

# Analysis of Current Economic Trends

Miami-Dade County, 1<sup>st</sup> Quarter 2012

**Robert D. Cruz, PhD, Chief Economist**

[cruzr1@miamidade.gov](mailto:cruzr1@miamidade.gov)

**Robert Hesler, Sr. Economic Analyst**

[hessler@miamidade.gov](mailto:hessler@miamidade.gov)

[www.miamidade.gov/economicdevelopment](http://www.miamidade.gov/economicdevelopment)

# Analysis of Current Economic Trends: Summary

Local economic indicators continued to show positive momentum in the 1st quarter. Unemployment continues to fall as job growth remains steady. The most recent Bureau of Labor Statistics data indicate the local labor market continues to improve. The unemployment rate in March fell to 10.0% compared to 10.2% in December and 10.3% in January. After giving up 4th quarter gains in January and February, total nonfarm payroll employment in March rose by 4,000, reaching a new post-recession peak of 1,017,400. Construction employment continued to decline while the greatest increases in employment were seen in education and health services, leisure and hospitality, and retail, all growing by more than 5% from a year ago.

The BLS also released of labor market data revisions in March. Payroll employment data for 2011 was adjusted significantly upward. The revised payroll figures we saw average monthly employment increased by 10,000 employees. All of the upward revisions were in the private sector (+15,300 jobs) while the public sector was revised down (-5,000 jobs). The peak unemployment rates from 2011 previously reported at 13.5%, were reduced to 11.6%. The revised data show the peak unemployment occurred in April of 2010 and reached 12.6%.

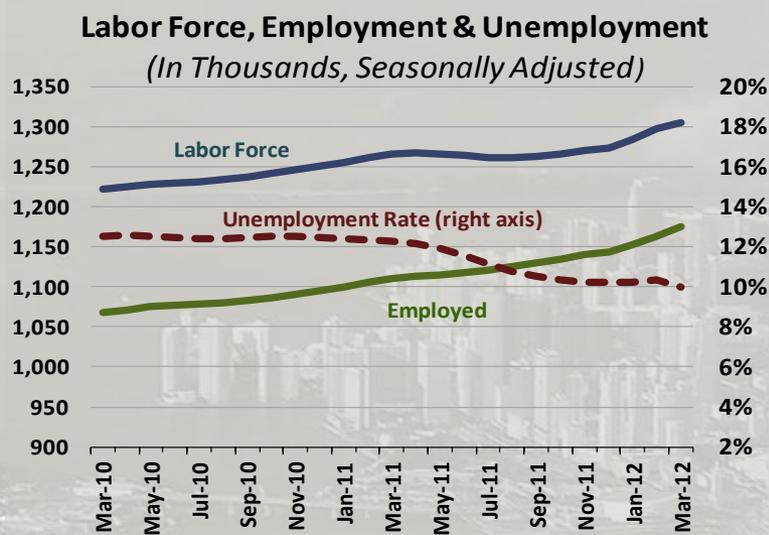
The Miami Association of Realtors reports that home sales have continued to grow steadily even though prices have not yet begun a consistent rebound. Weakness in home values is also apparent in the Case-Shiller metro home price index as well with the January index showing a 2% drop in prices from the start of last year. The much anticipated bounce in foreclosures seems to have finally arrived as the number of REO foreclosures in February doubled from January and quadrupled from last February. At the same time, new foreclosure filings have remained flat at a relatively high level over the last 6 months. On the commercial real estate side, office vacancy rates continued to fall even as office lease rates declined. Strength in demand for industrial space have reduced vacancy rates in the past six months, and providing support for higher lease rates in the last two quarters. Lease rates for retail space have continued to show some strength, while general vacancy rates remain relatively low.

In another positive development, taxable sales continue to surge higher with total sales after seasonal adjustments growing to \$3.4 billion in January. Sales on consumer goods, autos and accessories, tourism and recreation, business investment and building investment were all up at least 7% on an annual basis.

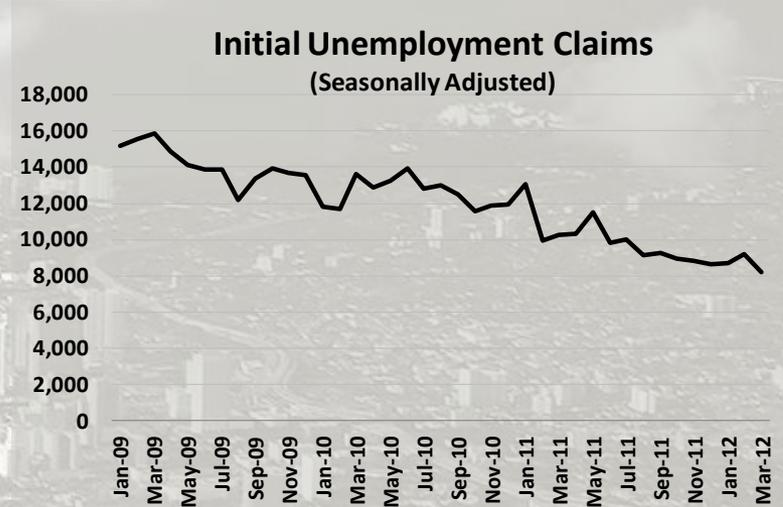
The international trade and tourism sectors continue to show strength. Total trade in the month of January was \$7.1 billion. Although this is the second month in a row of decline, it is a 13% increase from last year. Trade with South America, Miami-Dade's most important trading region, was up 15%. Overall, imports grew by 16% and exports by 12% year-over-year. Arrivals at MIA and FLL are up strongly from last year, overnight visitor counts are growing over last year, and occupancy and room rates are up.

Robert D. Cruz, PhD., Chief Economist

# Labor Market



Data Source: Bureau of Labor Statistics



Data Source: Florida Agency for Workforce Innovation.

**Unemployment:** Unemployment rates, adjusted for seasonal variations, continued to decline in the 1<sup>st</sup> quarter of this year, falling to 10.0 % in March from 10.2% in December, and a sharp decline from the 12.3% reported for March 2011. Employed residents increased by 31,200 between December and March, reaching a new post-recession peak of 1,175,000 employed workers. The labor force also increased over the same period, but at a slower pace than employment.

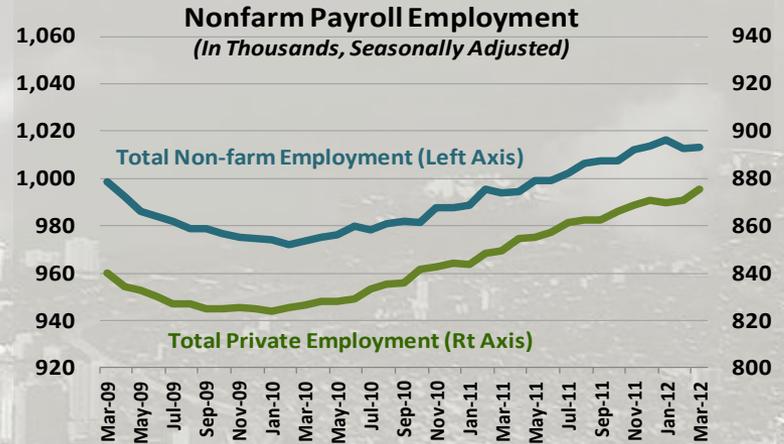
**Initial Unemployment Claims:** Seasonally adjusted initial unemployment claims in Miami-Dade in the 1<sup>st</sup> quarter of 2012 decreased slightly (-1.3%) from the 4<sup>th</sup> quarter of 2011, and register 22% lower than levels experienced in the 1<sup>st</sup> quarter of 2011. After seasonal adjustment there were 8,200 claims filed with the State in March compared to 10,200 in March of last year. This represents about 6.2 claims per thousand people in the labor force in March. Broward County registered 6.0 claims per thousand, and Palm Beach experienced 6.1 claims per thousand. Areas in Florida outside the tri-county region experienced 6.6 claims per thousand persons in the labor force. The trends in initial unemployment claims, employment and labor force suggest additional declines in local unemployment rates are likely, and an unemployment rate below 8.5% by December is within reach.

# Labor Market, continued

**Payroll Employment:** In addition to the residential employment and unemployment data the BLS also releases payroll data from a survey of employers (excluding the self-employed). This data represents the persons working in Miami-Dade and shows that total non-farm payroll employment in March recovered from a pronounced decline in January. March estimates place payroll employment at 1,017,400 jobs, after seasonal adjustment. Total payroll employment at the end of the 1<sup>st</sup> quarter stands 23,200 jobs (+2.3%) higher than at the end of 1<sup>st</sup> quarter 2011. Private sector employment positions in March was up 25,900 (+3.0%) from last March, while the public sector was down 2,700 positions.

