

Census 2010

Demographic Profile

Broward, Miami-Dade, Palm Beach
and Florida



Research Section,
Department of Planning and Zoning,
Miami-Dade County

June 2011

Introduction

In May 2011, the U.S. Census Bureau released the Profile of General Population and Housing Characteristics for the state of Florida, including its counties. This demographic profile provides the most detailed data yet from the 2010 Census.

This report provides an analysis of salient variables including age distributions, race/ethnicity, household structure, and types of vacant housing units. The figures for Miami-Dade for 2010 are compared to the 2000 numbers as well as to the other South Florida counties and to the state of Florida.

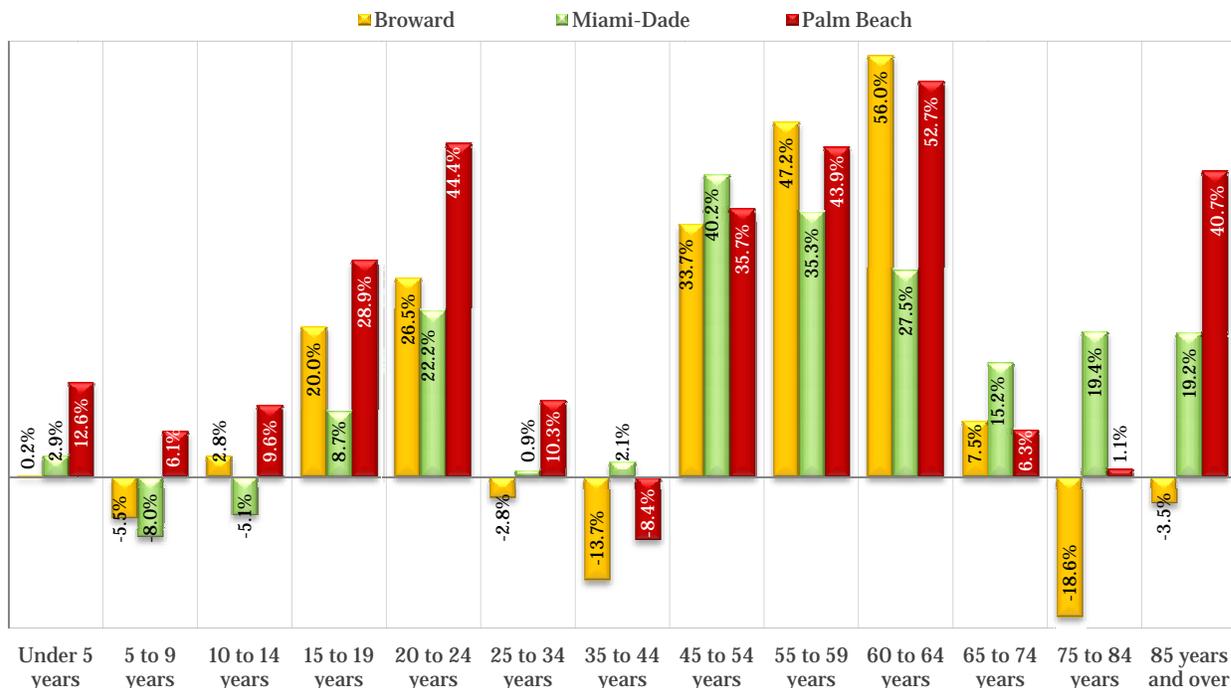
Age

The common characteristic regarding age for all three South Florida and the state as a whole is that they all exhibit a graying population. Median age increased by at least two years in all of these areas. Although median age in Miami-Dade increased by 2.6 years during the past decade to 38.2 years in 2010, the County still had the lowest median age, as was the case in 2000.

Population aged almost at the same pace across Florida and South Florida counties.

In order to better understand the dynamics behind this aging trend, it is useful to examine the population by age groups. Figure 1 shows how population by age group has changed for all South Florida counties. (Table 1 displays the data in numerical form.) There were noteworthy increases in almost all age groups 45 years and above for all three counties. A significant exception was the decrease in Broward County of over 18 percent for the 75 to 84 year age group category. At the other end of the age spectrum, there were declines in segments of the school age population in Miami-Dade County. In the 5 to 9 and 10 to 14 year age groups, there were declines of eight and five percent respectively. In Palm Beach County and the state, there were no decreases in the school age population, while Broward recorded a decline of over five percent in the 5 to 9 year age category.

