

County Demographics, Economy & Housing Market

County Demographics

Palm Beach County's total population in April 2010 was 1,320,134 according to the US Census. This is an increase of 188,943 persons from year 2000 or 16.7%; Total County population increased by 10,205 persons from 2008 to 2009. The components of total population change between 2008 and 2009 include: natural increase (births minus deaths) +1,425 and total net migration +8,845 persons. International net migration accounted for 73% or total net migration; domestic net migration made-up 27%. (Note: population change data between 2009 and 2010 is not available at this date.)

US Census 2010 County age-group populations are shown in Table 1; these data are compared to 2000.

Table 1: Age Group Breakdown – Palm Beach County 2000 & 2010

<u>Age-Group</u>	<u>2000</u>	<u>% of Total</u>	<u>2010</u>	<u>% of Total</u>	<u>10 Year Change</u>
Under 19	263,453	23.3	300,186	22.7	36,733
20 – 44	356,360	31.5	386,375	29.3	30,015
45 – 64	249,295	22.0	348,418	26.4	99,123
65+	262,076	23.2	285,155	21.6	23,079

Source: US Census 2000 & 2010

The 45-64 age category increased by 99, 123 persons over the ten-year period; persons under 19 grew by 36,733. The 45-64 population group now comprises 26.4% of total population, up from 22% in 2000.

University of Florida, Bureau of Economic & Business Research (BEBR) estimates for 2015, 2020 and 2030 are tabulated in Table 2. BEBR is forecasting another 56,519 people in Palm Beach County by 2015, the end of the five-year planning period. The twenty-year projection (2030) exceeds 1.55 million people. The school-age cohort, 0-19 years, is forecast to decline as a percentage of total population from 23.5% in 2009 to 21.5% in 2030. The 20-44 and 45-64 age groups are also anticipated to decline as a percentage of total population relative to 2009.

In ten years, the 65 and older age cohort will increase by almost 75,000 persons. In 2010, this huge baby-boom bubble is age 45 to 65 years old. This group is anticipated to have a significant impact on county demographics in ten to twenty years, as boomers from other areas retire to Florida. The cohort is so large relative to other age-groups that the number of retirees moving to Florida will increase, even though the percentage of total retirees moving Florida may go down. (Note: the age-group forecast is typically available in July, however due to timelines for release of 2010 Census data, the update will not be available until December 2011.)

Age-group	2009	% of Total	2015	% of Total	2020	% of Total	2030	% of Total
0-19	302,232	23.5%	303,726	22.6%	315,960	22.3%	332,672	21.5%
20-44	371,312	28.8%	377,097	28.1%	391,478	27.7%	417,621	27.0%
45-64	335,808	26.1%	353,623	26.3%	355,463	25.1%	341,565	22.0%
65+	277,992	21.6%	308,851	23.0%	352,820	24.9%	457,507	29.5%
Total	1,287,344		1,343,297		1,415,721		1,549,365	

Source: Bureau of Economic & Business Research, University of Florida

In 2010, there were 664,594 total housing units in Palm Beach County, 71.4% of occupied units were owner occupied housing units; 28.6% were occupied by renters. Average household size was 2.34 persons per household in owner-occupied units; 2.5 persons per household in renter-occupied units. The median age in Palm Beach County is 41.7 years.

Total households in 2010 were 544,227; 340,709 were family households and 203,518 nonfamily households. 11.7% of family households were Female householder with no husband present and 4.6% were male householder, no wife present. Average household size was 2.39; average family size 2.97.

Palm Beach County's population continues to become more diverse. Table 3 compares Census 2000 racial and ethnic data with 2010 US Census data. The 2010 racial make-up of Palm Beach County population is more diverse than in 2000. White population was a smaller percentage of persons identified as one race in 2010 (73.5%) compared to 2000 (79.1%); percent African American increased from 13.8% (2000) to 17.3% (2010); and, the percent Asian persons also increased. Palm Beach County's Hispanic or Latino population grew from 12.4% of total population in 2000 to 19.0% in 2010.

Classification	2000		2010	
	Number	Percent	Number	Percent
One Race	1,104,256	97.6%	1,289,862	97.7%
White	894,207	79.1%	970,121	73.5%
Black or African American	156,055	13.8%	228,690	17.3%
American Indian and Alaskan Native	2,466	0.2%	6,043	0.5%
Asian	17,127	1.5%	31,100	2.4%
Native Hawaiian and Other Pacific Islander	692	0.1%	770	0.1%
Some other race	33,709	3.0%	53,138	4.0%
Two or More Races	26,928	2.4%	30,272	2.3%
Total Population	1,131,184		1,320,134	
Hispanic or Latino (of any race)	140,675	12.4%	250,823	19.0%

Source: US Census 2000 & 2010

Housing Market & Economy

There is widespread consensus that the US and Florida economy entered recession in 2008. Some economists and other experts characterized the recession as the worst since the great depression. There has been improvements, based upon economic data, in 2010 and 2011, however, many are still out-of-work or are only working part time. To date, the recovery has been slow and weak. Revenue shortfalls are impacting municipalities, the county and school district; budget cuts are affecting staffing with layoffs occurring in FY12 and anticipated in subsequent years.

