

As of March 1, 2019.

Table 1. Labor Force and Employment in the Miami-Miami Beach-Kendall HMA, 2000 Through February 2019

| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 12 Months Ending | |
|----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|------------------|---------------|
| | | | | | | | | | | | | | | | | | | | | February 2018 | February 2019 |
| Labor Force | 1,093.5 | 1,104.3 | 1,086.4 | 1,083.8 | 1,106.5 | 1,147.8 | 1,192.2 | 1,226.0 | 1,228.6 | 1,209.6 | 1,225.4 | 1,255.1 | 1,282.5 | 1,291.2 | 1,314.0 | 1,308.4 | 1,324.5 | 1,375.6 | 1,383.3 | 1,379.6 | 1,392.6 |
| Resident Employment | 1,047.0 | 1,049.7 | 1,030.7 | 1,034.2 | 1,062.9 | 1,111.4 | 1,159.0 | 1,188.1 | 1,169.4 | 1,083.8 | 1,089.2 | 1,137.0 | 1,176.4 | 1,195.2 | 1,225.8 | 1,232.4 | 1,256.3 | 1,312.6 | 1,330.0 | 1,317.9 | 1,340.3 |
| Unemployment | 46.6 | 54.6 | 55.8 | 49.6 | 43.6 | 36.4 | 33.2 | 37.9 | 59.2 | 125.8 | 136.2 | 118.1 | 106.1 | 96.0 | 88.2 | 76.0 | 68.1 | 63.0 | 53.3 | 61.7 | 52.3 |
| Unemployment Rate (%) | 4.3 | 4.9 | 5.1 | 4.6 | 3.9 | 3.2 | 2.8 | 3.1 | 4.8 | 10.4 | 11.1 | 9.4 | 8.3 | 7.4 | 6.7 | 5.8 | 5.1 | 4.6 | 3.9 | 4.5 | 3.8 |
| Total Nonfarm Payroll Jobs | 998.2 | 1,008.8 | 993.0 | 985.5 | 1,004.0 | 1,027.9 | 1,049.7 | 1,065.8 | 1,047.2 | 989.3 | 985.4 | 1,007.3 | 1,031.2 | 1,056.5 | 1,089.4 | 1,126.1 | 1,157.3 | 1,173.8 | 1,196.8 | 1,176.7 | 1,201.4 |
| Goods-Producing Sectors | 107.2 | 101.0 | 96.2 | 93.3 | 93.9 | 97.4 | 102.5 | 103.9 | 93.3 | 75.3 | 68.6 | 68.2 | 67.4 | 69.9 | 75.0 | 80.5 | 86.1 | 88.9 | 93.8 | 89.5 | 94.4 |
| Mining, Logging, & Construction | 0.0 | 0.0 | 0.0 | 41.5 | 43.6 | 48.0 | 54.1 | 56.3 | 48.9 | 37.6 | 32.9 | 31.8 | 31.4 | 33.5 | 37.2 | 40.9 | 45.0 | 47.7 | 52.3 | 48.4 | 52.9 |
| Manufacturing | 66.8 | 60.9 | 55.7 | 51.7 | 50.3 | 49.4 | 48.4 | 47.6 | 44.5 | 37.7 | 35.7 | 36.3 | 36.0 | 36.4 | 37.8 | 39.6 | 41.2 | 41.2 | 41.5 | 41.1 | 41.5 |
| Service-Providing Sectors | 891.1 | 907.9 | 896.8 | 892.2 | 910.1 | 930.5 | 947.2 | 961.9 | 953.9 | 914.1 | 916.9 | 939.1 | 963.8 | 986.6 | 1,014.4 | 1,045.7 | 1,071.1 | 1,084.9 | 1,103.0 | 1,087.3 | 1,107.0 |
| Wholesale & Retail Trade | 197.6 | 196.9 | 190.3 | 188.7 | 191.5 | 196.2 | 201.4 | 205.0 | 201.8 | 188.8 | 191.2 | 198.4 | 206.1 | 211.1 | 217.2 | 221.6 | 221.4 | 222.1 | 222.7 | 222.2 | 222.6 |