Figure 1. 2000 - 2010 Percent Change by Age Group, Selected Florida Counties



**Table 1.
2010 Population by Age Group,
Florida and Selected South Florida Counties**

	Broward		Miami-Dade		Palm Beach		Florida	
	2010	2000-2010 % Chg	2010	2000-2010 % Chg	2010	2000-2010 % Chg	2010	2000-2010 % Chg
Total population	1,748,066	7.7%	2,496,435	10.8%	1,320,134	16.7%	18,801,310	17.6%
Under 5 years	103,256	0.2%	149,937	2.9%	70,852	12.6%	1,073,506	13.5%
5 to 9 years	104,071	-5.5%	145,253	-8.0%	72,847	6.1%	1,080,255	4.7%
10 to 14 years	112,207	2.8%	152,541	-5.1%	76,917	9.6%	1,130,847	7.0%
15 to 19 years	114,200	20.0%	168,514	8.7%	79,570	28.9%	1,228,382	21.1%
20 to 24 years	104,783	26.5%	176,823	22.2%	74,105	44.4%	1,228,758	32.4%
25 to 34 years	224,479	-2.8%	340,467	0.9%	146,694	10.3%	2,289,545	9.9%
35 to 44 years	240,292	-13.7%	369,466	2.1%	157,604	-8.4%	2,356,934	-5.2%
45 to 54 years	287,474	33.7%	396,506	40.2%	191,464	35.7%	2,802,404	35.4%
55 to 59 years	112,695	47.2%	147,653	35.3%	81,829	43.9%	1,202,418	46.4%
60 to 64 years	94,486	56.0%	124,220	27.5%	78,463	52.7%	1,135,250	53.9%
65 to 74 years	125,353	7.5%	186,976	15.2%	130,427	6.3%	1,727,940	19.0%
75 to 84 years	82,545	-18.6%	119,171	19.4%	105,523	1.1%	1,097,537	7.2%
85 years and over	41,526	-3.5%	45,866	19.2%	49,205	40.7%	434,125	31.0%

Source: U.S. Census Bureau. Census 2000 and Census 2010, Demographic Profiles, Miami-Dade Department of Planning and Zoning, Research Section, June 2011.

Figure 2 compares the age structure in 2010 between the South Florida counties and the State. In the younger age groups, below 20 years, Broward and Miami-Dade counties as well as the State have very similar percentages of between 24.0 and 24.9 percent. Palm beach County has a somewhat lower percentage at 22.8 percent. It is in the older age groupings, 65 years and above, that significant divergence is seen. In Florida 17.3 percent of the population are in this elderly category, whereas this figure is considerably lower at 14.1 and 14.3 percent for Miami-Dade and Broward, respectively. Palm Beach is considerably higher at 21.6 percent. There are also important differences in the percent of the population in working age groups. The percent within the 20 to 44 age group ranges from 28.7 percent in Palm Beach to 35.5 percent in Miami-Dade.

Figure 2. Age Structure, Florida and Selected South Florida Counties, 2010

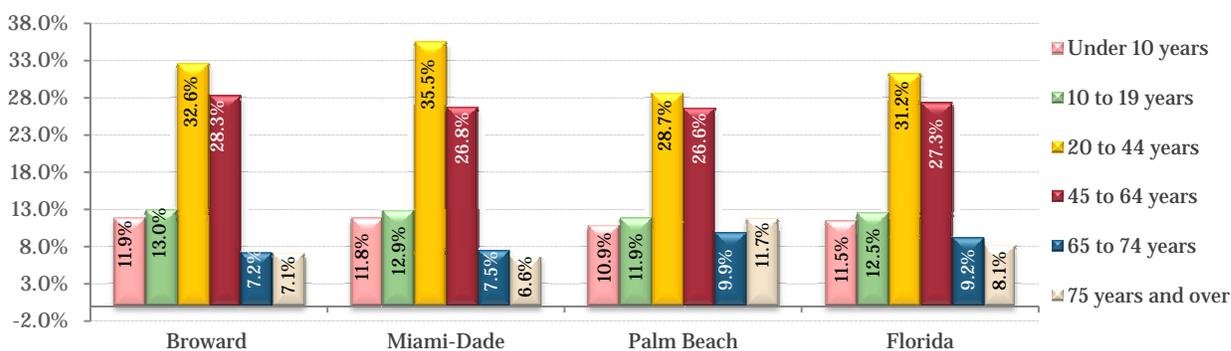


Table 2. Age Groups, As A Percent of Total Population, Florida and South Florida Counties, 2000 and 2010

