

As of January 1, 2025.

**Table 1. Labor Force and Employment in the West Palm Beach HMA, 2010 Through 2024**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Labor Force	640.3	648.9	656.4	670.6	683.7	693.6	711.6	716.5	722.4	728.6	713.7	733.2	757.2	779.0	780.2
Resident Employment	572.1	583.8	598.9	620.6	642.4	657.8	677.8	686.1	695.8	704.2	656.4	700.9	734.4	755.5	753.6
Unemployment	68.2	65.1	57.5	50.0	41.3	35.8	33.8	30.4	26.6	24.4	57.3	32.3	22.8	23.4	26.5
Unemployment Rate (%)	10.6	10.0	8.8	7.5	6.0	5.2	4.7	4.2	3.7	3.3	8.0	4.4	3.0	3.0	3.4
Total Nonfarm Payroll Jobs	504.8	511.1	523.0	540.5	563.3	585.5	606.3	618.8	629.0	639.6	604.1	634.5	667.9	690.0	700.8
Goods-Producing Sectors	40.0	38.3	39.8	42.1	45.1	49.2	53.6	55.8	58.0	59.0	57.4	59.7	62.7	65.7	68.6
Mining, Logging, & Construction	24.4	23.3	24.3	26.4	28.3	31.0	34.3	35.9	37.6	38.7	37.7	39.1	41.5	43.6	46.2
Manufacturing	15.5	14.9	15.4	15.6	16.7	18.1	19.2	19.9	20.2	20.2	19.6	20.4	21.0	21.9	22.2
Service-Providing Sectors	464.9	472.8	483.3	498.5	518.2	536.3	552.8	562.9	571.0	580.5	546.6	574.8	605.2	624.4	632.2
Wholesale & Retail Trade	87.4	88.9	90.9	93.7	98.2	101.9	103.1	103.5	104.0	103.2	97.5	100.5	104.7	106.7	107.7
Wholesale Trade	20.9	21.0	21.4	22.0	22.7	23.5	23.5	23.5	24.2	23.6	22.8	23.5	24.7	26.1	27.2
Retail Trade	66.5	67.9	69.5	71.7	75.5	78.4	79.6	80.0	79.8	79.6	74.7	77.0	80.0	80.6	80.5
Transportation & Utilities	8.8	8.9	9.0	9.6	10.3	11.2	12.4	12.8	13.0	13.4	14.1	16.6	18.5	19.5	20.0
Information	9.0	9.1	9.2	9.9	10.4	10.4	11.1	11.6	11.0	10.6	9.8	10.1	11.5	11.8	11.3
Financial Activities	35.0	36.1	36.9	37.9	38.6	39.8	40.0	40.5	41.8	43.1	43.4	45.8	48.8	49.9	49.6
Professional & Business Services	83.6	87.0	91.2	96.1	101.1	105.6	110.3	113.1	114.3	116.4	114.8	124.9	133.2	135.5	134.0
Education & Health Services	81.4	82.9	82.8	85.2	88.8	92.8	96.1	98.6	101.4	105.6	102.4	103.7	107.0	113.5	118.3
Leisure & Hospitality	67.6	70.0	73.3	75.7	79.0	81.9	85.5	87.4	88.7	90.6	74.2	82.0	89.6	93.6	95.0
Other Services	27.1	27.4	28.1	28.9	30.1	31.0	32.0	32.3	32.3	32.1	29.3	29.5	29.6	30.1	29.9
Government	64.9	62.5	61.9	61.5	61.7	61.9	62.3	63.2	64.4	65.6	61.3	61.9	62.3	63.8	66.4
Federal	6.9	6.3	6.4	6.5	6.5	6.7	6.8	6.7	6.8	7.0	7.2	6.9	7.0	7.2	7.3
State	11.7	11.7	11.4	11.4	11.5	11.6	11.7	12.1	12.2	12.3	11.3	12.0	12.0	12.3	12.8
Local	46.4	44.5	44.1	43.6	43.6	43.6	43.8	44.4	45.4	46.4	42.7	42.9	43.3	44.3	46.3

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

Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the West Palm Beach HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
West Palm Beach HMA	1,320,134	1,492,191	1,555,000	1,607,000	17,200	1.2	13,200	0.9	17,250	1.1
Households										
West Palm Beach HMA	544,227	607,880	642,200	663,800	6,375	1.1	7,225	1.2	7,200	1.1

Notes: The current date is January 1, 2025. The forecast date is January 1, 2028.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of January 1, 2025.

**Table 3. Housing Inventory, Tenure, and Vacancy in the West Palm Beach HMA, 2010, 2020, and Current**

	West Palm Beach HMA		
	2010	2020	Current
Total Housing Inventory	664,594	705,988	736,625
Occupied Units	544,227	607,880	642,200
Owner-Occupied	388,493	409,535	423,800
%	71.4	67.4	66.0
Renter-Occupied	155,734	198,345	218,400
%	28.6	32.6	34.0
Vacant Units	120,367	98,108	94,425
Available Units	35,606	26,473	25,925
For Sale	13,645	8,314	9,975
Rate (%)	3.4	2.0	2.3
For Rent	21,961	18,159	15,950
Rate (%)	12.4	8.4	6.8
Other Vacant	84,761	71,635	68,500

Notes: The current date is January 1, 2025. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), 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: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



As of January 1, 2025.

Table 4. Residential Building Permit Activity in the West Palm Beach HMA, 2010 Through 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
West Palm Beach HMA															
Total	1,694	4,259	4,545	5,934	5,831	7,179	7,720	5,551	6,678	7,456	8,014	9,477	8,631	7,619	4,764
Sales	1,516	1,964	2,435	3,010	3,129	3,972	3,363	3,346	3,703	3,720	4,953	5,035	3,955	4,086	3,315
Rental	178	2,295	2,110	2,924	2,702	3,207	4,357	2,205	2,975	3,736	3,061	4,442	4,676	3,533	1,449

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2023—final data and estimates by the analyst; 2024—preliminary data and estimates by the analyst



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**Table 5. Median Income in the West Palm Beach HMA, 2009, 2019, and 2023**

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	67,600	75,400	98,300	1.1	6.9
Median Household Income	49,580	66,623	84,921	3.0	6.3

Sources: Median Family Income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2023 median household income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data

