

Table 1. Labor Force and Employment in the Sebastian-Vero Beach HMA, 1990 Through March 2008

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	12 Months Ending	
																			March 2007	March 2008
Labor Force	41.3	40.6	40.5	40.2	41.5	42.8	44.4	45.8	47.6	47.4	51.1	52.5	54.0	56.3	56.2	57.7	59.6	61.1	60.1	61.3
Resident Employment	36.5	35.5	35.0	35.6	36.8	38.7	40.3	42.0	43.7	43.7	48.5	49.4	50.1	52.5	52.4	54.8	57.1	57.8	57.5	57.6
Unemployment	4.8	5.1	5.5	4.6	4.6	4.1	4.1	3.8	3.9	3.7	2.6	3.1	3.9	3.8	3.8	2.8	2.5	3.4	2.6	3.6
Unemployment Rate (%)	11.7	12.7	13.6	11.5	11.2	9.7	9.2	8.4	8.1	7.8	5.1	5.8	7.2	6.8	6.7	4.9	4.2	5.5	4.4	5.9
Total Nonfarm Employment	33.0	31.4	31.2	31.7	33.2	34.7	35.7	38.0	40.1	40.4	41.1	42.0	42.5	44.2	44.7	47.2	48.7	49.1	48.8	NA
Goods Producing	6.0	4.5	4.3	4.3	4.6	4.9	5.2	5.5	5.7	6.0	6.2	6.5	6.4	6.6	6.8	8.0	8.4	8.0	8.3	NA
Natural Resources, Mining, & Construction	3.7	3.0	2.8	2.8	2.9	3.0	3.2	3.3	3.3	3.3	3.2	3.4	3.7	4.3	4.7	5.8	6.0	5.6	5.9	NA
Manufacturing	2.3	1.5	1.4	1.5	1.7	1.9	2.0	2.2	2.4	2.7	3.0	3.1	2.7	2.2	2.1	2.2	2.4	2.4	2.4	NA
Service Providing	27.0	26.9	27.0	27.4	28.6	29.8	30.5	32.5	34.4	34.4	34.9	35.5	36.1	37.5	37.9	39.2	40.3	41.1	40.5	NA
Trade	6.1	6.1	6.1	6.1	6.4	7.1	7.1	8.1	8.6	8.5	8.4	8.6	8.5	8.4	8.9	9.3	9.6	9.8	10.2	NA
Wholesale Trade	0.8	0.8	0.8	0.8	1.0	1.1	1.1	1.2	1.2	0.8	0.9	0.9	0.8	0.7	0.8	0.9	1.0	1.0	1.0	NA
Retail Trade	5.3	5.3	5.3	5.3	5.4	6.0	6.0	6.9	7.4	7.7	7.5	7.7	7.7	7.7	8.1	8.4	8.6	8.8	8.7	NA
Transportation & Utilities	0.4	0.4	0.3	0.3	0.4	0.4	0.4	0.4	0.5	0.4	0.4	0.4	0.4	0.4	0.5	0.5	0.5	0.5	0.5	NA
Information	0.5	0.5	0.5	0.6	0.6	0.6	0.6	0.7	0.8	0.8	0.9	0.9	0.8	0.6	0.6	0.7	0.6	0.6	0.6	NA
Financial Activities	2.1	2.0	1.8	1.8	1.9	1.7	1.8	1.9	2.0	1.9	1.9	2.0	2.1	2.4	2.6	2.7	2.8	2.9	2.8	NA
Professional & Business Services	3.3	3.2	3.2	2.9	3.0	3.3	3.4	3.7	4.0	4.2	4.1	4.0	3.9	4.1	4.1	4.8	5.1	5.0	5.1	NA
Education & Health Services	4.5	4.8	5.2	5.4	5.6	5.8	5.9	6.0	6.3	6.6	6.9	7.0	7.2	7.6	7.8	8.0	8.1	8.2	8.1	NA
Leisure & Hospitality	4.7	4.4	4.1	4.2	4.5	4.7	5.0	5.2	5.5	5.1	5.2	5.6	5.8	6.0	5.8	5.8	5.9	6.2	6.0	NA
Other Services	1.4	1.4	1.5	1.5	1.6	1.6	1.7	1.8	1.9	1.9	1.9	2.0	2.1	2.2	2.0	1.8	1.8	1.8	1.8	NA
Government	4.0	4.2	4.4	4.5	4.6	4.7	4.7	4.7	4.9	5.0	5.1	5.2	5.3	5.4	5.6	5.7	5.9	6.1	6.0	NA
Federal	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.3	0.3	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	NA
State	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	NA
Local	3.2	3.4	3.6	3.7	3.8	3.9	3.8	3.9	4.0	4.0	4.1	4.2	4.3	4.4	4.6	4.7	4.9	5.1	5.0	NA

NA = Data are not available.

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands. Nonfarm employment data are available through 2007 only.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Sebastian-Vero Beach HMA, 1990 to April 1, 2011

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Sebastian-Vero Beach HMA	90,208	112,947	133,700	140,200	2,274	2.3	2,594	2.1	2,167	1.6
Households										
Sebastian-Vero Beach HMA	38,057	49,137	60,100	63,500	1,108	2.6	1,370	2.5	1,133	1.9

Notes: Numbers may not add to totals due to rounding. Current date: April 1, 2008. Forecast date: April 1, 2011. Rates of change are calculated on a compound basis.

Sources: 1990 and 2000—U.S. Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Sebastian-Vero Beach HMA, 1990, 2000, and Current

	Sebastian-Vero Beach HMA		
	1990	2000	Current
Total Housing Inventory	47,128	57,902	75,450
Occupied Units	38,057	49,137	60,100
Owners	28,561	38,115	47,350
%	75.0	77.6	78.8
Renters	9,496	11,022	12,750
%	25.0	22.4	21.2
Vacant Units	9,071	8,765	15,350
Available Units	2,543	1,940	3,050
For Sale	1,261	857	1,470
Rate (%)	4.2	2.2	3.0
For Rent	1,282	1,083	1,580
Rate (%)	11.9	8.9	11.0
Other Vacant	6,528	6,825	12,300

Notes: Numbers may not add to totals due to rounding. Current date: April 1, 2008.

Sources: 1990 and 2000—U.S. Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Sebastian-Vero Beach HMA, 1990 Through March 2008

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	12 Months Ending	
																			March 2007	March 2008
Sebastian-Vero Beach HMA																				
Total	1,266	1,000	876	954	1,198	1,113	1,001	1,072	1,644	1,318	2,059	1,844	1,894	2,430	3,985	3,819	3,143	1,257	2,092	1,196
Single-family	1,040	799	732	859	1,040	782	902	909	1,050	1,103	1,214	1,218	1,442	1,778	3,446	3,657	2,839	1,130	1,909	1,050
Multifamily	226	201	144	95	158	331	99	163	594	215	845	626	452	652	539	162	304	127	183	146

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Sebastian-Vero Beach HMA, 1989, 1999, and 2006

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2006	1989 to 1999	1999 to 2006
Median Family Income	31,900	47,700	55,500	4.1	2.2
Median Household Income	28,961	39,635	43,685	3.2	1.4

Sources: 1989 and 1999 median household income—1990 Census and 2000 Census; 2006 median household income—U.S. Census Bureau, American Community Survey, 2006; median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research