	Broward			Miami-Dade			Palm Beach			Florida		
	2000	2010	Gain/Loss	2000	2010	Gain/Loss	2000	2010	Gain/Loss	2000	2010	Gain/Loss
Total population	100.0	100.0		100.0	100.0		100.0	100.0		100.0	100.0	
Under 5 years	6.3	5.9	-0.4	6.5	6.0	-0.5	5.6	5.4	-0.2	5.9	5.7	-0.2
5 to 9 years	6.8	6.0	-0.8	7.0	5.8	-1.2	6.1	5.5	-0.6	6.5	5.7	-0.7
10 to 14 years	6.7	6.4	-0.3	7.1	6.1	-1.0	6.2	5.8	-0.4	6.6	6.0	-0.6
15 to 19 years	5.9	6.5	0.7	6.9	6.8	-0.1	5.5	6.0	0.6	6.3	6.5	0.2
20 to 24 years	5.1	6.0	0.9	6.4	7.1	0.7	4.5	5.6	1.1	5.8	6.5	0.7
25 to 34 years	14.2	12.8	-1.4	15.0	13.6	-1.3	11.8	11.1	-0.6	13.0	12.2	-0.9
35 to 44 years	17.2	13.7	-3.4	16.1	14.8	-1.3	15.2	11.9	-3.3	15.5	12.5	-3.0
45 to 54 years	13.3	16.4	3.2	12.5	15.9	3.3	12.5	14.5	2.0	12.9	14.9	2.0
55 to 59 years	4.7	6.4	1.7	4.8	5.9	1.1	5.0	6.2	1.2	5.1	6.4	1.3
60 to 64 years	3.7	5.4	1.7	4.3	5.0	0.7	4.5	5.9	1.4	4.6	6.0	1.4
65 to 74 years	7.2	7.2	0.0	7.2	7.5	0.3	10.8	9.9	-1.0	9.1	9.2	0.1
75 to 84 years	6.2	4.7	-1.5	4.4	4.8	0.3	9.2	8.0	-1.2	6.4	5.8	-0.6
85 years and over	2.7	2.4	-0.3	1.7	1.8	0.1	3.1	3.7	0.6	2.1	2.3	0.2

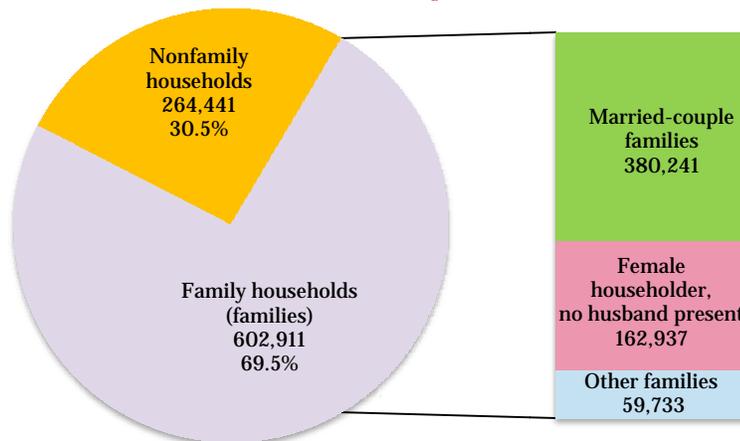
Source: U.S. Census Bureau. Census 2000 and Census 2010, Demographic Profiles, Miami-Dade Department of Planning and Zoning, Research Section, June 2011.

Households

Household Type

In 2010 Miami-Dade attained a population of 2,496,435 composed of 867,352 households. Of these households almost 603,000 or 69.5 percent were families. The remaining 30.5 percent were non-family households that included single persons and unrelated individuals. Of the family households, over 380,000 or 63.1 percent are married couples with families. Further, over 165,000 or 25.5 percent have children under 18 years. The other major category of family households is female headed household with no husband present. They represent 27 percent of all family households. (See Figure 3.)

Figure 3. Household Structure, Miami-Dade County, 2010



In comparison to the other South Florida counties and the state, Table 3 shows that in the married couple family type Miami-Dade has the lowest percentage in this category at 63.1 percent. This is considerably below the corresponding figure of 71.5 percent for the State. Palm Beach has the highest percentage, at 73.9 percent, while the corresponding figure in Broward is 67.6 percent. In the other major family category, female householder with no husband present, Miami-Dade is significantly higher at 27 percent of all families than the 20.8 percent figure for the State. Palm Beach has the lowest percentage, at 18.7 percent, while it is 24.1 percent in Broward.

