

# Miami-Dade County Economic Trends and Mid-Year Outlook

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Miami-Dade County

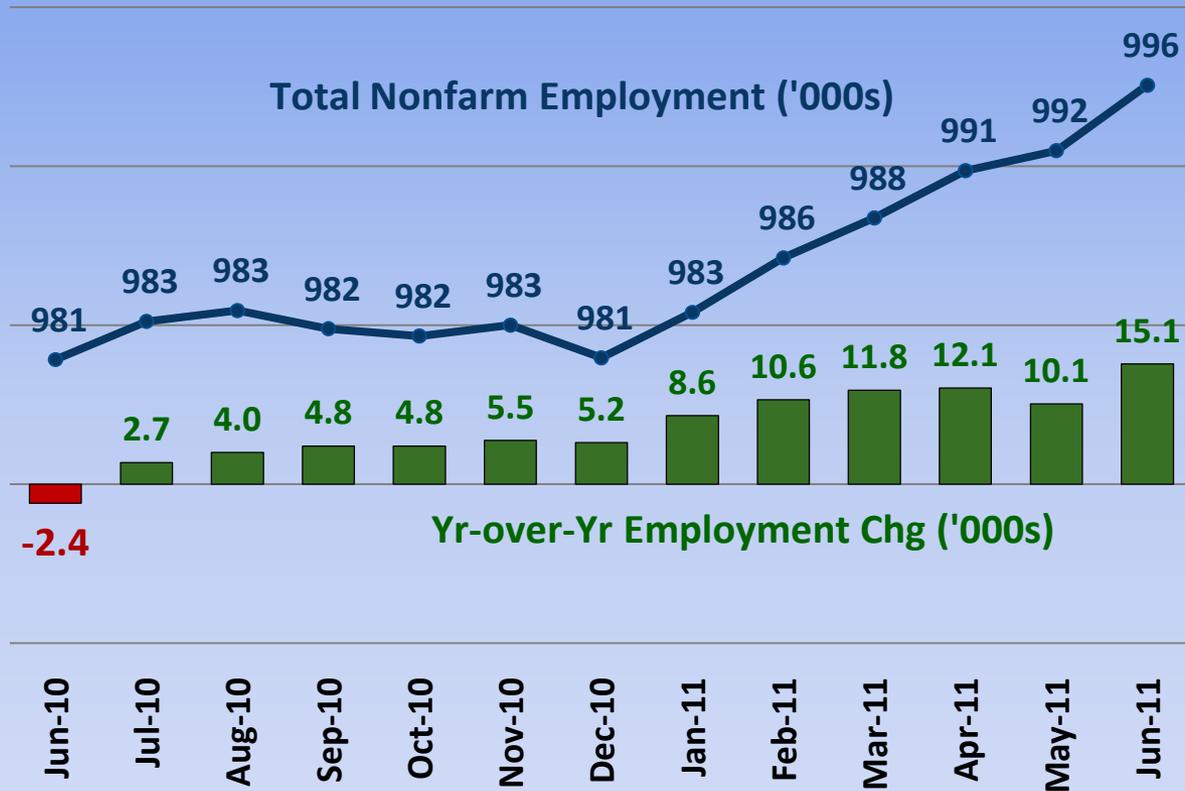
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# Summary

- Slow economic recovery continues. Despite 6 months of relatively strong employment gains unemployment rate remains high.
- Macroeconomic indicators continue to show positive momentum, but external risk factors cloud the outlook.
- Resolution of U.S. debt ceiling, possible defaults in Euro Zone countries, accelerating inflation in China, weak Japanese economy pose risks to U.S. and global economic recovery (and local economy as well).