| Wholesale Trade | 69.0 | 71.4 | 70.3 | 71.7 | 73.5 | 73.8 | 75.0 | 76.3 | 73.9 | 68.9 | 68.2 | 69.4 | 72.2 | 72.7 | 72.9 | 73.1 | 73.2 | 73.6 | 73.7 | 73.5 | 73.7 |
| Retail Trade | 128.6 | 125.5 | 120.0 | 117.0 | 118.0 | 122.4 | 126.4 | 128.7 | 127.9 | 119.9 | 123.0 | 129.0 | 133.9 | 138.4 | 144.3 | 148.5 | 148.2 | 148.5 | 149.0 | 148.7 | 149.0 |
| Transportation & Utilities | 71.4 | 69.9 | 67.7 | 64.5 | 61.9 | 61.4 | 61.5 | 61.7 | 61.1 | 58.3 | 58.1 | 60.6 | 62.7 | 63.5 | 65.2 | 68.1 | 70.4 | 72.5 | 76.2 | 72.9 | 77.2 |
| 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 | 18.1 | 18.8 | 18.7 | 19.2 | 19.4 | 19.9 | 19.4 | 20.0 |
| Financial Activities | 68.4 | 68.6 | 69.1 | 69.4 | 70.8 | 73.9 | 76.7 | 77.0 | 73.6 | 67.1 | 65.4 | 67.4 | 69.9 | 71.9 | 75.3 | 78.1 | 79.0 | 80.7 | 81.1 | 80.7 | 81.0 |
| Professional & Business Services | 121.6 | 130.9 | 129.4 | 123.6 | 129.6 | 140.3 | 144.5 | 142.6 | 136.6 | 125.5 | 126.3 | 132.4 | 139.0 | 146.9 | 153.5 | 161.0 | 168.7 | 173.2 | 178.8 | 173.8 | 180.1 |
| Education & Health Services | 120.7 | 122.8 | 125.5 | 130.3 | 134.4 | 137.2 | 142.0 | 148.6 | 153.8 | 156.9 | 159.0 | 161.5 | 161.8 | 163.0 | 166.5 | 172.1 | 178.7 | 183.4 | 187.3 | 184.2 | 188.2 |
| Leisure & Hospitality | 93.2 | 95.4 | 91.2 | 93.5 | 98.5 | 101.2 | 102.2 | 105.4 | 106.0 | 104.0 | 108.3 | 112.9 | 120.4 | 125.6 | 129.8 | 135.6 | 140.9 | 141.4 | 143.5 | 141.7 | 143.9 |
| Other Services | 47.4 | 46.0 | 45.6 | 46.3 | 47.6 | 45.2 | 45.3 | 46.5 | 47.1 | 43.6 | 43.2 | 43.9 | 45.5 | 47.0 | 49.6 | 52.3 | 52.9 | 51.4 | 51.8 | 51.3 | 52.2 |
| Government | 143.3 | 147.8 | 150.1 | 150.9 | 151.8 | 151.5 | 151.9 | 154.4 | 153.7 | 151.6 | 147.5 | 144.3 | 140.7 | 139.6 | 138.6 | 138.2 | 140.1 | 141.0 | 141.7 | 141.0 | 141.9 |
| 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 | 19.8 | 19.9 | 19.5 | 19.7 | 19.9 | 20.1 | 20.1 | 20.1 | 20.1 |
| State | 19.3 | 19.3 | 18.6 | 22.5 | 25.3 | 24.8 | 24.0 | 24.1 | 24.1 | 24.2 | 24.3 | 25.0 | 25.0 | 25.2 | 25.6 | 26.0 | 26.3 | 25.6 | 25.9 | 25.5 | 26.0 |
| Local | 104.7 | 109.9 | 112.5 | 108.0 | 106.0 | 106.3 | 107.9 | 110.6 | 110.0 | 107.5 | 102.4 | 99.6 | 95.9 | 94.5 | 93.5 | 92.5 | 93.9 | 95.3 | 95.6 | 95.4 | 95.7 |