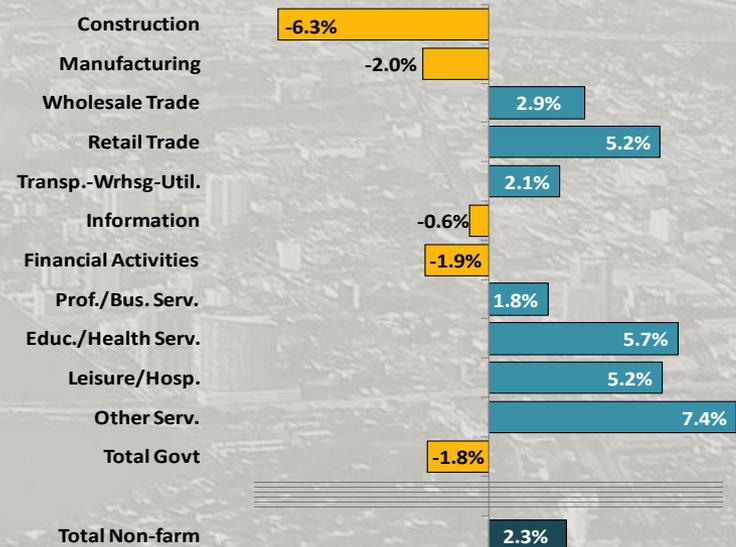
The fastest growing private sector industries year-over-year included: education and health services, which added 9,200 jobs from last year (+5.7%); retail, gaining 6,400 jobs (+5.2%); leisure and hospitality, adding 5,700 jobs (+5.2%); transportation warehousing and utilities, up 1,300 jobs (+2.1%); wholesale trade, adding 2,000 jobs (+2.9%); and professional/business services, gaining 2,400 jobs (+1.8%). Four private industry sectors reduced jobs from last year after seasonal adjustment – construction (-2,000; -6.3%), financial activities (-1,200; -1.9%) manufacturing (-700; -2.0%), and information (-100; -0.6%).

**Note:** The U.S. Bureau of Labor Statics releases a comprehensive revision of employment and unemployment data, and their seasonal adjustment factors, going back at least 12 months during the first quarter of each year. The revised data going back to January of 2010 have been incorporated into our labor market database, and reflected in the tables and charts of this report. The revisions to estimates of employment and unemployment in 2011 was particularly large this year.



Data Source: Florida Agency for Workforce Innovation

## Miami-Dade Payroll Employment % Change Mar. 2012 over Mar. 2011



Data Source: U.S. Bureau of Labor Statistics, EDIT.

# Gender Differences in Labor Market

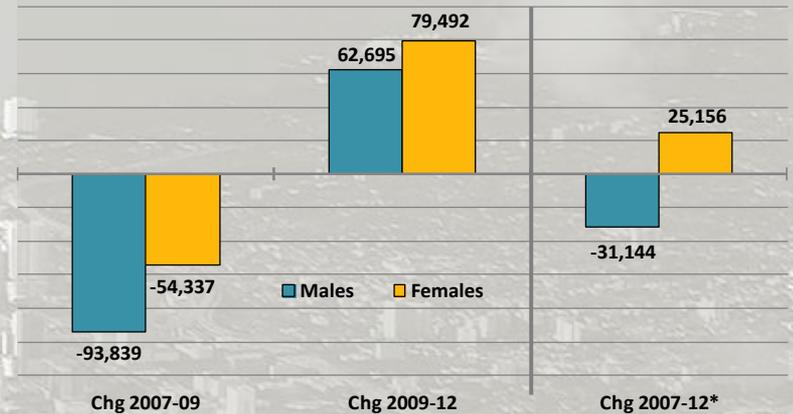
**Employment and Gender:** Much discussion has ensued in the national press recently regarding the relative impact of the current recession on the fortunes of women verses men. In Miami-Dade County the evidence from the Current Population Survey conducted by the Census Bureau is pretty clear. This survey, which includes the self-employed as well as employees, indicates that men, more than women, were negatively impacted by job losses since the onset of the recession. The data shows that local employment for women did not drop as much and is recovering faster than employment for men. This pattern is consistent with sharp declines and slow recoveries in local industries, such as construction and manufacturing, that disproportionately employ men.

During the recession that began at the end of 2007 and through 2009 when the recession ended employment among males declined by nearly 94,000. Employment among females declined 54,000. Since men account for approximately 54% of the workforce, a small part of the gender difference in job losses can be expected because men outnumber women in the labor force. The gender difference in the percentage loss of employment, however, shows that employment among males declined by 14% during the recession, while female employment declined by less than 10%.

During the stabilization and economic recovery from 2009 through the most recent 12 months ending in March, female employment grew by over 79,000 jobs while male employment grew by 63,000 jobs. Female employment levels grew faster, up 16%, than male employment, which was up 11%.

Finally, the third time period is the entire cycle, from 2007 through 2012. Male employment is down for the entire period by 31,000 jobs, representing a 4.8% overall decline. In comparison, female employment is up 25,000 jobs which converts to a 4.6% increase over the entire cycle.

Change in Employment by Gender



Data Source: Current Population Survey. \* 2012 data is the average of the 12 months ending in March. All other years average the 12 months ending in December.

% Change in Employment by Gender



Data Source: Current Population Survey. \* 2012 data is the average of the 12 months ending in March. All other years average the 12 months ending in December.

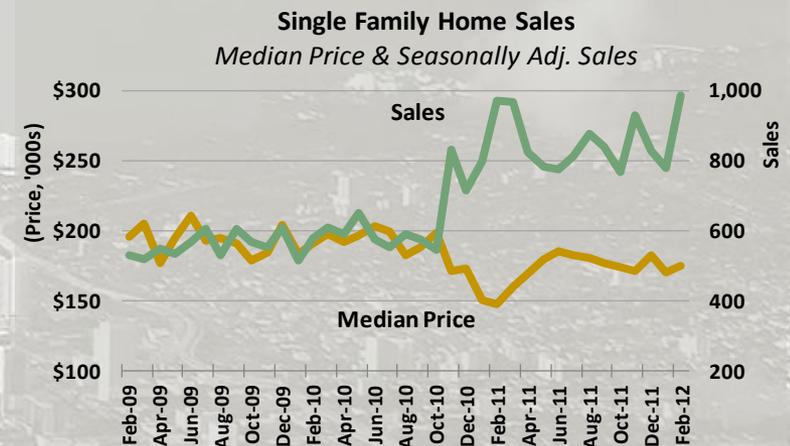
# Housing & Commercial Real Estate Market

**Home Sales:** Sales of existing single-family homes have fluctuated between approximately 800 to 1000 units per month since the summer, but volumes have been high enough to keep median prices relatively stable in the \$170,000 to \$180,000 range since November. Single-family home sales were essentially flat in 2011 and sales prices were relatively weak. Prices appeared to be on a positive trend in the first half of 2011, but lost some of that gain in the latter half of the year. No change in the direction of sales prices have been evident since November.

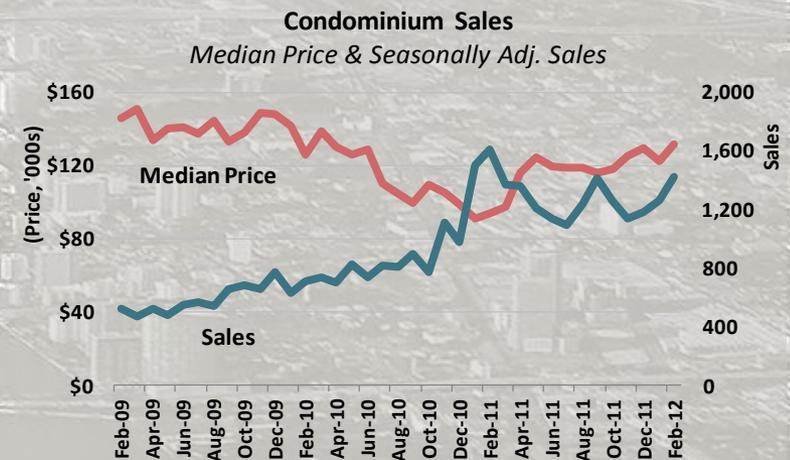
Existing condominium sales volume show a pattern similar to single-family homes. Condominium sales volume have fluctuated around 1250 units per month since April of last year. The median price of an existing condos have shown relatively strong gains, however, especially during the past four months. The median price of condos sold in February was \$132,000, 8% above January, and 40% above February of last year.

**Case-Shiller Home Price Index:** The January Case-Shiller (CS) index for all existing home sales in the metro area reached 138.2. This price index tracks the change in value of a recently sold home with its market value the last time that home was sold. The CS index is considered as more accurate in measuring aggregate changes in existing home values than median sales prices reported on recent transactions. Single-family home values were 1.2% higher in January compared to December, but 2% below its level last year. The CS index continues to reveal a bifurcated housing market in the Miami-Fort Lauderdale metro area (MSA), with considerable variations between market segments. Homes valued above \$247,000 as of January, saw the index rise by 1.3% from December 2011.

continued on next page...