The housing market in Palm Beach County was robust from mid-2003 through 2005. The “run-up” in median housing price in 2004, during the housing bubble, was substantial, increasing 20% in one year. Many investors and speculators got into the market. Creative “Sub-prime” financing allowed more opportunities for home ownership.

The housing market experienced significant increases in median home prices in the “run-up” period of the housing bubble (2003 to 2006). The market peaked in 2005 and many speculators stopped buying in the fall. Since the fourth quarter 2005, the housing market has fallen off dramatically and shifted to a buyer’s market. The median purchase price for existing homes in Palm Beach County in 2010 was under \$250,000. This is down from the peak median price of \$421,500 in November 2005. Workforce Alliance estimates 2010 median price in West Palm – Boca at under \$220,000. Economists and market analysts are unclear as to when the median price will hit bottom and then, begin rising again.

The current housing market is somewhat improved from 2008-09, but still weak. Backlogs of foreclosed housing units and short sales may take 3-5 years or longer to clear the market. Option ARM mortgages are resetting in 2010 and 2011; this will likely increase the inventory of foreclosed units in the county.

The federal debt ceiling issue may impact interest rates, including local rates. 2010 and first quarter 2011 building permit activity indicate some improvement over 2009.

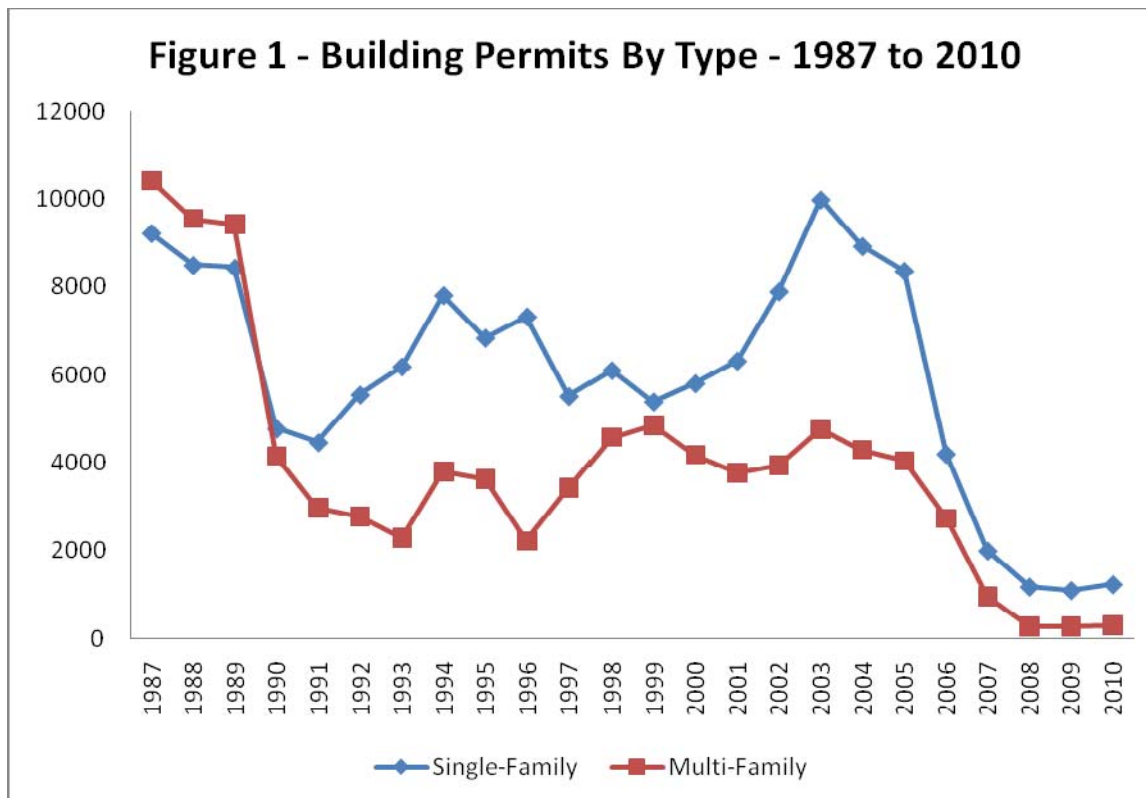
Table 3 and Figure 1 display building permit data by type from 1987 to 2011. Total units peaked in 2003-2005 and fell off significantly by 2006. In 2003, over 9,900 single-family units and over 4,700 multi-family units were permitted. By 2006, the total number permitted fell to less than 7,000 units. Permit activity declined through 2009, when only 1,364 total units were issued permits. There was a modest increase in 2010 – 1,215 single-family and 305 multi-family units; the first quarter 2011 data show 328 permits issued.

