

As of January 1, 2023.

Table 1. Labor Force and Employment in the Miami HMA, 2000 Through December 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Labor Force	1,091.7	1,075.1	1,053.1	1,065.8	1,080.1	1,133.1	1,180.5	1,227.1	1,222.6	1,191.2	1,229.4	1,262.0	1,287.3	1,272.8	1,298.2	1,295.3	1,305.3	1,348.9	1,354.3	1,377.4	1,271.6	1,307.8	1,329.8
Resident Employment	1,043.0	1,026.9	1,008.2	1,026.5	1,046.5	1,106.0	1,155.9	1,194.2	1,169.3	1,083.0	1,085.1	1,140.5	1,186.0	1,176.1	1,210.3	1,215.9	1,233.0	1,284.5	1,302.1	1,340.5	1,177.7	1,239.5	1,299.9
Unemployment	48.6	48.3	44.9	39.3	33.6	27.1	24.6	32.9	53.3	108.1	144.3	121.5	101.3	96.7	87.8	79.4	72.2	64.4	52.2	37.0	93.9	68.3	29.9
Unemployment Rate (%)	4.5	4.5	4.3	3.7	3.1	2.4	2.1	2.7	4.4	9.1	11.7	9.6	7.9	7.6	6.8	6.1	5.5	4.8	3.9	2.7	7.4	5.2	2.3
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	1,174.6	1,198.8	1,222.2	1,136.4	1,178.3	1,254.2
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	96.6	93.7	93.3	98.5
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	52.4	54.3	53.3	52.5	53.9
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	42.4	40.4	40.8	44.6
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	1,071.2	1,085.7	1,105.0	1,125.5	1,042.7	1,085.0	1,155.7
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	217.0	221.0	220.5	220.6	220.6	218.5	202.9	209.4	221.0
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	73.9	74.1	70.5	73.1	80.3
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	144.1	147.9	147.3	147.0	146.7	144.4	132.4	136.3	140.8
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	65.4	68.7	71.4	73.8	79.4	88.5	84.6	85.4	96.7
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	20.0	20.6	19.0	20.1	20.6
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	81.2	81.9	80.7	84.7	88.8
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	178.3	182.2	174.8	185.0	197.7
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	187.6	193.1	187.3	192.6	202.6
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	143.3	146.0	106.2	123.1	141.4
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	51.3	50.4	45.5	46.7	50.1
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	141.9	143.5	144.4	141.7	137.9	136.9
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	20.2	20.5	21.5	21.3	21.3
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	26.5	27.7	27.8	26.4	23.8	23.0
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	96.2	93.9	92.8	92.6

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

Source: U.S. Bureau of Labor Statistics



As of January 1, 2023.

Table 2. Population and Household Trends in the Miami 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 HMA	2,253,362	2,496,435	2,680,000	2,748,000	24,300	1.0	14,400	0.6	22,750	0.8
Households										
Miami HMA	776,774	867,352	989,300	1,021,000	9,050	1.1	9,575	1.0	10,550	1.1

Notes: The current date is January 1, 2023. The forecast date is January 1, 2026.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



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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	1,095,775
Occupied Units	776,774	867,352	989,300
Owner-Occupied	449,325	483,874	509,000
%	57.8	55.8	51.5
Renter-Occupied	327,449	383,478	480,300
%	42.2	44.2	48.5
Vacant Units	75,504	122,083	106,475
Available Units	29,721	54,004	32,475
For Sale	9,855	16,156	9,325
Rate (%)	2.1	3.2	1.8
For Rent	19,866	37,848	23,150
Rate (%)	5.7	9.0	4.6
Other Vacant	45,783	68,079	74,000

Notes: The current date is January 1, 2023. In this HUD analysis, other vacant units include all vacant units that are not available for sale or for rent. The term, therefore, includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the U.S. Census Bureau.

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



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Table 4. Residential Building Permit Activity in the Miami HMA, 2000 Through December 2022

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Miami HMA																							
Total	13,144	13,996	14,606	17,917	26,283	26,120	20,017	8,082	3,474	1,395	3,956	3,481	7,457	10,856	14,474	15,636	14,370	12,687	13,657	15,365	12,351	18,182	13,766
Sales	9,461	9,401	9,263	11,847	19,435	22,800	13,041	4,638	1,659	670	1,317	1,540	4,393	3,182	5,307	6,713	4,827	3,929	3,932	3,507	3,233	3,618	2,995
Rental	3,683	4,595	5,343	6,070	6,848	3,320	6,976	3,444	1,815	725	2,639	1,941	3,064	7,674	9,167	8,923	9,543	8,758	9,725	11,858	9,118	14,564	10,771

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2021—final data and estimates by the analyst; 2022 preliminary data and estimates by the analyst



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Table 5. Median Income in the Miami HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	42,400	50,800	61,000	1.8	1.5
Median Household Income	35,966	41,533	59,044	1.4	3.0

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2021 median household income—U.S. Census Bureau, 2009 and 2021 American Community Survey 1-year data