Data Source: Miami Assoc. of Realtors.



Data Source: Miami Assoc. of Realtors.

# Housing & Commercial Real Estate Market

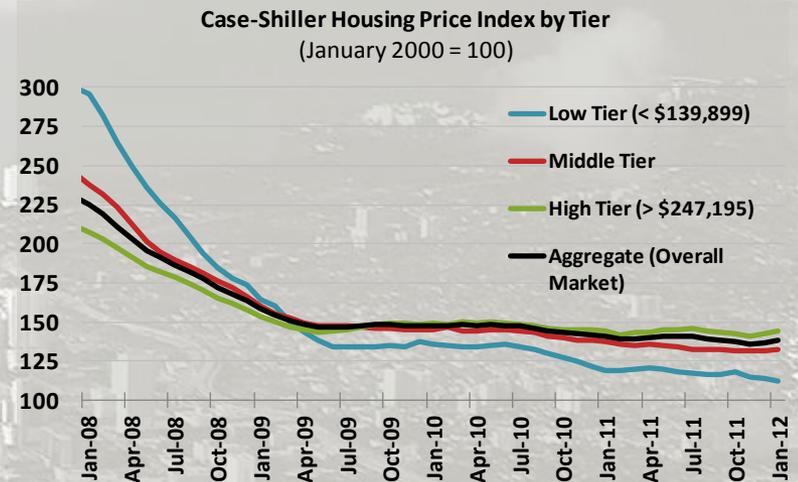
continued from previous page...

Homes valued below \$140,000, set a new low with an index value at 112.4 in January, (-5.6% below January 2012). The index for the middle tier of homes may have begun to stabilize, with the index, 132.4, about one half of one percent above December but still nearly 4% below January's level last year.

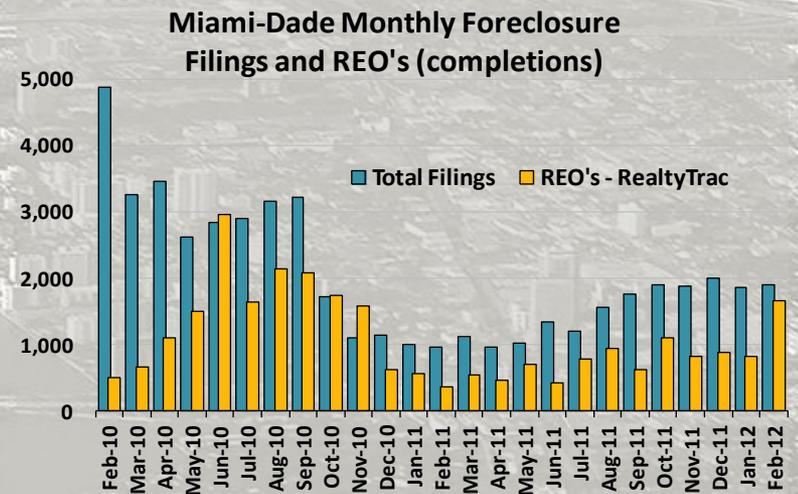
**Foreclosures:** REO foreclosures (point where lender takes possession) in February doubled from a month earlier and quadrupled (+357%) from one year earlier. According to RealtyTrac, there were 1,655 REO foreclosures in February compared to 822 in January and 362 in February of last year. The jump could be an indicator that the paper-work issues of the last couple of years are resolved and the backlog in foreclosure cases is getting cleared. Initial court filings have been up for the last 6 months and in February there were 1,891 filings compared to 962 last year.

The jump in the number of filings and foreclosures suggests that property value appreciation in homes and condominiums will likely remain limited in 2012.

**Building Permits:** Residential building permit activity has not yet begun a significant rebound. The three month average of residential permits issued in February was 254, compared to the average for the prior 12 months of 250 units permitted.

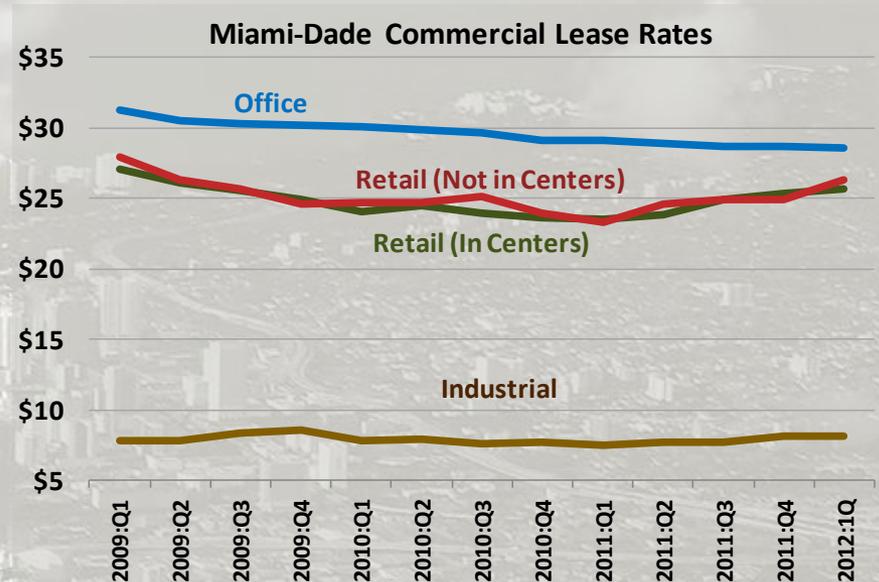
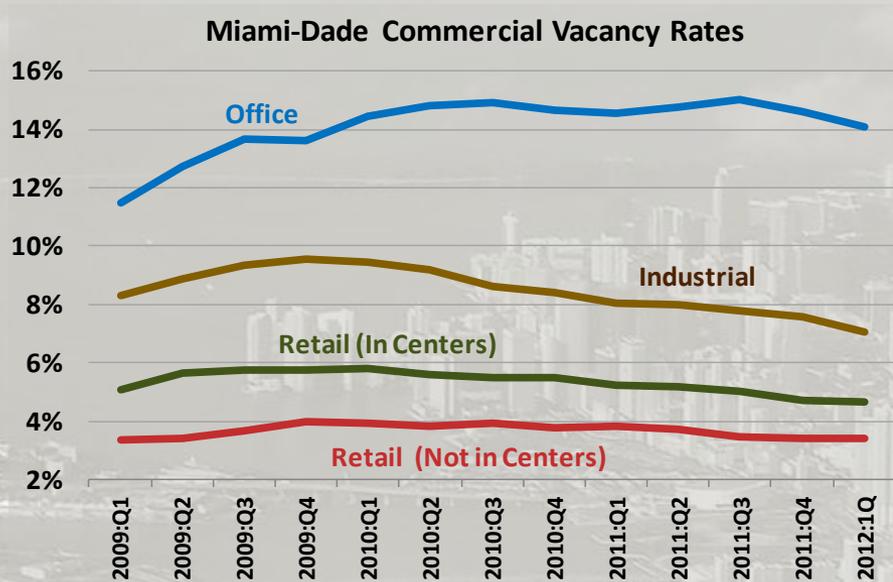


Data Source: Standard & Poors.



Data Sources: Miami-Dade Clerk of Courts, RealtyTrac.