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

Source: U.S. Bureau of Labor Statistics



As of March 1, 2019.

Table 2. Population and Household Trends in the Miami-Miami Beach-Kendall HMA, 2000 to Forecast

| | 2000 | 2010 | Current | Forecast | Average Annual Change | | | | | |
|-------------------------------|-----------|-----------|-----------|-----------|-----------------------|----------|-----------------|----------|---------------------|----------|
| | | | | | 2000 to 2010 | | 2010 to Current | | Current to Forecast | |
| | | | | | Number | Rate (%) | Number | Rate (%) | Number | Rate (%) |
| Population | | | | | | | | | | |
| Miami-Miami Beach-Kendall HMA | 2,253,362 | 2,496,435 | 2,775,000 | 2,842,000 | 24,300 | 1.0 | 31,250 | 1.2 | 22,250 | 0.8 |
| Households | | | | | | | | | | |
| Miami-Miami Beach-Kendall HMA | 776,774 | 867,352 | 966,300 | 990,100 | 9,050 | 1.1 | 11,100 | 1.2 | 7,925 | 0.8 |

Notes: The current date is March 1, 2019. The forecast date is March 1, 2022.

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



As of March 1, 2019.

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

| | Miami-Miami Beach-Kendall HMA | | |
|-------------------------|-------------------------------|---------|-----------|
| | 2000 | 2010 | Current |
| Total Housing Inventory | 852,278 | 989,435 | 1,062,000 |
| Occupied Units | 776,774 | 867,352 | 966,300 |
| Owner-Occupied | 449,325 | 483,874 | 506,100 |
| % | 57.8 | 55.8 | 52.4 |
| Renter-Occupied | 327,449 | 383,478 | 460,200 |
| % | 42.2 | 44.2 | 47.6 |
| Vacant Units | 75,504 | 122,083 | 96,100 |
| Available Units | 29,721 | 54,004 | 37,625 |
| For Sale | 9,855 | 16,156 | 8,225 |
| Rate (%) | 2.1 | 3.2 | 1.6 |
| For Rent | 19,866 | 37,848 | 29,400 |
| Rate (%) | 5.7 | 9.0 | 6.0 |
| Other Vacant | 45,783 | 68,079 | 58,500 |

Note: The current date is March 1, 2019.

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



As of March 1, 2019.

Table 4. Residential Building Permit Activity in the Miami-Miami Beach-Kendall HMA, 2000 Through February 2019

| Type of Building Permit | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 12 Months Ending | |
|--------------------------------------|--------|--------|--------|--------|--------|--------|--------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|------------------|---------------|
| | | | | | | | | | | | | | | | | | | | | February 2018 | February 2019 |
| Miami-Miami Beach-Kendall HMA | | | | | | | | | | | | | | | | | | | | | |
| Total | 13,518 | 14,385 | 14,606 | 16,631 | 22,856 | 28,654 | 20,017 | 8,082 | 3,474 | 1,395 | 3,539 | 3,484 | 6,492 | 10,316 | 12,529 | 16,329 | 14,134 | 11,324 | 13,157 | 11,553 | 12,894 |
| Sales | 9,100 | 10,375 | 9,679 | 12,866 | 18,243 | 28,178 | 16,718 | 5,976 | 1,789 | 694 | 1,212 | 1,526 | 4,542 | 4,694 | 7,539 | 8,204 | 6,643 | 3,339 | 5,600 | 3,668 | 5,380 |
| Rental | 4,418 | 4,010 | 4,927 | 3,765 | 4,613 | 476 | 3,299 | 2,106 | 1,685 | 701 | 2,327 | 1,958 | 1,950 | 5,622 | 4,990 | 8,125 | 7,491 | 7,985 | 7,557 | 7,885 | 7,514 |

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2017 final data and estimates by the analyst; 2018 and 2019 preliminary data and estimates by the analyst



As of March 1, 2019.

Table 5. Median Income in the Miami-Miami Beach-Kendall HMA, 1999, 2009, and 2017

| | Median Income (\$) | | | Average Annual Change (%) | |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
| | 1999 | 2009 | 2017 | 1999 to 2009 | 2009 to 2017 |
| Median Family Income | 42,400 | 50,800 | 51,800 | 1.8 | 0.2 |
| Median Household Income | 35,966 | 41,533 | 49,930 | 1.4 | 2.3 |

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 2017 Median Household Income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2017

