

Table 1. Labor Force and Employment in the Miami HMA,* 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	March 2015	March 2016
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	1,286.2	1,294.0	1,323.9	1,334.4	1,328.1	1,334.0
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	1,179.1	1,195.9	1,231.9	1,252.4	1,239.3	1,254.2
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	107.2	98.2	92.0	82.0	88.7	79.9
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	7.6	6.9	6.1	6.7	6.0
Total nonfarm payroll jobs	998.3	1,008.9	993.0	985.5	1,004.0	1,027.8	1,049.6	1,065.8	1,047.2	989.3	985.4	1,007.3	1,031.1	1,056.5	1,089.4	1,123.0	1,099.0	1,128.5
Goods-producing sectors	107.2	101.0	96.2	93.3	93.9	97.4	102.5	103.9	93.3	75.3	68.5	68.2	67.4	69.9	75.0	80.2	76.2	81.8
Mining, logging, & construction	NA	NA	NA	41.5	43.6	48.0	54.1	56.3	48.9	37.6	32.9	31.8	31.4	33.5	37.2	41.0	38.1	42.5
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	39.2	38.1	39.3
Service-providing sectors	891.1	907.9	896.9	892.2	910.1	930.4	947.2	961.9	953.9	914.1	916.9	939.1	963.8	986.6	1,014.4	1,042.8	1,022.8	1,046.8
Trade	197.9	197.2	190.6	189.0	191.8	196.5	201.6	205.3	202.1	189.2	191.6	198.7	206.5	211.4	217.4	222.5	219.4	222.8
Wholesale trade	69.3	71.7	70.6	72.0	73.8	74.1	75.3	76.7	74.3	69.3	68.6	69.8	72.6	73.1	73.2	73.5	73.4	73.5
Retail trade	128.6	125.5	120.0	117.0	118.0	122.4	126.3	128.6	127.8	119.9	123.0	128.9	133.9	138.3	144.2	149.0	146.0	149.3
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	62.6	63.5	65.2	67.5	65.9	67.9
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	18.1	18.8	18.6	18.8	18.6
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	78.2	76.0	79.0
Professional & business services	121.4	130.7	129.3	123.5	129.5	140.1	144.3	142.4	136.4	125.3	126.1	132.2	138.7	146.6	153.3	159.8	155.4	160.5
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	167.9	173.3
Leisure & hospitality	93.1	95.3	91.1	93.4	98.4	101.1	102.1	105.3	105.9	103.9	108.2	112.9	120.3	125.5	129.7	133.9	131.0	134.2
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	50.4	52.6
Government	143.3	147.8	150.1	150.9	151.8	151.5	151.9	154.4	153.7	151.6	147.5	144.4	140.7	139.6	138.6	138.0	138.2	137.9
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	19.4	19.7
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	17.5	17.5	17.8	18.0	17.8	18.1
Local	104.7	109.9	112.5	112.2	113.3	113.5	115.1	117.8	117.1	114.7	109.4	106.8	103.4	102.2	101.4	100.3	101.0	100.1

* Miami-Miami Beach-Kendall HMA.

NA = data not available.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through March 2016.

Source: U.S. Bureau of Labor Statistics

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*	2,253,779	2,496,435	2,690,000	2,784,000	24,250	1.0	32,250	1.3	31,350	1.2
Households										
Miami HMA*	776,774	867,352	916,400	942,600	9,050	1.1	8,175	0.9	8,725	0.9

* Miami-Miami Beach-Kendall HMA.

Notes: Rates of change are calculated on a compound basis. The current date is April 1, 2016. The forecast date is April 1, 2019.

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	1,017,000
Occupied units	776,774	867,352	916,400
Owner-occupied	449,325	483,874	485,700
%	57.8	55.8	53.0
Renter-occupied	327,449	383,478	430,700
%	42.2	44.2	47.0
Vacant units	75,504	122,083	100,900
Available units	29,721	54,004	40,900
For sale	9,855	16,156	10,950
Rate (%)	2.1	3.2	2.2
For rent	19,866	37,848	29,950
Rate (%)	5.7	9.0	6.5
Other vacant	45,783	68,079	60,000

* Miami-Miami Beach-Kendall HMA.

Notes: Numbers may not add to totals because of rounding. The current date is April 1, 2016.

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

Table 4. Residential Building Permit Activity in the Miami HMA,* 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	March 2015	March 2016
Miami HMA*																		
Total	12,679	13,996	14,606	16,988	22,856	30,369	20,017	8,082	3,724	1,395	3,549	3,241	5,069	10,316	13,784	12,623	10,116	11,080
Single-family	5,998	6,828	6,374	8,740	9,603	9,922	6,548	3,246	1,086	624	941	962	1,819	2,266	2,101	2,814	2,294	2,975
Multifamily	6,681	7,168	8,232	8,248	13,253	20,447	13,469	4,836	2,638	771	2,608	2,279	3,250	8,050	11,683	9,809	7,822	8,105

* Miami-Miami Beach-Kendall HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through March 2016.

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

Table 5. Median Income in the Miami HMA,* 1999, 2009, and 2014

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income	42,400	50,800	48,400	1.8	– 1.0
Median household income	35,966	41,533	42,926	1.4	0.7

* 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 2014 median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data