# Housing & Commercial Real Estate Market



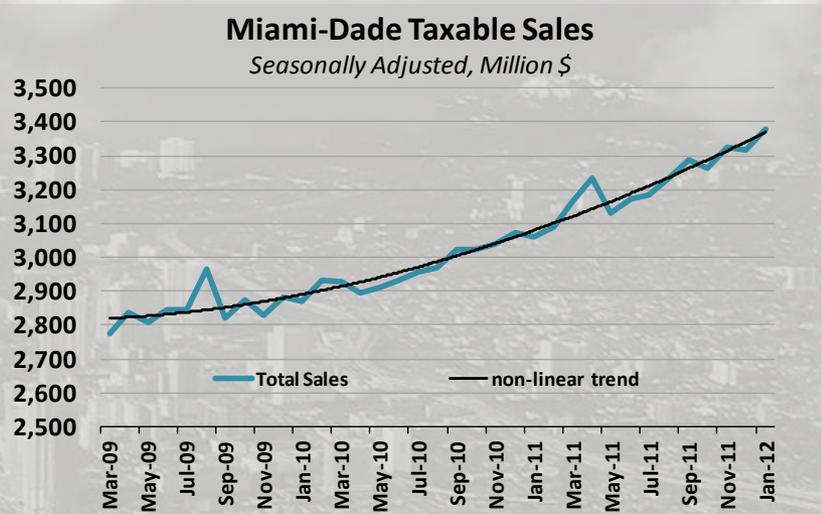
Data Source: CoStar Group

**Commercial Real Estate:** Commercial vacancy rates continue to improve in Miami-Dade County, but other than in the retail sector, not yet enough to give much of a boost to prices. The 1<sup>st</sup> quarter 2012 vacancy rate in the office market dropped for the second quarter in a row to 14.1%. The recession peak was set in the 3<sup>rd</sup> quarter of 2011 at 15%. It is a long way above the rates in 2006 when it hovered just above 6%. The lease rate for office space continues to drop, to \$28.56 per sf. in the first quarter, the 13<sup>th</sup> consecutive quarterly decline. The 1<sup>st</sup> quarter industrial vacancy rate declined a half a percent to 7.1%, continuing a steady decline since the peak of 9.6% in the 4<sup>th</sup> quarter of 2009. However, the average lease rate for industrial space remained flat at \$8.14 in the quarter and has shown very little movement in either direction, hanging in the \$7.50 to \$8.50 range from most of the last decade. The vacancy rate for retail space in shopping centers has declined by less than a half a percent over the last year to 6.2% in the 1<sup>st</sup> quarter, while the average lease finally started improving in the 4<sup>th</sup> quarter of 2011 and continued last quarter, reaching \$25.73 per sf. Vacancy rates for retail outside shopping centers remained flat for the third quarter in a row, at 3.4%. The average lease rate followed that for retail space in centers, increasing from last quarter to \$26.38.

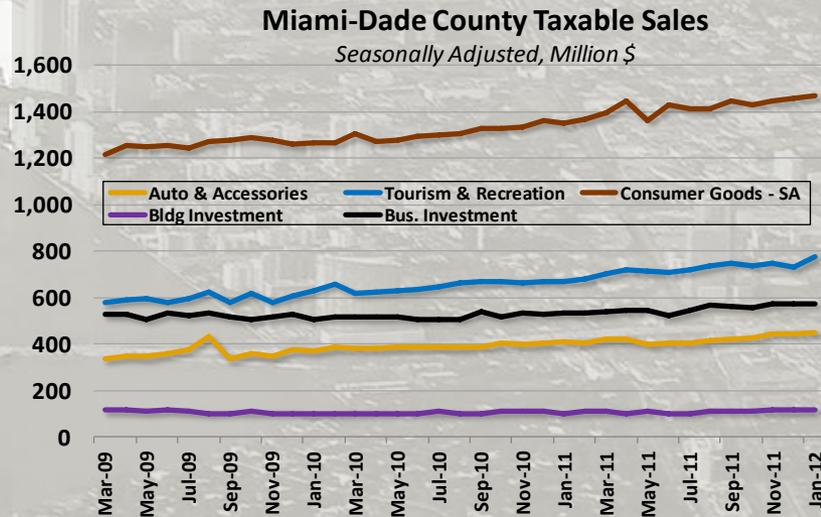
# Taxable Sales and Consumer Price Inflation

**Taxable sales:** Total taxable sales after seasonal adjustment grew to \$3.4 billion in January, 1.9% higher than December, and 10.5% higher than January of last year. Every component of sales was up at least 7% from last January. The fastest growing component was tourism and recreation which increased 16.4% over last year to \$777 million. Building investment has begun recovering and is up 11% year-over-year to \$119 million. Auto and accessory sales jumped 10.4%, consumer durables was up 9.5% and business investment increased 7.2% from January 2011. The largest category of taxable sales is consumer nondurables which grew 8.8% from last year to nearly \$1.2 billion in January.

**Inflation:** Consumer prices (CPI for all urban consumers) in Southeast Florida continue under control at the start of 2012. Top line inflation was 2.9% year-over-year in February compared to last year. This rate is actually lower than the pace six months ago. Moderating consumer price inflation is resulting from a decline in the pace of increases in energy and food prices from last summer. Excluding inflation in energy and food, the “core inflation” rate has held fairly steady in 1.4% to 2.2% range for the past 12 months. We are beginning to decline prices in oil and oil derivatives, which are likely to continue for some time and keep inflation in check.



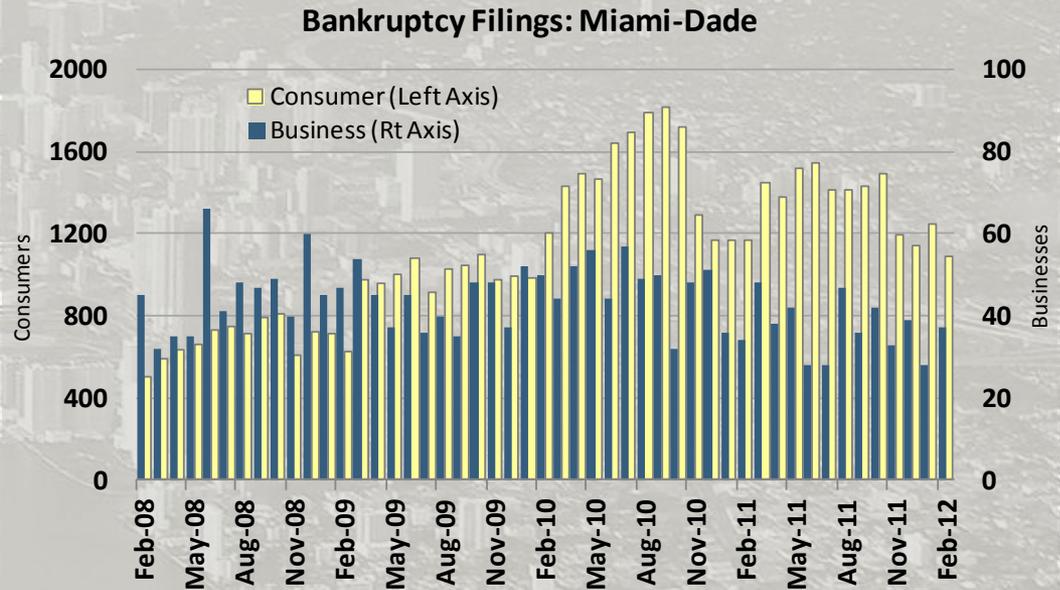
Data Source: FL Office of Econ. and Demog. Research



# Miami-Dade Bankruptcies

**Bankruptcies:** Business bankruptcies increased in February compared to last year by 9% to 37 filings. However, on a year-over-year basis business bankruptcies decreased in 9 of the 12 months through February. 2011 saw 451 business bankruptcies while there were 585 in 2010, a 23% decrease.

The trend in consumer bankruptcies is improving, although they remain high. There were 1,087 consumer filings in February, down 7% from last year, also marking the 9<sup>th</sup> time in the last 12 months that there was a year-over-year drop. From 2010 to 2011 there was an 8% drop in filings from 17,700 to 16,300. However, for the first two months of the year, there was just a 0.3% drop in filings with 2,334 consumer filings year-to-date.



Source: U.S. Bankruptcy Court, Southern District

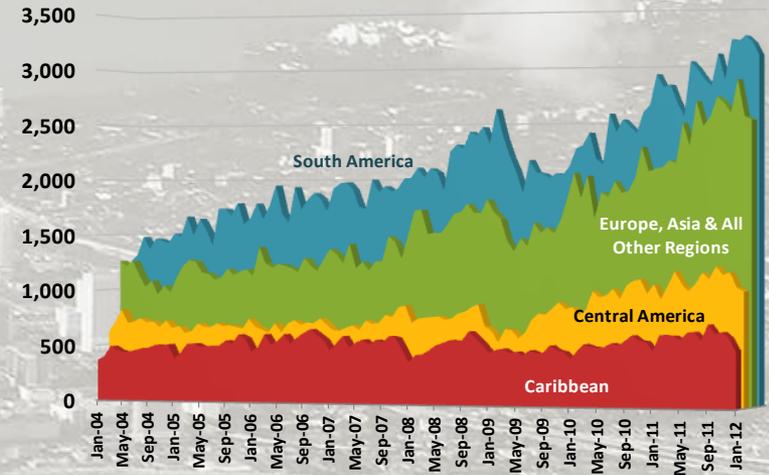
# Miami-Dade Trade and Tourism

**Trade:** The value of international trade in January through Miami International Airport and the Port of Miami totaled \$7.1 billion, a 13% increase over January of last year. As expected, South America remains the most dominant trade partner with \$3.1 billion of the total, an increase of more than 15% from last year. Total trade with Central America was up nearly 8% from last year to \$1 billion. Europe was up 19% to \$1.3 billion, though much of that total is a result of the increase in the price of gold, while Asia trade grew 15% from last year to \$617 million. The value of total imports into Miami-Dade in January grew nearly 16% year-over-year to \$2.9 billion. The value of exports from County ports also grew 12% to \$4.3 billion resulting in a “trade surplus” (exports minus imports) of \$1.4 billion.