**Table 3.
Family Household Structure, 2010**

	Broward		Miami-Dade		Palm Beach		Florida	
	Number	Percent	2010	Percent	2010	Percent	2010	Percent
Family households (families)	434,488	100.0%	602,911	100.0%	340,709	100.0%	4,835,475	100.0%
Married-couple family	293,617	67.6%	380,241	63.1%	251,869	73.9%	3,457,149	71.5%
Female householder, no husband present	104,843	24.1%	162,937	27.0%	63,563	18.7%	1,005,042	20.8%
Other family households	36,028	8.3%	59,733	9.9%	25,277	7.4%	373,284	7.7%

Source: U.S. Census Bureau. Census 2000 and Census 2010, Demographic Profiles, Miami-Dade Department of Planning and Zoning, Research Section, June 2011.

**Table 4.
Household Type, 2010**

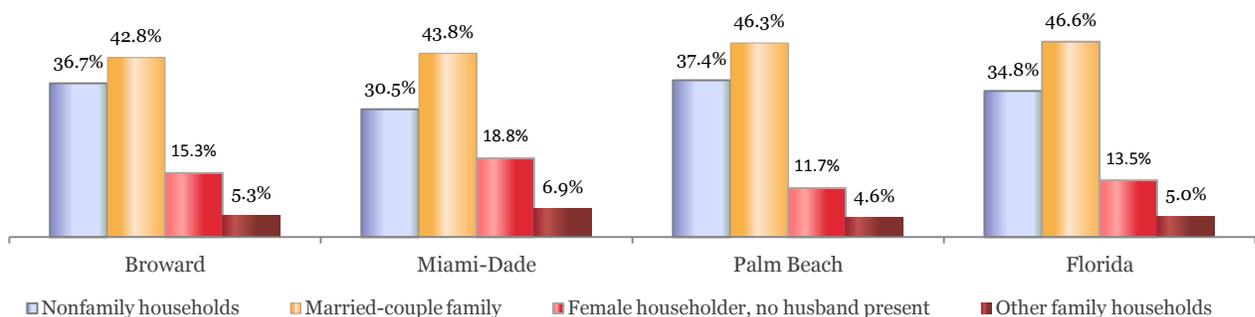
HOUSEHOLDS BY TYPE	Broward		Miami-Dade		Palm Beach		Florida	
	2010	Change 2000-2010	2010	Change 2000-2010	2010	Change 2000-2010	2010	Change 2000-2010
Total households	686,047	4.8%	867,352	11.7%	544,227	14.8%	7,420,802	17.1%
Family households (families)	434,488	5.6%	602,911	9.9%	340,709	12.2%	4,835,475	14.8%
With own children under 18 years	196,246	2.3%	265,522	1.1%	132,531	12.2%	1,932,725	8.6%
Married-couple family	293,617	-2.7%	380,241	2.5%	251,869	4.7%	3,457,149	8.3%
With own children under 18 years	125,649	-4.5%	165,530	-5.7%	87,103	4.8%	1,230,374	1.2%
Female householder, no husband present	104,843	28.1%	162,937	21.9%	63,563	38.4%	1,005,042	32.4%
With own children under 18 years	55,029	16.6%	77,141	9.7%	33,860	26.3%	530,343	21.2%
Nonfamily households	251,559	3.5%	264,441	15.8%	203,518	19.4%	2,585,327	21.5%
Householder living alone	197,539	2.0%	204,223	12.8%	163,880	18.4%	2,021,781	19.8%
Householder 65 years and over	75,963	-6.7%	72,673	9.0%	79,999	15.6%	824,389	16.1%
Households with individuals under 18 years	221,320	5.0%	313,235	3.5%	147,894	14.4%	2,209,965	11.2%
Households with individuals 65 years and over	189,618	0.4%	256,913	18.8%	201,595	12.9%	2,327,682	19.8%

Source: U.S. Census Bureau. Census 2000 and Census 2010, Demographic Profiles, Miami-Dade Department of Planning and Zoning, Research Section, June 2011.

Over the past decade, there has been an 11.7 percent increase in the number of households in Miami-Dade. All household types, except for one, registered an increase for this period. Married couple families, with children under 18 year, actually declined in numbers by 5.7 percent. (See Table 3.) Broward County also exhibited a similar decline, while Palm Beach and the State registered modest increases.

