

Table 1. Labor Force and Employment in the West Palm Beach HMA, 2000 Through October 2019

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				October 2018	October 2019
Labor Force	541.6	568.4	581.2	585.8	598.2	604.9	619.3	626.1	628.4	615.5	645.7	652.7	660.6	672.2	684.2	689.8	708.7	724.3	731.0	728.4	739.4
Resident Employment	518.7	538.8	544.4	551.4	566.2	578.8	596.4	598.2	585.9	549.7	574.9	587.2	604.5	624.3	644.0	654.5	675.4	694.1	705.0	701.7	714.7
Unemployment	22.9	29.5	36.8	34.4	31.9	26.1	22.9	27.8	42.5	65.8	70.8	65.5	56.1	47.9	40.1	35.3	33.3	30.2	26.0	26.7	24.7
Unemployment Rate (%)	4.2	5.2	6.3	5.9	5.3	4.3	3.7	4.4	6.8	10.7	11.0	10.0	8.5	7.1	5.9	5.1	4.7	4.2	3.6	3.7	3.3
Total Nonfarm Payroll Jobs	488.7	504.8	513.4	516.5	530.2	554.1	568.1	567.4	547.1	510.6	504.9	511.2	523.6	541.3	564.2	586.6	607.5	619.9	631.0	628.6	642.7
Goods-Producing Sectors	63.7	62.4	60.7	57.8	59.2	65.2	69.9	64.9	54.5	44.1	40.0	38.3	39.8	42.1	45.1	49.2	53.6	55.8	58.0	57.5	60.1
Mining, Logging, & Construction	34.9	37.0	37.4	36.9	39.4	45.2	49.5	45.5	36.1	27.6	24.4	23.3	24.3	26.4	28.3	31.0	34.3	35.9	37.5	37.2	39.0
Manufacturing	28.8	25.5	23.4	21.0	19.8	19.9	20.2	19.2	18.3	16.3	15.5	14.9	15.4	15.6	16.7	18.1	19.2	19.9	20.3	20.2	21.1
Service-Providing Sectors	425.1	442.4	452.7	458.7	471.1	488.9	498.2	502.5	492.5	466.6	464.9	472.9	483.9	499.2	519.1	537.4	554.0	564.1	573.0	571.0	582.6
Wholesale & Retail Trade	86.1	89.0	89.9	90.3	91.8	94.3	97.1	97.2	94.7	88.4	87.4	88.9	90.9	93.7	98.2	101.9	103.1	103.4	104.4	104.3	104.3
Wholesale Trade	17.5	19.4	20.7	21.1	21.6	22.3	23.3	23.9	23.4	21.8	20.9	21.0	21.4	22.0	22.7	23.5	23.5	23.5	24.5	24.3	25.3
Retail Trade	68.6	69.6	69.2	69.2	70.2	72.0	73.8	73.3	71.3	66.6	66.5	67.9	69.5	71.7	75.5	78.4	79.6	79.9	79.9	79.9	78.9
Transportation & Utilities	8.3	8.5	8.7	8.1	8.6	9.3	9.4	9.6	9.6	9.0	8.8	8.9	9.0	9.6	10.3	11.2	12.4	12.8	13.2	13.1	13.6
Information	12.4	12.8	11.8	11.1	11.0	11.1	11.2	11.0	10.8	9.5	9.0	9.1	9.2	9.9	10.4	10.4	11.1	11.6	11.0	11.1	10.5
Financial Activities	36.7	38.3	39.1	38.8	38.9	40.0	41.2	40.7	38.9	35.2	35.0	36.1	36.9	37.9	38.6	39.8	40.0	40.5	41.9	41.5	43.2
Professional & Business Services	77.4	81.4	81.1	83.2	88.3	95.9	96.3	97.3	91.7	83.3	83.6	87.0	91.2	96.1	101.1	105.6	110.3	113.1	114.3	114.0	117.8
Education & Health Services	64.4	66.9	72.2	73.8	74.5	75.6	77.0	78.8	79.2	80.1	81.4	82.9	83.2	85.7	89.3	93.3	96.7	99.1	101.5	101.0	104.0
Leisure & Hospitality	58.0	61.2	62.1	62.8	66.8	69.6	71.9	73.2	71.9	68.3	67.6	70.0	73.3	75.7	79.0	81.9	85.5	87.4	89.2	88.5	91.1
Other Services	25.0	25.6	26.5	27.7	27.4	28.2	28.2	28.2	28.5	27.0	27.2	27.6	28.4	29.3	30.5	31.5	32.7	33.0	33.2	33.2	32.2
Government	57.0	58.8	61.2	62.8	63.8	64.9	65.8	66.5	67.2	65.8	64.9	62.5	61.9	61.5	61.7	61.9	62.3	63.2	64.6	64.2	66.0
Federal	5.8	5.8	5.7	5.8	6.0	6.2	6.2	6.5	6.5	6.4	6.9	6.3	6.4	6.5	6.5	6.7	6.8	6.7	6.8	6.7	6.9
State	8.7	8.6	8.6	8.7	8.8	9.0	8.9	9.0	8.9	10.2	11.7	11.7	11.4	11.4	11.5	11.6	11.7	12.1	12.2	12.2	12.8
Local	42.5	44.4	46.9	48.2	49.0	49.8	50.7	51.0	51.8	49.2	46.4	44.5	44.1	43.6	43.6	43.6	43.8	44.4	45.6	45.3	46.3