**Visitors:** Recent data from the Greater Miami Convention and Visitors Bureau indicates that the tourism sector continued to flourish at the start of 2012. Total arrivals through Miami International Airport grew 9% over last January with 1.7 million people deplaning at MIA, 858,000 domestic arrivals and 872,000 international arrivals. Fort Lauderdale-Hollywood International Airport saw an additional 1 million people deplane, a 1.8% drop from January of last year. December saw 1.3 million overnight visitors to Miami-Dade, a 5% increase over last year. Visitors consistently remain fairly equally divided between international and domestic visitors with 616,000 international visitors, up 5.2% year-over-year, and 681,000 domestic visitors, up 5.6% above last December. There were 409,000 cruise passengers embarking from the Port of Miami in January, a 12% decrease from last year. Other tourism indicators remain decidedly more positive. The Greater Miami hotel occupancy rate stood at 79% in January, 6% higher than last year. The average room rate was \$187.55, 9.5% above last year.

**Miami-Dade Trade by World Region**

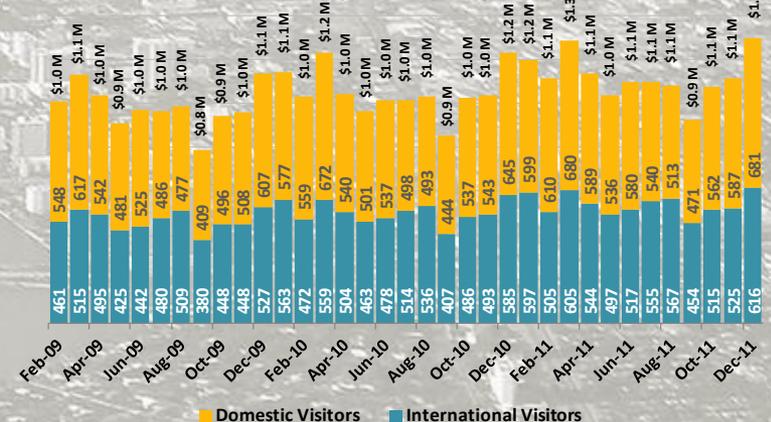
(Billions of U.S. Dollars)



Data Source: USA Trade Online.

**Overnight Visitors to Miami-Dade County**

(in Thousands)



Data Source: Greater Miami Convention and Visitors Bureau.

**A Note on the Labor Market Annual Data Adjustment:** At the beginning of each year the BLS revises previous employment data. The revisions include a re-estimation of the models that produce many of the statistics, calculation of new seasonal adjustment factors, and incorporation of new population estimates. The result is the newest release of labor force data with all of these changes, and show a slightly different picture of the local labor market than previously reported.

The observed impact of the revisions on the Miami-Dade County unemployment rate was a smoothing out of the rate over the course of the recession. By the second quarter of 2009 the unemployment rate was adjusted upward by one full percentage point to 11.7%. A more dramatic downward adjustment was made from the end of 2010 through the end of 2011, when the first reports indicated unemployment rates rising to nearly 14%. The March revisions, adjusted rates down to 12.5% in January 2011 (from 13.4%) and to 11.6% (from 13.5%) in June). The data revisions, show a local labor market that suffered more at the start of the recession than previously thought, but also one that began to recover much earlier than the previous estimates had suggested.

The payroll employment data was also revised. Miami-Dade County had significantly higher job growth over the last year and a half. By January of 2011 the revised data show an increase in the estimate of private payroll employment for Miami-Dade of more than 16,000 jobs. The Miami-Dade estimated average monthly job growth for all of 2011 was increased to 2,300 jobs. The revisions indicated an increase of 18,000 private sector jobs in 2011.

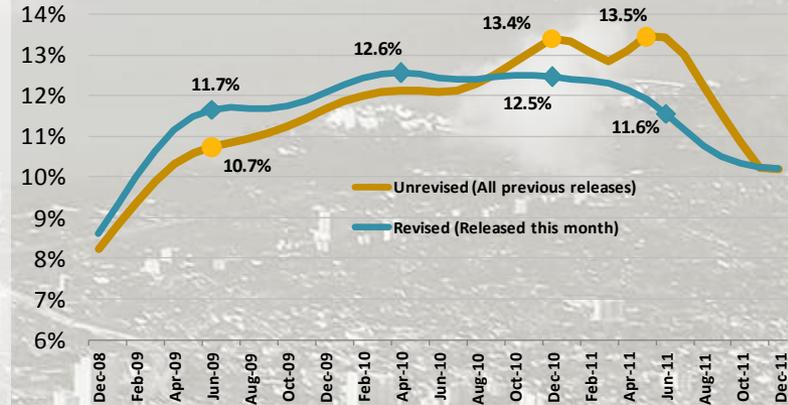
The previous local government employment was originally over-estimated. The revisions through December show 5,600 fewer jobs in local government than previously reported, dragging total non-agricultural employment in the County down. The net effect on total nonfarm employment in Miami-Dade County from the private as well as all public sector revisions is an upward adjustment of 12,700 jobs.

From the revised pre-recession employment peak in August 2007 to the bottom in January 2010, the County economy lost approximately 94,000 payroll jobs in the recession. Since the bottom of the recession the economy created 44,000 jobs (compared to the prior estimate of 24,000) through December of last year. The average monthly job gain in 2011 equaled 2,300 per month, roughly 1,000 more jobs per month than previously reported.

All economic sectors of the County saw some revision. A few saw revisions in excess of 1,000 employees. Retail trade saw an upward revision by December of 5,500 jobs. Leisure and hospitality was revised upward by 3,200 jobs, financial activities by 2,200, manufacturing by 1,800, transportation, warehousing and utilities by 1,400, and professional and business services by 1,100.

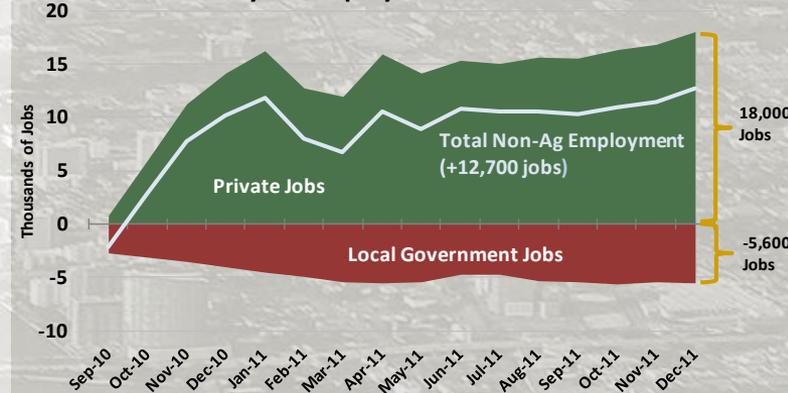
While the recent data revisions show a relatively stronger labor market, local employment growth remains modest and like the national economy also vulnerable to unexpected adverse external shocks.

**Comparison of Unemployment Rates**  
(Before and After Revision)



Data Source: US Bureau of Labor Statistics.

**Revision of Miami-Dade**  
**Payroll Employment Data 2010-11**



Data Source: US Bureau of Labor Statistics.

## Miami-Dade County Economic Trends

Miami-Dade County Employment (in Thousands)