Table 3 - Building Permit Data - Single Family and Multi-Family Units

Year	Single-Family	Multi-Family	Year	Single-Family	Multi-Family
1987	9,228	10,418	1999	5,386	4,856
1988	8,501	9,545	2000	5,801	4,177
1989	8,440	9,414	2001	6,314	3,777
1990	4,767	4,150	2002	7,895	3,939
1991	4,454	2,982	2003	9,986	4,751
1992	5,545	2,782	2004	8,932	4,291
1993	6,186	2,295	2005	8,369	4,039
1994	7,810	3,801	2006	4,192	2,735
1995	6,840	3,625	2007	1,987	956
1996	7,325	2,227	2008	1,162	273
1997	5,511	3,429	2009	1,083	281
1998	6,101	4,576	2010	1,215	305

* 2011 1st quarter 318
SF; 10 MF

Source: County Planning Division



Estimated 2010, median household income in Palm Beach County was \$55,128; Per capita personal income was \$34,833 (Business Development Board).

The civilian labor force grew by 933 between May 2010 and 2011 to 618,875 workers. The May 2011 unemployment rate was 10.2%, down by 1.0% from May 2010; historically, the unemployment rate in May 2008 was 5.5%; the highest rate since 2008 was 12.6% in August 2010. The number unemployed in Palm Beach County fell from 67,875 in May 2010 to 63,413 in May 2011. The May 2011 national unemployment rate was 8.7%.

Palm Beach County showed an overall small net gain of 200 jobs over the last year. Half of industrial sectors posted job losses and half gains, as shown in Table 5. The Leisure and Hospitality sector gained 3,100; Education and Health Services was up 2,00 workers and Financial Services grew by 1,400 jobs. The government sector lost 2,800 workers and Trade, transportation and Utilities lost 2,000 jobs. Trade, Transportation and Utilities employees the most workers – 93,600, followed by Education & Health Services – 84,600, and Professional and Business Services at 83,200 workers.

Industry Title	May-11	May-10	Difference	Percent
Construction	23,200	24,400	-1,200	-5%
Manufacturing	15,500	15,400	100	0.6%
Trade, Transportation, and Utilities	93,600	95,600	-2,000	-2%
Information	8,700	9,000	-300	-6%
Financial Activities	35,800	34,400	1,400	4%
Professional and Business Services	83,200	83,700	-500	-0.6%
Education & Health Services	84,600	82,600	2,000	2%
Leisure and Hospitality	71,100	68,000	3,100	5%
Other Services	23,800	23,400	400	2%
Total Government	65,900	68,700	-2,800	-4%
TOTAL	505,400	505,200	200	0.0%

Table 6 shows employment by largest employers, non-agricultural and agricultural. Six of the top 10 employers are in educational, government or health care sectors. The School District of Palm Beach County, with 21,718 employees, is the largest employer in the county followed by Palm Beach County and other various government agencies and municipalities. Three healthcare corporations (Tenet Healthcare Corporation, Hospital Corporation of America, and Bethesda Memorial Hospital) and The Veteran’s Administration employ over 13,500 workers. The largest industrial & agricultural employers are Florida Crystals (1900 employees) and US Sugar Corporation (1700 employees).

Table 6 - Major Employers in Palm Beach County – Services Producing Sector

Rank	Company	Employees	Product/Service
1	School Board	21,718	Education
2	Palm Beach County	11,381	County Government
3	Tenet Healthcare Corp.	5,127	Healthcare
4	Hospital Corporation of America	4,150	Healthcare
5	Florida Power & Light	3,658	Utilities
6	Wachenhut Corporation	3,000	Security Services
7	Florida Atlantic University	2,776	Higher Education
8	Bethesda Memorial Hospital	2,300	Healthcare
9	Veterans Health Administration	2,205	Healthcare
10	Boca Raton Resort & Club	2,200	Hotel
Industrial & Agricultural			
Rank	Company	Employees	Product/Service
1	Florida Crystals	1,900	Agricultural
2	US Sugar Corp.	1,700	Agricultural
3	Pratt & Whitney Rocketdyne	1,200	Aerospace Engineering
4	A. Duda & Sons Growers	1,100	Agricultural
5	Thomas Produce Company	1,000	Agricultural

Palm Beach County has a variety of producers, but there are distinct industry clusters. The most prevalent clusters are: communications & information technology; aerospace & engineering; agricultural & food processing; business & financial services and medical & pharmaceutical products.

The five fastest growing occupations in Palm Beach county were 1) Veterinary Technologists and Technicians; 2) Personal & Home Care Aides; 3) Network Systems Data Communication Analysts; 4) Mental Health and Substance Abuse Social Workers and, 5) Medical & Public Health Social Workers. Four of these occupations pay over \$15.00 per hour.