

**Economic, Demographic and Home Ownership and Value Trends: Tri-County Metropolitan Statistical Area.**

	2001	2004	2008	Change		% Change	
				2001-2008	2004-2008	2001-2008	2004-2008
<b>Total Population</b>	5,038,069	5,274,648	5,414,772	376,703	140,124	7.5%	2.7%
<b>By Sex and Age</b>							
Male	2,431,154	2,548,698	2,630,356	199,202	81,658	8.2%	3.2%
Female	2,606,915	2,725,950	2,784,416	177,501	58,466	6.8%	2.1%
0 to 14 years	1,026,544	1,069,272	989,691	-36,853	-79,581	-3.6%	-7.4%
15 to 34 years	1,268,364	1,308,108	1,303,495	35,131	-4,613	2.8%	-0.4%
35 to 64 years	1,942,163	2,087,282	2,219,414	277,251	132,132	14.3%	6.3%
65 years and over	800,998	809,986	902,172	101,174	92,186	12.6%	11.4%
Median age (years)**	37.8	38.2	40.4	2.7	2.2	7.1%	5.7%
<b>By Hispanic Origin and Race</b>							
Hispanic or Latino (of any race)	1,787,781	1,962,554	2,142,736	354,955	180,182	19.9%	9.2%
Not Hispanic or Latino	3,250,288	3,312,094	3,272,036	21,748	-40,058	0.7%	-1.2%
White alone	2,145,536	2,117,545	2,044,501	-101,035	-73,044	-4.7%	-3.4%
Black or African American alone	950,647	1,024,026	1,037,998	87,351	13,972	9.2%	1.4%
Other	154,105	170,523	189,537	35,432	19,014	23.0%	11.2%
<b>Educational Attainment</b>							
Population 25 years and over	3,421,560	3,553,069	3,735,027	313,467	181,958	9.2%	5.1%
Less than high school graduate	717,149	629,132	647,528	-69,621	18,396	-9.7%	2.9%
High school graduate (including equivalency)	934,274	1,020,242	1,011,350	77,076	-8,892	8.2%	-0.9%
Some college, no degree	645,855	662,771	675,968	30,113	13,197	4.7%	2.0%
Associate degree	241,914	273,448	298,219	56,305	24,771	23.3%	9.1%
Bachelor's degree	572,976	596,871	706,258	133,282	109,387	23.3%	18.3%
Graduate or professional degree	309,392	370,605	395,704	86,312	25,099	27.9%	6.8%
Percent high school graduate or higher	79.0	82.3	82.6	3.6	0.3	4.6%	0.4%
Percent bachelor's degree or higher	25.8	27.2	29.5	3.8	2.3	14.6%	8.4%
<b>Total households</b>	1,911,863	1,989,312	1,997,988	86,125	8,676	4.5%	0.4%
Family households (families)	1,254,967	1,284,344	1,287,517	32,550	3,173	2.6%	0.2%
With own children under 18 years	554,955	584,170	554,726	-229	-29,444	0.0%	-5.0%
Average household size	2.63	2.65	2.66	0.02	0.01	0.9%	0.2%
Average family size	3.26	3.33	3.33	0.07	0.00	2.2%	0.1%
<b>Household Income and Benefits*</b>							
Total households (number)	1,911,863	1,989,312	1,997,988	86,125	8,676	4.5%	0.4%
With income and benefits less than \$10,000	193,269	166,837	164,233	-29,036	-2,604	-15.0%	-1.6%
\$10,000 to \$14,999	150,450	162,933	120,047	-30,403	-42,886	-20.2%	-26.3%
\$15,000 to \$24,999	263,356	271,118	233,298	-30,058	-37,820	-11.4%	-13.9%
\$25,000 to \$34,999	268,363	242,820	213,210	-55,153	-29,610	-20.6%	-12.2%
\$35,000 to \$49,999	304,076	321,891	278,507	-25,569	-43,384	-8.4%	-13.5%
\$50,000 to \$74,999	341,050	353,507	351,961	10,911	-1,546	3.2%	-0.4%
\$75,000 to \$99,999	172,346	187,280	226,269	53,923	38,989	31.3%	20.8%
\$100,000 to \$149,999	140,144	165,260	222,799	82,655	57,539	59.0%	34.8%
\$150,000 to \$199,999	33,121	56,502	88,907	55,786	32,405	168.4%	57.4%
\$200,000 or more	45,688	61,164	98,757	53,069	37,593	116.2%	61.5%
Median household income (2008 dollars)**	49,247	49,508	48,773	-474	-736	-1.0%	-1.5%
Mean household income (2008 dollars)	68,981	70,372	72,207	3,226	1,834	4.7%	2.6%
Aggregate household income (million, 2008 dollars)	131,882	139,993	144,268	12,386	4,276	9.4%	3.1%
Per capita income (2008 dollars)	27,450	28,194	27,878	427	-316	1.6%	-1.1%
<b>Housing Tenure and Value of Owner Occupied Units</b>							
Total housing units	2,187,839	2,294,911	2,425,815	237,976	130,904	10.9%	5.7%
Occupied housing units	1,911,863	1,989,312	1,997,988	86,125	8,676	4.5%	0.4%
Specified owner-occupied units	868,548	1,331,201	1,336,139	467,591	4,938	53.8%	0.4%
Median Home Value (dollars)	141,846	189,435	270,809	128,963	81,374	90.9%	43.0%