The household category that grew the most rapidly in Miami-Dade was female householders, with no husband present. Their numbers grew by 21.9 percent or 21,000 households. This represented a lower rate of increase than in the other South Florida counties or the State. It is noteworthy that those female householders with children grew more slowly than for the overall category that includes all female householders. Finally, nonfamily households in Miami-Dade grew more rapidly, at 15.8 percent, than households overall. This was below the respective rates for Palm Beach County and the State and above that for Broward.

Figure 4. Household Structure by Area, 2010

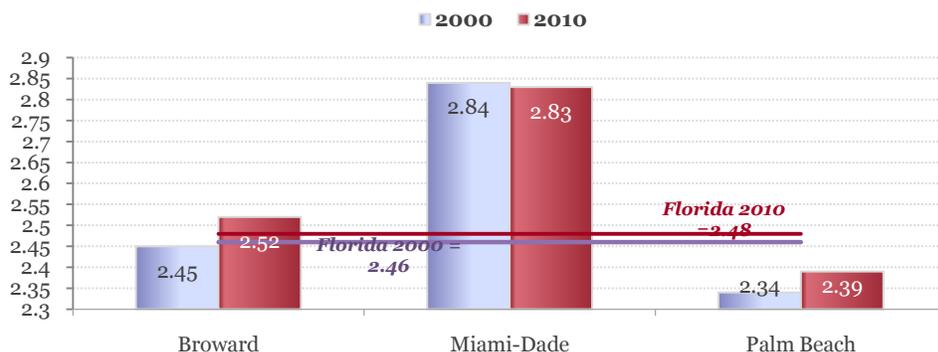


Source: U.S. Census Bureau. Census 2000 and Census 2010, Demographic Profiles, Miami-Dade Department of Planning and Zoning, Research Section, June 2011.

Average Household Size

One factor for which there is a marked difference between Miami-Dade and other parts of the State is average household size, a measurement of the number of persons per occupied housing unit. This was the case in 2000 as well as in 2010. (See Figure 5). Average household size in Miami-Dade remained virtually unchanged from a figure of 2.84 in 2000 to 2.83 in 2010. The 2000 figure for the County was considerably higher than the 2.46 average household size for the State. This is seen clearly in the figure below that shows that both Broward and Palm Beach were even lower.

Figure 5. Average Household Size, 2010



Source: U.S. Census Bureau, Census 2000 and Census 2010, Demographic Profile, Miami-Dade Planning and

By 2010 there were 0.35 more persons per household in Miami-Dade than in the State. (See Table 5) Given this difference of 14 percent some explanation is called for. This appears to lie with the much higher concentration of immigrant population found in Miami-Dade. While the current Census dataset does not include information on immigrant population, it can be inferred from the heavy concentration of Hispanic residents in Miami-Dade that this is, in fact, the case. In 2010, 65 percent of the residents indicated that they were of Hispanic origin, whereas this number falls dramatically to 22.5 percent in the State.

**Table 5.
Average Household Size**

	2000	2010
Broward	2.45	2.52
Miami-Dade	2.84	2.83
Palm Beach	2.34	2.39
Florida	2.46	2.48

Housing

Housing Status

During the past decade there was a large increase in housing units in Miami-Dade County and throughout the State. In Miami-Dade housing units increased by 16.1 percent, while for the State this figure was even higher at 23.1 percent. This rapid increase led to significant changes in housing status. Overall vacancy rates markedly increased from a rate of 8.8 percent in 2000 to 12.3 percent in 2010, while in the State the corresponding figures were 15.2 and 17.5 percent.

In 2010, Broward and Palm Beach counties both had vacancy rates above that for Miami-Dade. Palm Beach with a vacancy rate of 18.1 in 2010 exceeded that for the State. These large differences can be understood by examining the different types of vacancy.