# Employment and Unemployment

## Miami-Dade County Payroll Employment

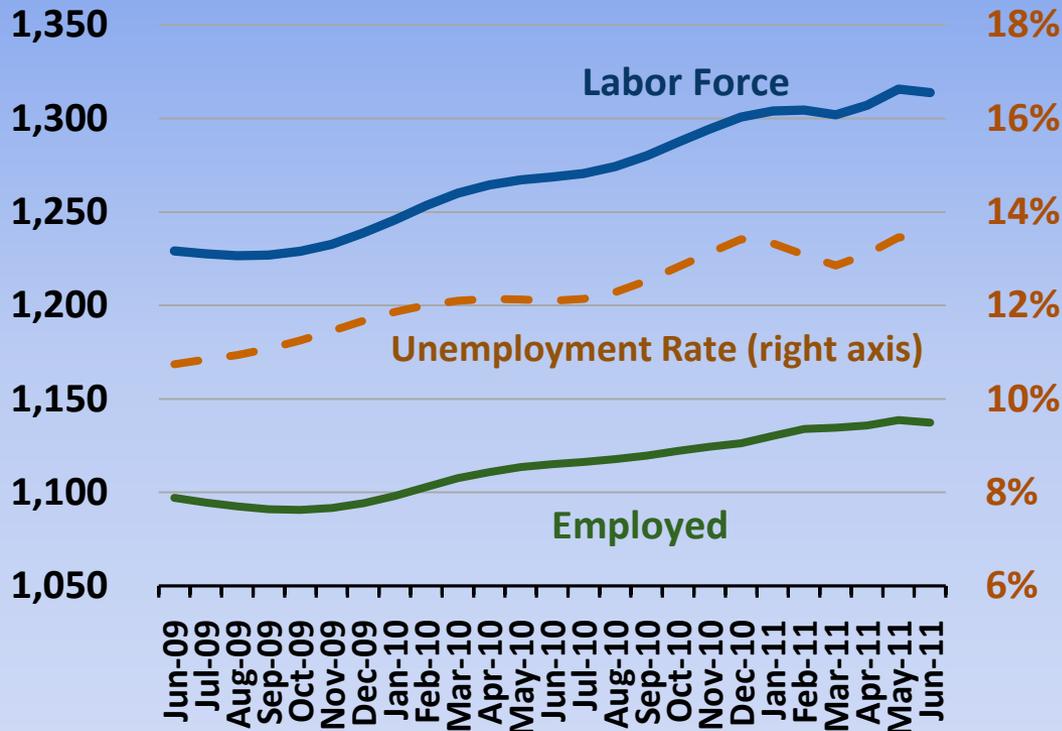


Data Source: Agency for Workforce Innovation

- 6 months of robust gains since Dec.
- 3.0% annualized rate of growth Dec – June.
- June levels represent +21,100 from trough, 22% of jobs lost peak to trough.
- All gains were in private sector
- 7,000 govt jobs lost pk to tr, 86,000 private sector jobs lost pk to tr.

# Employment and Unemployment

Labor Force, Employment, Unemployment  
(In Thousands, Seasonally Adjusted)