	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12
<b>Seasonally Adjusted:</b>												
<b>Total Non-Farm Payroll Employment</b>	994.2	999.0	999.2	1,002.1	1,006.2	1,007.3	1,007.7	1,012.2	1,013.5	1,016.5	1,012.6	1,012.8
<b>Private Sector</b>	849.4	854.6	855.1	857.4	861.3	862.5	862.7	866.3	868.7	870.8	869.9	870.1
<b>Goods Producing</b>	68.2	68.4	67.7	67.1	66.9	66.3	66.0	66.1	65.9	65.8	65.8	65.7
<b>Construction</b>	31.7	32.0	30.9	30.8	30.8	30.2	30.1	30.0	29.7	29.6	30.0	30.0
<b>Manufacturing</b>	36.1	36.3	36.3	36.1	35.9	35.6	35.5	35.6	35.5	35.4	35.6	35.5
<b>Private Service Producing</b>	781.2	786.2	787.3	790.3	794.4	796.2	796.7	800.2	802.8	805.0	804.1	804.4
<b>Wholesale Trade</b>	68.2	68.7	69.0	68.5	69.5	69.4	69.4	69.5	70.6	70.9	69.0	70.0
<b>Retail Trade</b>	123.6	125.0	125.9	127.0	128.8	131.1	129.8	131.1	137.3	139.5	133.5	128.5
<b>Transp-Warehousing-Utilities</b>	60.4	60.6	60.0	60.5	60.1	60.1	60.4	60.3	60.9	62.1	62.1	62.3
<b>Information</b>	17.9	17.8	17.9	17.8	17.5	17.7	17.5	17.6	17.6	17.6	17.7	18.0
<b>Financial Activities</b>	64.4	64.5	64.8	65.1	64.5	64.3	63.5	62.4	61.7	61.8	61.3	62.1
<b>Professional &amp; Bus. Services</b>	136.4	137.0	135.4	135.7	133.4	133.8	136.0	137.8	135.9	137.1	135.5	138.6
<b>Education and Health Services</b>	161.7	163.5	163.2	163.4	167.8	168.2	168.7	169.1	167.9	166.6	170.2	170.4
<b>Leisure and Hospitality</b>	109.3	109.6	111.0	112.4	113.1	112.2	112.1	112.5	111.5	109.9	114.6	114.2
<b>Other Services</b>	39.4	39.5	40.1	39.8	39.8	39.3	39.3	39.9	39.5	39.3	40.3	40.4
<b>Government</b>	144.8	144.4	144.1	144.7	144.9	144.8	145.0	145.9	144.8	145.7	142.7	142.7
<b>Not Seasonally Adjusted:</b>												
<b>Total Non-Farm Payroll Employment</b>	999.5	1,004.6	1,004.6	991.0	987.1	1,001.0	1,004.4	1,014.8	1,021.0	1,027.4	1,010.1	1,016.6
<b>Private Sector</b>	851.9	856.9	857.5	857.2	854.4	856.0	858.0	866.7	873.5	879.5	865.2	871.0
<b>Goods Producing</b>	68.3	68.1	67.7	67.7	67.1	66.4	66.5	66.5	65.8	65.9	64.5	65.4
<b>Private Service Producing</b>	783.6	788.8	789.8	789.5	787.3	789.6	791.5	800.2	807.7	813.6	800.7	805.6
<b>Government</b>	147.6	147.7	147.1	133.8	132.7	145.0	146.4	148.1	147.5	147.9	144.9	145.6
<b>Year/Year Percent Change:</b>												
<b>Non-Farm Payroll Employment</b>	1.9%	2.3%	2.0%	2.4%	2.9%	2.7%	2.8%	2.7%	2.1%	2.1%	1.8%	1.9%
<b>Private Sector</b>	2.7%	3.2%	3.3%	3.3%	3.6%	3.4%	3.3%	3.2%	2.6%	2.4%	4.7%	2.6%
<b>Goods Producing</b>	0.0%	-0.1%	-0.4%	-0.9%	-1.6%	-2.8%	-2.9%	-2.5%	-3.2%	-3.1%	-0.3%	-4.1%
<b>Private Service Producing</b>	3.0%	3.5%	3.7%	3.6%	4.1%	3.9%	3.9%	3.7%	3.1%	2.9%	5.1%	3.2%
<b>Government</b>	-2.5%	-2.4%	-5.2%	-3.0%	-1.4%	-1.0%	-0.2%	0.0%	-0.7%	0.0%	-4.5%	-1.8%
<b>Seasonally Adjusted:</b>												
<b>Labor Force</b>	1,265.7	1,266.9	1,266.1	1,264.3	1,262.0	1,261.2	1,262.4	1,266.1	1,270.0	1,274.3	1,284.6	1,296.8
<b>Employment</b>	1,110.1	1,113.0	1,115.3	1,118.0	1,121.1	1,125.2	1,129.7	1,135.2	1,140.0	1,144.2	1,152.8	1,163.0
<b>Unemployment</b>	155.6	153.9	150.8	146.2	140.9	136.0	132.7	130.9	130.0	130.1	131.8	133.8
<b>Rate</b>	12.3%	12.1%	11.9%	11.6%	11.2%	10.8%	10.5%	10.3%	10.2%	10.2%	10.3%	10.3%
<b>Not Seasonally Adjusted:</b>												
<b>Labor Force</b>	1,277.6	1,302.6	1,323.5	1,312.5	1,307.3	1,305.5	1,304.3	1,317.2	1,305.2	1,279.1	1,290.9	1,293.6
<b>Employment</b>	1,096.2	1,112.6	1,119.4	1,107.7	1,122.4	1,125.6	1,130.8	1,145.6	1,149.3	1,149.0	1,163.1	1,168.2
<b>Unemployment</b>	145.9	154.0	156.4	156.5	145.7	145.3	137.5	136.6	120.6	130.2	127.8	125.4
<b>Rate</b>	11.4%	11.8%	11.8%	11.9%	11.1%	11.1%	10.5%	10.4%	9.2%	10.2%	9.9%	9.7%
<b>Initial Unemployment Claims</b>	9,869	10,209	10,528	11,250	11,787	9,769	9,076	9,558	7,463	7,518	9,254	8,229
<b>Year/Year % Change</b>	-24.3%	-19.9%	-13.4%	-29.6%	-21.7%	-30.1%	-25.9%	-23.0%	-25.7%	-26.9%	-33.7%	-8.6%

Data Source: Florida Department of Economic Opportunity.

# Miami-Dade County Economic Trends

## Miami-Dade County Housing Market

	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12
<b>Single Family Statistics</b>												
Realtor Sales (seasonally adjusted)	968	825	782	776	812	876	840	770	929	827	781	988
Median Price	159,800	169,200	180,200	185,400	182,400	180,900	176,600	174,600	171,300	182,300	170,000	175,000
Median Price (Yr/Yr % Change)	-19.1%	-11.9%	-8.4%	-8.8%	-8.5%	-1.1%	-6.1%	-12.3%	-0.1%	5.0%	12.7%	18.3%
<b>Condominium Statistics</b>												
Realtor Sales (seasonally adjusted)	1,367	1,360	1,212	1,134	1,093	1,239	1,418	1,253	1,136	1,185	1,266	1,421
Median Price	97,400	115,700	124,300	119,800	118,800	118,800	116,000	117,900	125,000	129,900	122,500	131,950
Median Price (Yr/Yr % Change)	-29.8%	-11.0%	-1.4%	-7.0%	7.5%	13.4%	16.7%	7.9%	18.4%	31.1%	34.3%	40.4%
<b>S&amp;P/Case-Shiller Home Price Index</b>												
Miami-Fort Lauderdale-Pompano MSA (Value & Yr/Yr % Chg)	139.3	139.7	140.5	140.4	140.4	139.1	138.3	137.2	136.1	136.5	138.2	n/a
	-6.0%	-5.4%	-5.2%	-5.1%	-4.6%	-4.6%	-4.0%	-4.1%	-4.4%	-3.8%	-1.9%	-
<b>"Real Estate Owned" Foreclosures</b>												
Year/Year % Change	547	448	693	427	785	930	625	1,102	820	880	822	1,655
	-17.0%	-59.3%	-53.5%	-85.6%	-52.3%	-56.6%	-70.0%	-36.7%	-47.7%	41.7%	46.3%	357.2%
<b>Foreclosures: Initial Filings</b>												
Year/Year % Change	1,108	967	1,011	1,336	1,194	1,559	1,762	1,894	1,884	1,995	1,847	1,891
	-65.9%	-72.0%	-61.4%	-53.0%	-58.8%	-50.6%	-45.0%	10.1%	70.3%	74.1%	84.7%	96.6%
<b>Res. Building Permits</b>												
Trailing 3 Mo. Average (No. of Units)	252	355	321	263	235	280	243	201	138	127	259	274
Year/Year % Change	46.7%	74.8%	62.8%	45.7%	47.2%	90.9%	79.4%	-4.0%	-49.5%	-54.6%	44.6%	55.2%

Data Source: Miami Assoc. of Realtors, S&P/Case-Shiller Home Price Indices (with a two month lag), RealtyTrac, Miami-Dade Clerk of Courts.

