Work on Motorcycle	2	-	124	0.2%	178	0.1%
Walk or Bicycle to Work	221	3.6%	968	1.5%	2,132	1.3%
Other Means	68	1.1%	1,219	1.9%	3,091	1.9%
Work at Home	813	13.2%	9,454	15.1%	24,388	15.3%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	917	14.9%	8,832	14.1%	21,994	13.8%
Travel to Work in 15 to 29 Minutes	2,157	35.1%	16,124	25.7%	43,500	27.4%
Travel to Work in 30 to 59 Minutes	1,786	29.1%	23,317	37.2%	56,143	35.3%
Travel to Work in 60 Minutes or More	474	7.7%	4,978	7.9%	12,983	8.2%
Average Minutes Travel to Work	26.0		29.3		28.6	