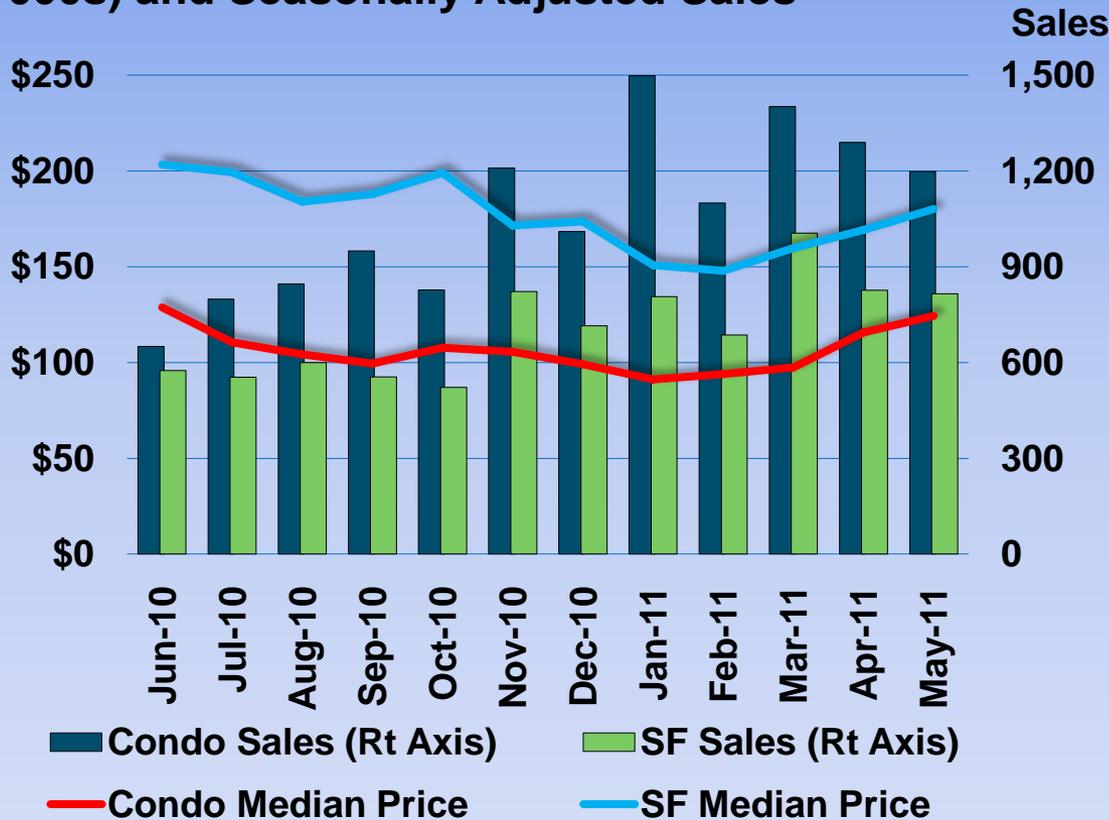


Data Source: Bureau of Labor Statistics

- More residents are finding employment but official estimates have labor force growing faster.
- Result: rising unemployment rates.
- +22K employed Jun/Jun, +44K in LF = 1.2 pct point rise in UR.