\* Income groups are represented in current dollars. \*\* Estimates by Office of Economic Development Coordination.

Data Source: *American Community Survey*, various years. U.S. Census Bureau.

**Economic, Demographic and Home Ownership and Value Trends: Miami-Dade County**

	2001	2004	2008	Change		% Change	
				2001-2008	2004-2008	2001-2008	2004-2008
<b>Total Population</b>	2,243,712	2,316,708	2,398,245	154,533	81,537	6.9%	3.5%
<b>By Sex and Age</b>							
Male	1,081,193	1,115,783	1,161,483	80,290	45,700	7.4%	4.1%
Female	1,162,519	1,200,925	1,236,762	74,243	35,837	6.4%	3.0%
0 to 14 years	472,069	486,798	438,469	-33,600	-48,329	-7.1%	-9.9%
15 to 34 years	613,308	610,151	614,232	924	4,081	0.2%	0.7%
35 to 64 years	865,395	909,878	976,218	110,823	66,340	12.8%	7.3%
65 years and over	292,940	309,881	369,326	76,386	59,445	26.1%	19.2%
Median age (years)	35.9	36.6	39.1	3.2	2.5	8.9%	6.8%
<b>By Hispanic Origin and Race</b>							
Hispanic or Latino (of any race)	1,333,462	1,403,983	1,496,595	163,133	92,612	12.2%	6.6%
Not Hispanic or Latino	910,250	912,725	901,650	-8,600	-11,075	-0.9%	-1.2%
White alone	434,069	431,081	423,146	-10,923	-7,935	-2.5%	-1.8%
Black or African American alone	426,079	431,180	424,434	-1,645	-6,746	-0.4%	-1.6%
Other	50,102	50,464	54,070	3,968	3,606	7.9%	7.1%
<b>Educational Attainment</b>							
Population 25 years and over	1,483,456	1,527,250	1,623,937	140,481	96,687	9.5%	6.3%
Less than high school graduate	401,780	352,831	367,838	-33,942	15,007	-8.4%	4.3%
High school graduate (including equivalency)	391,487	424,013	430,136	38,649	6,123	9.9%	1.4%
Some college, no degree	234,729	257,266	245,169	10,440	-12,097	4.4%	-4.7%
Associate degree	100,736	113,463	129,563	28,827	16,100	28.6%	14.2%
Bachelor's degree	223,256	227,202	286,615	63,359	59,413	28.4%	26.1%
Graduate or professional degree	131,468	152,475	164,616	33,148	12,141	25.2%	8.0%
Percent high school graduate or higher	72.9	76.9	77.3	4.4	0.4	6.0%	0.5%
Percent bachelor's degree or higher	23.9	24.9	27.8	3.9	2.9	16.3%	11.6%
<b>Total households</b>	775,070	798,807	825,761	50,691	26,954	6.5%	3.4%
Family households (families)	544,909	557,047	562,978	18,069	5,931	3.3%	1.1%
With own children under 18 years	244,030	264,085	245,161	1,131	-18,924	0.5%	-7.2%
Average household size	2.89	2.90	2.83	-0.06	-0.07	-2.1%	-2.4%
Average family size	3.47	3.51	3.48	0.01	-0.03	0.3%	-0.9%
<b>Household Income and Benefits*</b>							
Total households (number)	775,070	798,807	825,761	50,691	26,954	6.5%	3.4%
With income and benefits less than \$10,000	98,032	80,124	87,121	-10,911	6,997	-11.1%	8.7%
\$10,000 to \$14,999	73,714	82,792	61,439	-12,275	-21,353	-16.7%	-25.8%
\$15,000 to \$24,999	108,961	115,344	99,219	-9,742	-16,125	-8.9%	-14.0%
\$25,000 to \$34,999	117,192	99,660	91,072	-26,120	-8,588	-22.3%	-8.6%
\$35,000 to \$49,999	115,235	132,297	111,823	-3,412	-20,474	-3.0%	-15.5%
\$50,000 to \$74,999	127,822	130,887	138,656	10,834	7,769	8.5%	5.9%
\$75,000 to \$99,999	62,002	64,551	86,504	24,502	21,953	39.5%	34.0%
\$100,000 to \$149,999	46,265	53,704	81,074	34,809	27,370	75.2%	51.0%
\$150,000 to \$199,999	11,396	18,580	32,423	21,027	13,843	184.5%	74.5%
\$200,000 or more	14,451	20,868	36,430	21,979	15,562	152.1%	74.6%
Median household income (2008 dollars)	43,444	44,321	44,068	624	-253	1.4%	-0.6%
Mean household income (2008 dollars)	62,093	63,467	65,804	3,711	2,337	6.0%	3.7%
Aggregate household income (million, 2008 dollars)	48,126	50,698	54,338	6,212	3,640	12.9%	7.2%
Per capita income (2008 dollars)	22,924	23,539	23,846	922	307	4.0%	1.3%
<b>Housing Tenure and Value of Owner Occupied Units</b>							
Total housing units	866,095	906,877	979,111	113,016	72,234	13.0%	8.0%
Occupied housing units	775,070	798,807	825,761	50,691	26,954	6.5%	3.4%
Specified owner-occupied units	335,579	477,590	496,406	160,827	18,816	47.9%	3.9%
Median Home Value (dollars)	134,620	193,906	294,500	159,880	100,594	118.8%	51.9%

