

Table 1. Labor Force and Employment in the Miami HMA,* 2000 Through March 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Labor Force	1,103.5	1,098.2	1,092.6	1,097.6	1,107.4	1,123.5	1,163.2	1,245.0	1,233.3	1,195.8	1,231.4	1,264.6	1,242.4	1,276.5
Resident Employment	1,046.9	1,031.7	1,021.2	1,032.8	1,046.8	1,071.9	1,115.8	1,193.7	1,156.3	1,060.7	1,077.4	1,121.8	1,088.0	1,138.8
Unemployment	56.6	66.5	71.4	64.7	60.6	51.6	47.4	51.3	76.9	135.1	153.9	142.8	154.4	137.7
Unemployment Rate (%)	5.1	6.1	6.5	5.9	5.5	4.6	4.1	4.1	6.2	11.3	12.5	11.3	12.4	10.8
Total Nonfarm Payroll Jobs	993.8	1,004.4	988.5	981.0	999.6	1,023.3	1,045.2	1,061.3	1,042.8	984.9	980.8	1,003.7	985.8	1,009.0
Goods Producing	106.8	100.6	95.8	92.9	93.5	97.0	102.1	103.5	92.9	74.9	68.1	67.2	68.2	66.4
Mining, Logging, & Construction	0.0	0.0	0.0	41.1	43.2	47.7	53.7	55.9	48.5	37.1	32.5	31.3	32.3	30.7
Manufacturing	66.8	60.9	55.7	51.7	50.3	49.4	48.4	47.6	44.5	37.7	35.7	35.9	35.8	35.7
Service Providing	887.0	903.8	892.8	888.1	906.1	926.3	943.1	957.8	949.8	910.0	912.6	936.6	917.6	942.4
Trade	197.1	196.4	189.8	188.2	191.0	195.7	200.8	204.5	201.3	188.4	190.8	198.1	192.1	200.2
Wholesale Trade	68.5	70.9	69.8	71.2	73.0	73.3	74.5	75.9	73.5	68.5	67.8	69.1	67.9	69.6
Retail Trade	128.6	125.5	120.0	117.0	118.0	122.4	126.3	128.6	127.8	119.9	123.0	129.0	124.2	130.6
Transportation & Utilities	71.4	69.9	67.7	64.5	61.9	61.4	61.5	61.7	61.1	58.3	58.1	60.5	58.5	60.9
Information	27.6	29.6	27.9	24.9	24.0	23.5	21.8	21.0	20.1	18.3	17.9	17.7	17.8	17.7
Financial Activities	66.2	66.4	66.9	67.2	68.6	71.7	74.5	74.8	71.4	64.9	63.2	63.7	63.5	63.3
Professional & Business Services	125.8	135.0	133.5	127.7	133.6	144.2	148.3	146.4	140.4	129.2	130.0	135.6	131.6	136.3
Education & Health Services	120.7	122.8	125.5	130.3	134.4	137.2	142.0	148.6	153.8	156.9	158.8	165.3	159.6	167.5
Leisure & Hospitality	92.4	94.6	90.4	92.7	97.7	100.4	101.4	104.6	105.2	103.2	107.5	111.2	108.8	112.3
Other Services	42.6	41.3	41.0	41.7	43.1	40.7	40.9	42.1	42.8	39.3	39.0	39.6	39.0	39.9
Government	143.3	147.8	150.1	150.9	151.8	151.5	151.9	154.4	153.7	151.6	147.5	145.0	146.7	144.3
Federal	19.2	18.6	19.0	20.4	20.5	20.4	20.0	19.7	19.6	19.9	20.9	19.8	20.8	19.8
State	19.3	19.3	18.6	18.3	18.0	17.5	16.8	16.9	17.0	17.0	17.3	17.7	17.4	17.7
Local	104.7	109.9	112.5	112.2	113.3	113.5	115.1	117.8	117.1	114.7	109.4	107.5	108.5	106.9

* Miami-Miami Beach-Kendall HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Miami HMA,* 2000 to April 1, 2015

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Miami HMA	2,253,362	2,496,435	2,585,000	2,699,000	24,300	1.0	44,300	1.8	38,000	1.4
Households										
Miami HMA	776,774	867,352	887,700	917,200	9,050	1.1	10,150	1.2	9,825	1.1

* Miami-Miami Beach-Kendall HMA.

Notes: Current date: April 1, 2012. Forecast date: April 1, 2015. Rates of change are calculated on a compound basis.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Miami HMA,*
2000, 2010, and Current

	Miami HMA		
	2000	2010	Current
Total Housing Inventory	852,278	989,435	993,000
Occupied Units	776,774	867,352	887,700
Owners	449,325	483,874	488,600
%	57.8	55.8	55.0
Renters	327,449	383,478	399,100
%	42.2	44.2	45.0
Vacant Units	75,504	122,083	105,300
Available Units	29,721	54,004	47,250
For Sale	9,855	16,156	12,550
Rate (%)	2.1	3.2	2.5
For Rent	19,866	37,848	34,700
Rate (%)	5.7	9.0	8.0
Other Vacant	45,783	68,079	58,000

* Miami-Miami Beach-Kendall HMA.

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2012.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Miami HMA,* 2000 Through March 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Miami HMA														
Total	12,475	13,996	14,606	15,533	22,856	26,120	20,017	8,082	3,474	1,395	3,203	2,636	3,465	2,900
Single-family	5,998	6,828	6,374	8,740	9,603	9,922	6,548	3,246	1,086	624	941	968	940	1,175
Multifamily	6,477	7,168	8,232	6,793	13,253	16,198	13,469	4,836	2,388	771	2,262	1,668	2,525	1,725

* Miami-Miami Beach-Kendall HMA.

Note: Numbers may not add to totals because of rounding.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Miami HMA,* 1999, 2009, and 2010

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2010	1999 to 2009	2009 to 2010
Median Family Income	40,260	50,800	52,200	2.4	2.8
Median Household Income	35,966	41,533	40,219	1.4	-3.2

* Miami-Miami Beach-Kendall HMA.

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2010 median household income—U.S. Census Bureau, American Community Survey, 2009 and 2010