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

Source: U.S. Bureau of Labor Statistics



As of November 1, 2019

Table 2. Population and Household Trends in the West Palm Beach 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										
West Palm Beach HMA	1,131,184	1,320,134	1,503,000	1,563,000	18,900	1.6	19,150	1.4	19,750	1.3
Households										
West Palm Beach HMA	474,175	544,227	607,700	631,300	7,000	1.4	6,625	1.2	7,875	1.3

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

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



Table 3. Housing Inventory, Tenure, and Vacancy in the West Palm Beach HMA, 2000, 2010, and Current

	West Palm Beach HMA		
	2000	2010	Current
Total Housing Inventory	556,428	664,594	711,600
Occupied Units	474,175	544,227	607,700
Owner-Occupied	354,026	388,493	415,400
%	74.7	71.4	68.4
Renter-Occupied	120,149	155,734	192,300
%	25.3	28.6	31.6
Vacant Units	82,253	120,367	103,800
Available Units	18,442	35,606	22,825
For Sale	7,046	13,645	6,125
Rate (%)	2.0	3.4	1.5
For Rent	11,396	21,961	16,700
Rate (%)	8.7	12.4	8.0
Other Vacant	63,811	84,761	81,000

Note: The current date is November 1, 2019.

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

As of November 1, 2019

Table 4. Residential Building Permit Activity in the West Palm Beach HMA, 2000 Through October 2019

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending		
																			2018	October 2018	October 2019
West Palm Beach HMA																					
Total	11,474	12,975	13,510	15,844	14,519	12,491	8,377	3,470	2,223	1,471	1,626	3,340	4,636	5,135	6,366	6,656	6,920	4,225	5,643	5,407	5,899
Sales	7,089	8,551	10,031	11,235	11,996	10,641	6,878	2,985	1,466	1,194	1,257	2,128	2,257	2,751	2,755	3,068	2,635	2,751	3,317	3,223	3,901
Rental	4,385	4,424	3,479	4,609	2,523	1,850	1,499	485	757	277	369	1,212	2,379	2,384	3,611	3,588	4,285	1,474	2,326	2,184	1,998

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



Table 5. Median Income in the West Palm Beach HMA, 1999, 2009, and 2018

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2018	1999 to 2009	2009 to 2018
Median Family Income	55,600	67,600	74,300	2.0	1.1
Median Household Income	45,062	49,580	61,691	1.0	2.5

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2018 median household income—U.S. Census Bureau, 2009 and 2018 American Community Survey 1-year data