## Miami-Dade County Real Estate Market (Quarterly Data)

	2009:2Q	2009:3Q	2009:4Q	2010:1Q	2010:2Q	2010:3Q	2010:4Q	2011:1Q	2011:2Q	2011:3Q	2011:4Q	2012:1Q
<b>Office Real Estate:</b>												
Rentable Building Area ('000s of SF)	96,237	96,805	96,972	97,896	98,667	98,855	98,667	98,645	98,830	99,335	99,295	99,122
Vacancy Rate	12.7%	13.7%	13.6%	14.4%	14.8%	14.9%	14.6%	14.5%	14.8%	15.0%	14.6%	14.1%
Available (% of Rentable Bldg Area)	14.5%	15.2%	15.2%	16.4%	16.9%	17.2%	17.1%	16.6%	16.5%	16.8%	16.6%	16.2%
Net Absorption ('000s of SF)	(823)	(441)	206	9	289	15	107	94	(91)	182	379	324
Average Rent (per SF)	\$30.58	\$30.35	\$30.24	\$30.05	\$29.85	\$29.66	\$29.16	\$29.09	\$28.95	\$28.70	\$28.65	\$28.56
<b>Industrial Real Estate:</b>												
Rentable Building Area ('000s of SF)	242,167	242,246	242,080	242,211	242,423	242,312	242,234	242,163	241,958	242,006	241,953	241,847
Vacancy Rate	8.9%	9.3%	9.6%	9.4%	9.2%	8.6%	8.4%	8.1%	8.0%	7.8%	7.6%	7.1%
Available (% of Rentable Bldg Area)	11.6%	12.1%	12.4%	12.5%	12.5%	12.2%	12.1%	11.8%	11.6%	11.2%	10.8%	10.4%
Net Absorption ('000s of SF)	(464)	(979)	(717)	428	794	1,259	441	792	(64)	618	453	1,050
Average Rent (triple net)	\$7.84	\$8.36	\$8.55	\$7.78	\$7.97	\$7.66	\$7.76	\$7.48	\$7.69	\$7.72	\$8.14	\$8.14
<b>Retail (In Shopping Centers):</b>												
Rentable Building Area ('000s of SF)	64,383	65,058	65,539	65,633	65,637	65,637	65,637	65,637	65,713	65,739	65,798	65,816
Vacancy Rate	5.6%	5.8%	5.8%	5.8%	5.6%	5.5%	5.5%	5.2%	5.2%	5.0%	4.7%	4.6%
Available (% of Rentable Bldg Area)	5.9%	6.1%	6.1%	6.6%	6.6%	6.5%	6.6%	6.5%	6.6%	6.6%	6.6%	6.2%
Net Absorption ('000s of SF)	(343)	564	450	58	132	85	10	143	112	130	255	57
Average Rent (triple net)	\$26.17	\$25.58	\$24.94	\$24.11	\$24.53	\$23.98	\$23.64	\$23.53	\$23.85	\$24.95	\$25.41	\$25.73
<b>Retail (Not in Centers):</b>												
Rentable Building Area ('000s of SF)	58,699	58,701	58,643	58,633	58,672	58,683	58,674	58,672	58,636	58,599	58,595	58,708
Vacancy Rate	3.4%	3.7%	4.0%	3.9%	3.8%	3.9%	3.8%	3.8%	3.7%	3.4%	3.4%	3.4%
Available (% of Rentable Bldg Area)	4.4%	4.7%	5.2%	5.2%	4.9%	4.9%	4.8%	4.8%	4.8%	4.9%	4.7%	4.9%
Net Absorption ('000s of SF)	48	(157)	(248)	18	101	(32)	80	(50)	26	134	10	91
Average Rent (triple net)	\$26.34	\$25.69	\$24.63	\$24.70	\$24.74	\$25.10	\$23.98	\$23.28	\$24.61	\$24.99	\$24.99	\$26.38

Data Sources: Costar Group.

## Miami-Dade County Economic Trends

Miami-Dade County Taxable Sales (Seasonally Adjusted in Millions of \$)

	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12
<b>Total Taxable Sales</b>	3,090.7	3,163.5	3,233.7	3,130.5	3,174.1	3,184.6	3,233.9	3,289.6	3,264.2	3,326.3	3,316.6	3,381.3
Automobiles & Accessories	402.1	418.1	417.2	397.5	404.0	402.2	410.2	419.4	424.8	441.8	440.5	446.4
Consumer Durables	263.9	283.0	273.6	245.5	279.3	288.1	283.4	287.4	297.1	294.9	288.7	284.3
Tourism & Recreation	678.5	701.2	718.5	712.5	708.4	717.8	734.9	750.9	738.1	751.0	733.8	776.9
Consumer Nondurables	1,103.4	1,110.1	1,167.8	1,116.2	1,148.0	1,122.4	1,123.8	1,154.5	1,131.8	1,149.0	1,165.5	1,181.9
Building Investment	111.3	113.1	109.9	113.1	109.6	109.2	114.6	115.4	113.6	117.5	116.8	118.5
Business Investment	531.6	538.1	546.7	545.7	524.7	544.9	567.1	561.9	558.9	572.0	571.3	573.3
<b>Total Taxable Sales (M/M % Chg)</b>	1.0%	2.4%	2.2%	-3.2%	1.4%	0.3%	1.5%	1.7%	-0.8%	1.9%	-0.3%	1.9%
Autos & Accessories (M/M % Chg)	-0.6%	4.0%	-0.2%	-4.7%	1.6%	-0.5%	2.0%	2.3%	1.3%	4.0%	-0.3%	1.4%
Cons. Durables (M/M % Chg)	1.7%	7.2%	-3.3%	-10.3%	13.8%	3.1%	-1.6%	1.4%	3.4%	-0.7%	-2.1%	-1.5%
Tourism & Rec. (M/M % Chg)	1.7%	3.3%	2.5%	-0.8%	-0.6%	1.3%	2.4%	2.2%	-1.7%	1.8%	-2.3%	5.9%
Cons. Nondurables (M/M % Chg)	1.6%	0.6%	5.2%	-4.4%	2.8%	-2.2%	0.1%	2.7%	-2.0%	1.5%	1.4%	1.4%
Building Investment (M/M % Chg)	4.2%	1.6%	-2.8%	2.8%	-3.1%	-0.4%	4.9%	0.7%	-1.6%	3.4%	-0.6%	1.5%
Business Investment (M/M % Chg)	-0.6%	1.2%	1.6%	-0.2%	-3.9%	3.8%	4.1%	-0.9%	-0.5%	2.4%	-0.1%	0.3%

Data Source: Florida Office of Economic & Demographic Research, US Census Bureau.

Miami-Dade County International Trade

	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12
<b>Total Value (Millions of \$)</b>	6,400.7	7,361.9	6,986.0	7,186.5	7,035.1	7,502.0	7,322.7	7,874.7	7,609.3	7,994.8	7,429.2	7,130.1
Imports (Millions of \$)	2,568.6	2,804.8	2,604.8	2,964.4	2,723.9	2,760.7	2,800.5	2,955.5	2,614.6	3,369.9	2,797.1	2,878.1
Exports (Millions of \$)	3,832.2	4,557.1	4,381.2	4,222.0	4,311.3	4,741.3	4,522.2	4,919.2	4,994.7	4,624.9	4,632.1	4,252.0
<b>Miami Int. Airport (Millions of \$)</b>	4,443.5	5,250.8	4,906.3	5,112.6	4,883.4	5,243.0	5,237.7	5,735.0	5,355.6	5,827.5	5,411.0	5,210.7
Imports (Millions of \$)	1,545.7	1,755.0	1,636.5	1,876.1	1,557.2	1,529.2	1,614.5	1,859.0	1,438.7	2,186.9	1,679.3	1,805.3
Exports (Millions of \$)	2,897.8	3,495.7	3,269.8	3,236.5	3,326.1	3,713.8	3,623.2	3,876.0	3,916.9	3,640.5	3,731.7	3,405.4
<b>Port of Miami (Millions of \$)</b>	1,957.2	2,111.2	2,079.7	2,073.9	2,151.8	2,259.0	2,085.0	2,139.7	2,253.7	2,167.3	2,018.1	1,919.5
Imports (Millions of \$)	1,022.8	1,049.8	968.3	1,088.4	1,166.6	1,231.5	1,186.0	1,096.5	1,175.9	1,182.9	1,117.8	1,072.8
Exports (Millions of \$)	934.4	1,061.3	1,111.3	985.6	985.2	1,027.5	899.0	1,043.2	1,077.8	984.4	900.4	846.6
<b>Total Value (Year/Year % Change)</b>	24.8%	22.0%	21.4%	19.5%	19.0%	29.0%	17.8%	18.6%	12.7%	23.1%	12.6%	13.3%
Imports (Year/Year % Change)	34.3%	25.4%	15.3%	34.9%	23.0%	25.6%	19.6%	9.6%	12.6%	36.2%	17.7%	15.9%
Exports (Year/Year % Change)	19.1%	20.0%	25.3%	10.6%	16.5%	31.1%	16.7%	24.7%	12.7%	15.0%	9.7%	11.6%
<b>Miami Int. Airport (Yr/Yr % Change)</b>	26.7%	22.2%	20.5%	21.5%	17.4%	31.2%	18.0%	19.9%	14.1%	24.9%	15.3%	17.6%
Imports (Yr/Yr % Change)	42.9%	31.9%	16.2%	46.6%	21.7%	23.4%	15.6%	8.7%	8.6%	45.1%	21.3%	19.1%
Exports (Yr/Yr % Change)	19.5%	17.9%	22.8%	10.6%	15.4%	34.7%	19.1%	26.0%	16.3%	15.3%	12.8%	16.8%
<b>Port of Miami (Yr/Yr % Change)</b>	20.5%	21.4%	23.4%	14.7%	22.7%	24.3%	17.3%	15.3%	9.3%	18.5%	5.9%	3.1%
Imports (Yr/Yr % Change)	23.0%	15.7%	13.9%	18.5%	24.8%	28.4%	25.6%	11.2%	17.9%	22.4%	12.7%	10.9%
Exports (Yr/Yr % Change)	17.8%	27.6%	33.1%	10.8%	20.4%	19.6%	7.9%	19.9%	1.3%	14.1%	-1.5%	-5.2%

Data Sources: USA TradeOnline

Miami-Dade County Bankruptcies

	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12
<b>Business</b>	48	38	42	28	28	47	36	42	33	39	28	37
Year/Year % Change	9.1%	-26.9%	-25.0%	-36.4%	-50.9%	-4.1%	-28.0%	31.3%	-31.3%	-23.5%	-22.2%	8.8%
<b>Consumer</b>	1,451	1,377	1,522	1,546	1,416	1,418	1,464	1,491	1,192	1,146	1,247	1,087
Year/Year % Change	1.3%	-7.8%	3.9%	-5.7%	-16.6%	-20.7%	-19.5%	-13.3%	-7.5%	-2.1%	6.4%	-7.0%

Data Source: U.S. Bankruptcy Court, Southern District of Florida.