\* Income groups are represented in current dollars. \*\* Estimates by Office of Economic Development Coordination.

Data Source: *American Community Survey*, various years. U.S. Census Bureau.

**Economic, Demographic and Home Ownership and Value Trends: Broward County**

	2001	2004	2008	Change		% Change	
				2001-2008	2004-2008	2001-2008	2004-2008
<b>Total Population</b>	1,648,636	1,734,734	1,751,234	102,598	16,500	6.2%	1.0%
<b>By Sex and Age</b>							
Male	795,641	840,025	852,205	56,564	12,180	7.1%	1.4%
Female	852,995	894,709	899,029	46,034	4,320	5.4%	0.5%
0 to 14 years	341,728	359,233	333,686	-8,042	-25,547	-2.4%	-7.1%
15 to 34 years	409,504	425,000	409,955	451	-15,045	0.1%	-3.5%
35 to 64 years	648,452	709,105	754,203	105,751	45,098	16.3%	6.4%
65 years and over	248,952	241,396	253,390	4,438	11,994	1.8%	5.0%
Median age (years)	37.6	38.0	40.1	2.5	2.1	6.6%	5.5%
<b>By Hispanic Origin and Race</b>							
Hispanic or Latino (of any race)	301,423	368,223	420,293	118,870	52,070	39.4%	14.1%
Not Hispanic or Latino	1,347,213	1,366,511	1,330,941	-16,272	-35,570	-1.2%	-2.6%
White alone	916,533	880,724	823,673	-92,860	-57,051	-10.1%	-6.5%
Black or African American alone	357,726	407,840	418,960	61,234	11,120	17.1%	2.7%
Other	72,954	77,947	88,308	15,354	10,361	21.0%	13.3%
<b>Educational Attainment</b>							
Population 25 years and over	1,121,897	1,166,047	1,203,956	82,059	37,909	7.3%	3.3%
Less than high school graduate	184,958	160,003	158,436	-26,522	-1,567	-14.3%	-1.0%
High school graduate (including equivalency)	321,817	351,877	340,580	18,763	-11,297	5.8%	-3.2%
Some college, no degree	241,917	235,067	245,807	3,890	10,740	1.6%	4.6%
Associate degree	84,985	98,169	102,141	17,156	3,972	20.2%	4.0%
Bachelor's degree	189,842	207,766	232,544	42,702	24,778	22.5%	11.9%
Graduate or professional degree	98,378	113,165	124,448	26,070	11,283	26.5%	10.0%
Percent high school graduate or higher	83.5	86.3	86.8	3.3	0.5	4.0%	0.6%
Percent bachelor's degree or higher	25.7	27.5	29.7	4.0	2.2	15.6%	8.0%
<b>Total households</b>							