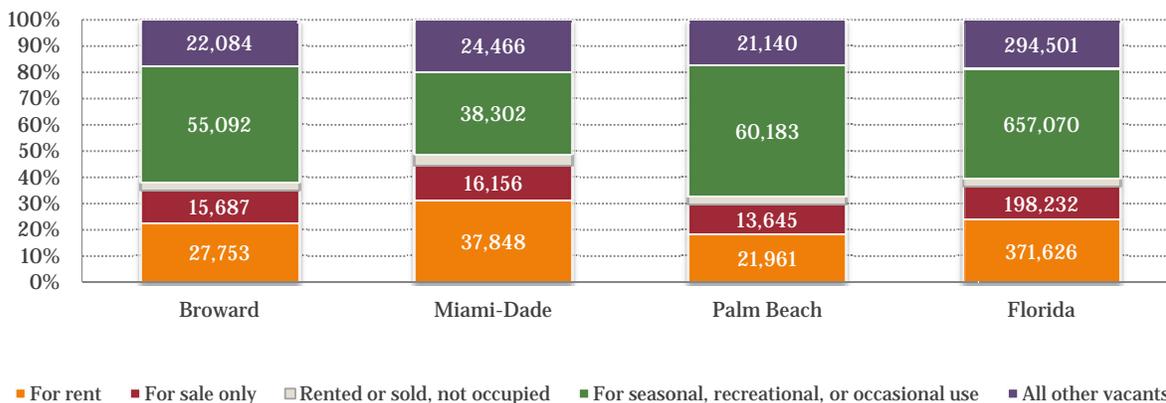
Table 6.
Housing Status, 2010

	<u>Broward</u>		<u>Miami-Dade</u>		<u>Palm Beach</u>		<u>Florida</u>	
	Number	Change 2000- 2010	Number	Change 2000- 2010	Number	Change 2000- 2010	Number	Change 2000- 2010
TOTAL HOUSING UNITS	810,388	9.4%	989,435	16.1%	664,594	19.4%	8,989,580	23.1%
Occupied housing units	686,047	4.8%	867,352	11.7%	544,227	14.8%	7,420,802	17.1%
<i>Occupied housing units (percent)</i>	<i>84.7%</i>		<i>87.7%</i>		<i>81.9%</i>		<i>82.5%</i>	
Vacant Housing Units	124,341	43.6%	122,083	61.7%	120,367	46.3%	1,568,778	62.6%
<i>Vacant housing units (percent)</i>	<i>15.3%</i>		<i>12.3%</i>		<i>18.1%</i>		<i>17.5%</i>	
For rent	27,753	100.5%	37,848	84.6%	21,961	92.4%	371,626	90.1%
For sale only	15,687	22.0%	16,156	47.1%	13,645	78.0%	198,232	77.9%
Rented or sold, not occupied	3,725	-28.0%	5,311	-3.9%	3,438	-23.5%	47,349	-16.1%
For seasonal, recreational, or occasional use	55,092	10.5%	38,302	22.3%	60,183	9.0%	657,070	27.7%
All other vacant units	22,084	355.3%	4,466	241.5%	21,140	505.6%	294,501	238.7%

Source: U.S. Census Bureau. Census 2000 and Census 2010, Demographic Profiles, Miami-Dade Department of Planning and Zoning, Research Section, June 2011.

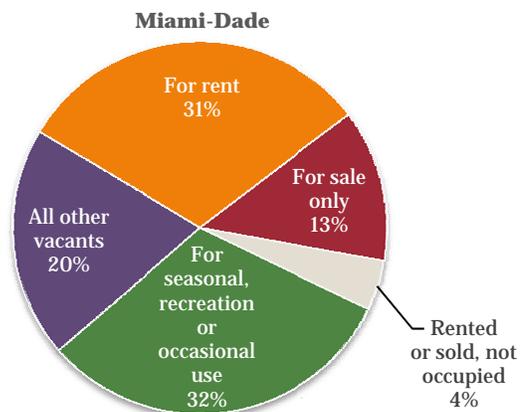
Vacancy

Although vacancy rates rose markedly throughout the State, there were significant differences in the type of vacant housing units. In 2010, Miami-Dade had the lowest percentage of vacancies due to seasonal use. (See Figure 6.) Only 32 percent of vacant units were for seasonal use, while for the State this figure was much higher at 42 percent. Palm Beach County was even higher at 50 percent. It is important to note this category of vacant units rose only modestly between 2000 and 2010. In Miami-Dade the increase was by 22.3 percent, while in for Florida the figure was 27.7 percent.



Source: U.S. Census Bureau. Census 2000 and Census 2010, Demographic Profiles, Miami-Dade Department of Planning and Zoning, Research Section, June 2011.

Throughout the State the number of vacant housing units for rent rose very rapidly over the past decade. This was from a low of 84.6 percent in Miami-Dade to over 100 percent in Broward County. However, the percent of vacant housing units for rent varied considerably across the State. In Miami-Dade, vacant housing units for rent accounted for 31 percent of the total compared to 24 percent for the State, with Palm Beach and Broward even lower at 18 and 22 percent respectively.



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