# Miami-Dade County Economic Trends

## Consumer Price Indices and Year over Year Changes: Miami-Fort Lauderdale-Pompano Bch MSA

	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12
<b>All items</b>	229.5	231.5	231.4	231.2	232.0	232.7	232.4	232.1	232.0	231.8	232.9	234.0
<b>All Items less Food &amp; Energy</b>	229.6	230.1	229.7	229.4	230.2	231.0	231.4	231.7	231.9	232.1	233.0	233.8
<b>Food &amp; Beverages</b>	234.2	236.0	237.7	239.3	240.7	242.0	242.0	242.1	241.5	241.0	240.3	239.7
<b>Energy</b>	221.7	231.4	236.6	229.4	227.8	228.8	225.7	219.0	217.6	213.6	217.5	225.1
<i>All items - (Yr/Yr % Change)</i>	3.1%	4.0%	4.0%	4.0%	4.2%	4.5%	4.1%	3.8%	3.4%	3.1%	3.0%	2.9%
<i>Less Food &amp; Energy - (Yr/Yr % Chg)</i>	1.7%	2.1%	1.8%	1.4%	1.7%	2.0%	2.1%	2.2%	2.2%	2.2%	2.1%	2.0%
<i>Food &amp; Beverages - (Yr/Yr % Chg)</i>	2.9%	3.5%	4.3%	5.1%	5.7%	6.3%	5.7%	5.1%	5.0%	5.0%	4.1%	3.2%
<i>Energy - (Yr/Yr % Change)</i>	15.9%	20.0%	22.8%	23.3%	22.9%	22.3%	21.4%	15.1%	13.0%	7.3%	6.6%	9.6%

Data Source: U.S. Bureau of Labor Statistics (With the exception of energy, local data is updated bimonthly.)

## Miami-Dade County Tourism

	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12
<b>Miami Int. Airport ('000s)</b>												
Domestic Arrivals	782.3	866.0	829.2	850.4	850.0	901.2	805.8	708.2	803.1	844.0	938.1	858.2
International Arrivals	648.0	771.8	765.3	722.8	748.3	924.3	889.4	684.1	735.8	753.8	848.8	871.9
<b>Total Arrivals</b>	1,430.2	1,637.9	1,594.5	1,573.2	1,598.3	1,825.5	1,695.2	1,392.3	1,538.9	1,597.7	1,786.9	1,730.1
<b>Fort Lauderdale Int. Airport ('000s)</b>												
Domestic Arrivals	825.9	991.8	898.1	810.4	786.5	858.2	770.0	628.1	740.3	826.3	918.3	842.4
International Arrivals	149.2	181.5	167.2	131.9	131.7	166.9	164.0	103.6	106.5	138.8	168.0	162.6
<b>Total Arrivals</b>	975.2	1,173.3	1,065.2	942.3	918.2	1,025.1	934.0	731.7	846.8	965.2	1,086.3	1,004.9
<b>Miami Int. Airport - (Yr/Yr % Change)</b>												
Domestic Arrivals	8.9%	0.4%	7.3%	5.3%	7.5%	9.1%	5.0%	7.1%	3.9%	6.4%	5.1%	8.0%
International Arrivals	6.6%	7.8%	10.1%	8.1%	9.1%	8.3%	6.7%	13.2%	9.4%	9.0%	9.4%	10.2%
<b>Total Arrivals</b>	7.8%	3.8%	8.6%	6.5%	8.3%	8.7%	5.9%	10.0%	6.5%	7.6%	7.1%	9.1%
<b>Fort Lauderdale - (Yr/Yr % Change)</b>												
Domestic Arrivals	9.2%	6.2%	12.7%	2.3%	8.0%	5.1%	0.3%	2.1%	-0.8%	1.3%	0.1%	0.0%
International Arrivals	14.2%	14.2%	4.7%	6.7%	8.5%	2.3%	-2.9%	-4.5%	-9.0%	-2.2%	-3.6%	-10.2%
<b>Total Arrivals</b>	9.9%	7.3%	11.3%	2.9%	8.0%	4.6%	-0.3%	1.1%	-1.9%	0.8%	-0.5%	-1.8%
	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12
<b>Port of Miami Cruise Pass. ('000s)</b>	394.0	482.4	382.6	273.3	219.3	258.8	232.0	225.7	271.1	347.6	420.2	408.9
<i>Year/Year % Change</i>	-3.6%	18.0%	2.1%	-38.5%	-12.3%	-16.8%	-26.5%	-9.7%	-22.2%	-11.7%	4.2%	-12.0%
	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12
<b>Grtr Miami Hotel Room Rate</b>	\$183.43	\$188.45	\$170.73	\$144.52	\$124.40	\$129.58	\$122.14	\$119.37	\$141.37	\$151.10	\$174.14	\$187.55
<b>Grtr Miami Hotel Occupancy Rate</b>	82.1%	85.7%	79.8%	73.4%	70.9%	75.8%	73.6%	67.0%	74.8%	78.5%	71.4%	79.3%
<b>Grtr Miami Hotel Room Inventory</b>	47,608	47,484	47,493	47,541	47,645	47,625	47,616	47,841	47,879	47,838	47,642	47,756
<i>Hotel Room Rate - (Yr/Yr % Chg)</i>	1.7%	4.5%	13.1%	8.4%	5.3%	10.6%	10.8%	10.5%	12.0%	13.1%	8.4%	9.5%
<i>Occupancy Rate - (Yr/Yr % Chg)</i>	0.6%	5.0%	9.5%	9.1%	11.1%	11.5%	11.2%	12.6%	9.4%	8.6%	0.7%	5.7%
<i>Inventory - (Yr/Yr % Chg)</i>	2.0%	1.7%	2.0%	1.4%	1.6%	1.6%	1.6%	2.1%	1.4%	0.9%	0.6%	0.8%
	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11
<b>Total Visitors ('000s)</b>	1,195.4	1,115.2	1,285.0	1,132.5	1,033.1	1,097.2	1,095.0	1,079.7	925.3	1,076.9	1,112.1	1,296.8
International Visitors	596.5	505.2	605.2	543.6	496.9	516.8	554.7	566.8	454.3	514.8	524.9	616.0
Domestic Visitors	598.9	610.0	679.8	588.9	536.2	580.4	540.3	512.9	471.0	562.1	587.2	680.8
<b>Total Visitors - (Yr/Yr % Chg)</b>	4.8%	8.2%	4.4%	8.5%	7.2%	8.1%	8.3%	5.0%	8.8%	5.3%	7.3%	5.4%
<i>Int. Visitors - (Yr/Yr % Chg)</i>	5.9%	7.0%	8.2%	7.9%	7.2%	8.2%	8.0%	5.8%	11.7%	6.0%	6.4%	5.2%
<i>Domestic Visitors - (Yr/Yr % Chg)</i>	3.8%	9.2%	1.1%	9.2%	7.1%	8.1%	8.6%	4.1%	6.1%	4.7%	8.1%	5.6%
<b>Convention Dev. Tax Revenue('000s)</b>	4,784.6	5,825.8	6,556.3	5,598.1	4,354.2	3,423.3	4,063.2	3,697.8	3,139.9	4,057.2	5,165.8	5,015.4
<i>Year/Year % Change</i>	-16.8%	3.1%	64.0%	49.9%	52.1%	6.4%	45.0%	42.1%	18.3%	29.9%	35.4%	4.4%

Data Sources: Miami-Dade Aviation Department, Broward Aviation Department, Port of Miami, Greater Miami Convention & Visitor's Bureau, Miami-Dade Taz Collector (Conv & Dev. Tax is for the date of generation).