Family households (families)	414,241	427,437	412,675	-1,566	-14,762	-0.4%	-3.5%
With own children under 18 years	195,599	203,160	184,032	-11,567	-19,128	-5.9%	-9.4%
Average household size	2.49	2.52	2.58	0.09	0.06	3.6%	2.4%
Average family size	3.15	3.21	3.30	0.15	0.09	4.8%	2.8%
<b>Household Income and Benefits*</b>							
Total households (number)	661,764	687,129	667,220	5,456	-19,909	0.8%	-2.9%
With income and benefits less than \$10,000	58,211	51,948	44,699	-13,512	-7,249	-23.2%	-14.0%
\$10,000 to \$14,999	47,331	45,092	33,618	-13,713	-11,474	-29.0%	-25.4%
\$15,000 to \$24,999	91,044	87,544	76,314	-14,730	-11,230	-16.2%	-12.8%
\$25,000 to \$34,999	87,013	85,311	72,264	-14,749	-13,047	-17.0%	-15.3%
\$35,000 to \$49,999	105,192	105,325	94,363	-10,829	-10,962	-10.3%	-10.4%
\$50,000 to \$74,999	123,678	133,630	122,530	-1,148	-11,100	-0.9%	-8.3%
\$75,000 to \$99,999	65,333	74,906	78,848	13,515	3,942	20.7%	5.3%
\$100,000 to \$149,999	56,752	62,016	80,356	23,604	18,340	41.6%	29.6%
\$150,000 to \$199,999	13,927	20,385	34,318	20,391	13,933	146.4%	68.3%
\$200,000 or more	13,283	20,972	29,910	16,627	8,938	125.2%	42.6%
Median household income (2008 dollars)	52,601	53,626	51,623	-978	-2,003	-1.9%	-3.7%
Mean household income (2008 dollars)	70,464	72,838	71,917	1,453	-921	2.1%	-1.3%
Aggregate household income (million, 2008 dollars)	46,630	50,049	47,984	1,354	-2,064	2.9%	-4.1%
Per capita income (2008 dollars)	29,358	30,124	28,541	-817	-1,583	-2.8%	-5.3%
<b>Housing Tenure and Value of Owner Occupied Units</b>							
Total housing units	754,224	782,384	805,807	51,583	23,423	6.8%	3.0%
Occupied housing units	661,764	687,129	667,220	5,456	-19,909	0.8%	-2.9%
Specified owner-occupied units	298,825	480,395	469,738	170,913	-10,657	57.2%	-2.2%
Median Home Value (dollars)	140,508	182,065	261,800	121,292	79,735	86.3%	43.8%

\* Income groups are represented in current dollars. \*\* Estimates by Office of Economic Development Coordination.

Data Source: *American Community Survey*, various years. U.S. Census Bureau.

**Economic, Demographic and Home Ownership and Value Trends: Palm Beach County**

	2001	2004	2008	Change		% Change	
				2001-2008	2004-2008	2001-2008	2004-2008
<b>Total Population</b>	1,145,721	1,223,206	1,265,293	119,572	42,087	10.4%	3.4%
<b>By Sex and Age</b>							
Male	554,320	592,890	616,668	62,348	23,778	11.2%	4.0%
Female	591,401	630,316	648,625	57,224	18,309	9.7%	2.9%
0 to 14 years	212,747	223,241	217,536	4,789	-5,705	2.3%	-2.6%
15 to 34 years	245,552	272,957	279,308	33,756	6,351	13.7%	2.3%
35 to 64 years	428,316	468,299	488,993	60,677	20,694	14.2%	4.4%
65 years and over	259,106	258,709	279,456	20,350	20,747	7.9%	8.0%
Median age (years)	41.6	41.7	43.4	1.8	1.7	4.3%	4.1%
<b>By Hispanic Origin and Race</b>							
Hispanic or Latino (of any race)	152,896	190,348	225,848	72,952	35,500	47.7%	18.7%
Not Hispanic or Latino	992,825	1,032,858	1,039,445	46,620	6,587	4.7%	0.6%
White alone	794,934	805,740	797,682	2,748	-8,058	0.3%	-1.0%
Black or African American alone	166,842	185,006	194,604	27,762	9,598	16.6%	5.2%
Other	31,049	42,112	47,159	16,110	5,047	51.9%	12.0%
<b>Educational Attainment</b>							
Population 25 years and over	816,207	859,772	907,134	90,927	47,362	11.1%	5.5%
Less than high school graduate	130,411	116,298	121,254	-9,157	4,956	-7.0%	4.3%
High school graduate (including equivalency)	220,970	244,352	240,634	19,664	-3,718	8.9%	-1.5%
Some college, no degree	169,209	170,438	184,992	15,783	14,554	9.3%	8.5%
Associate degree	56,193	61,816	66,515	10,322	4,699	18.4%	7.6%
Bachelor's degree	159,878	161,903	187,099	27,221	25,196	17.0%	15.6%
Graduate or professional degree	79,546	104,965	106,640	27,094	1,675	34.1%	1.6%
Percent high school graduate or higher	84.0	86.5	86.6	2.6	0.1	3.1%	0.1%
Percent bachelor's degree or higher	29.3	31.0	32.4	3.1	1.4	10.6%	4.5%
<b>Total households</b>	475,029	503,376	505,007	29,978	1,631	6.3%	0.3%
Family households (families)	295,817	299,860	311,864	16,047	12,004	5.4%	4.0%
With own children under 18 years	115,326	116,925	125,533	10,207	8,608	8.9%	7.4%
Average household size	2.41	2.43	2.47	0.06	0.04	2.5%	1.6%
Average family size	3.03	3.16	3.11	0.08	-0.05	2.6%	-1.6%
<b>Household Income and Benefits*</b>							
Total households (number)	475,029	503,376	505,007	29,978	1,631	6.3%	0.3%
With income and benefits less than \$10,000	37,026	34,765	32,413	-4,613	-2,352	-12.5%	-6.8%
\$10,000 to \$14,999	29,405	35,049	24,990	-4,415	-10,059	-15.0%	-28.7%
\$15,000 to \$24,999	63,351	68,230	57,765	-5,586	-10,465	-8.8%	-15.3%
\$25,000 to \$34,999	64,158	57,849	49,874	-14,284	-7,975	-22.3%	-13.8%
\$35,000 to \$49,999	83,649	84,269	72,321	-11,328	-11,948	-13.5%	-14.2%
\$50,000 to \$74,999	89,550	88,990	90,775	1,225	1,785	1.4%	2.0%
\$75,000 to \$99,999	45,011	47,823	60,917	15,906	13,094	35.3%	27.4%
\$100,000 to \$149,999	37,127	49,540	61,369	24,242	11,829	65.3%	23.9%
\$150,000 to \$199,999	7,798	17,537	22,166	14,368	4,629	184.3%	26.4%
\$200,000 or more	17,954	19,324	32,417	14,463	13,093	80.6%	67.8%
Median household income (2008 dollars)	54,044	52,119	52,700	-1,344	581	-2.5%	1.1%
Mean household income (2008 dollars)	78,154	77,965	83,059	4,905	5,094	6.3%	6.5%
Aggregate household income (million, 2008 dollars)	37,125	39,246	41,945	4,820	2,700	13.0%	6.9%
Per capita income (2008 dollars)	33,569	34,274	34,601	1,032	327	3.1%	1.0%
<b>Housing Tenure and Value of Owner Occupied Units</b>							
Total housing units	567,520	605,650	640,897	73,377	35,247	12.9%	5.8%
Occupied housing units	475,029	503,376	505,007	29,978	1,631	6.3%	0.3%
Specified owner-occupied units	234,144	373,216	369,995	135,851	-3,221	58.0%	-0.9%
Median Home Value (dollars)	147,417	192,957	263,600	116,183	70,643	78.8%	36.6%

\* Income groups are represented in current dollars. \*\* Estimates by Office of Economic Development Coordination.

Data Source: *American Community Survey*, various years. U.S. Census Bureau.