# Existing Home Sales & Prices

Existing Home Sales: Median Price (\$ in '000s) and Seasonally Adjusted Sales

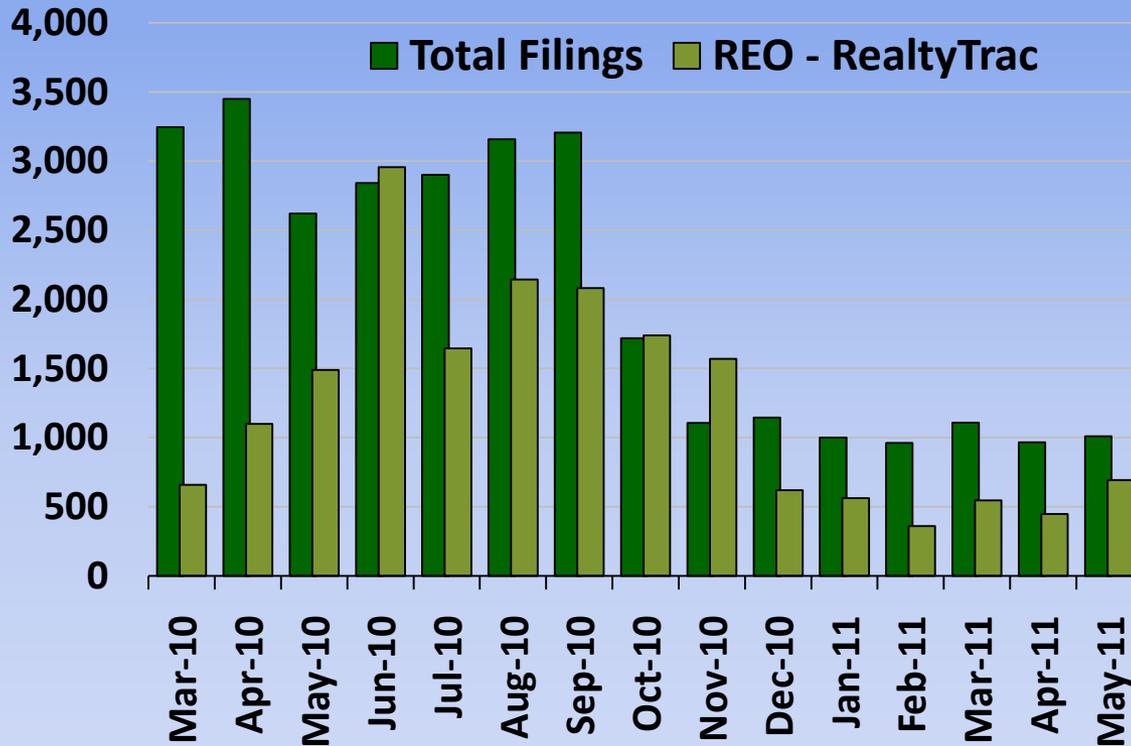


Data Source: Florida Realtors

- Volume of homes sold through realtors well above last year and rising.
- Transaction prices rising since Feb.
- Prices stabilized? Trend or temporary increase?

# Housing Foreclosures

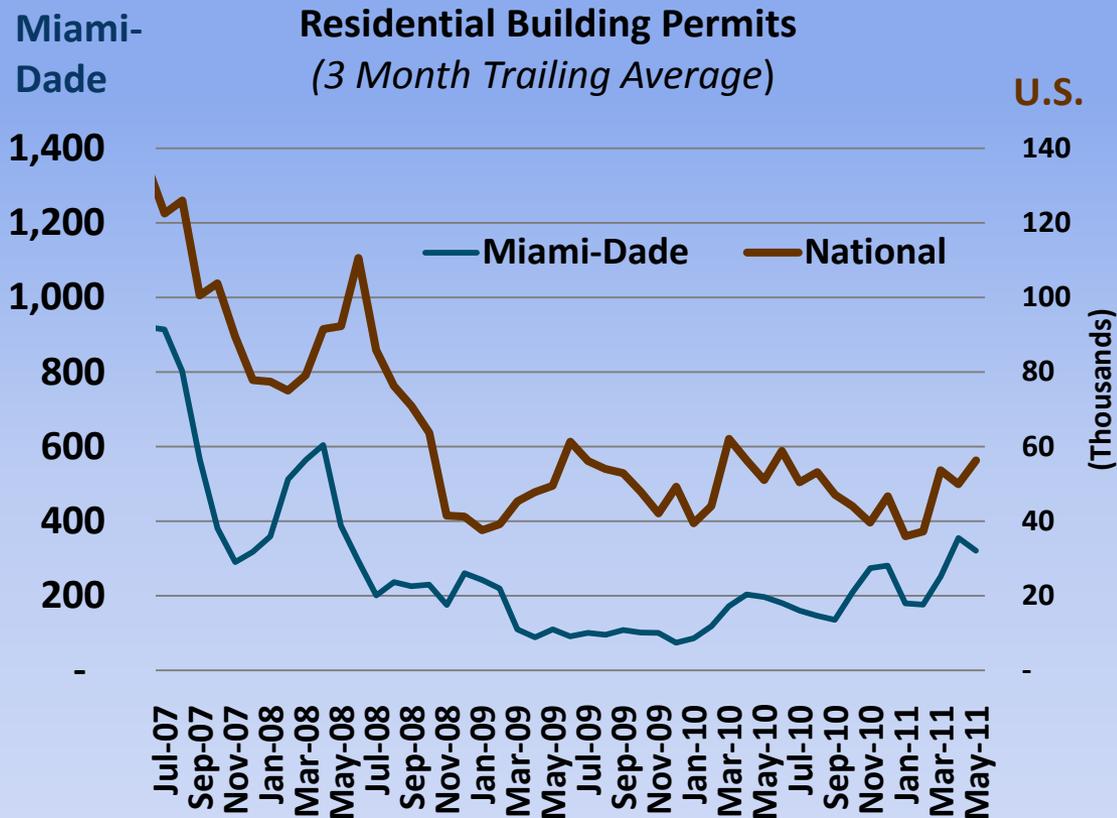
Miami-Dade Foreclosure Filings and REO's



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

- Both filings and REOs are down significantly from last year.
- Foreclosure process is taking much longer.
- 5,048 foreclosure filings YTD and 2,612 REOs YTD
- Inventory of pending foreclosures estimated at 12,900, 13 per 1000 housing units.

# Housing Units Authorized by Permit

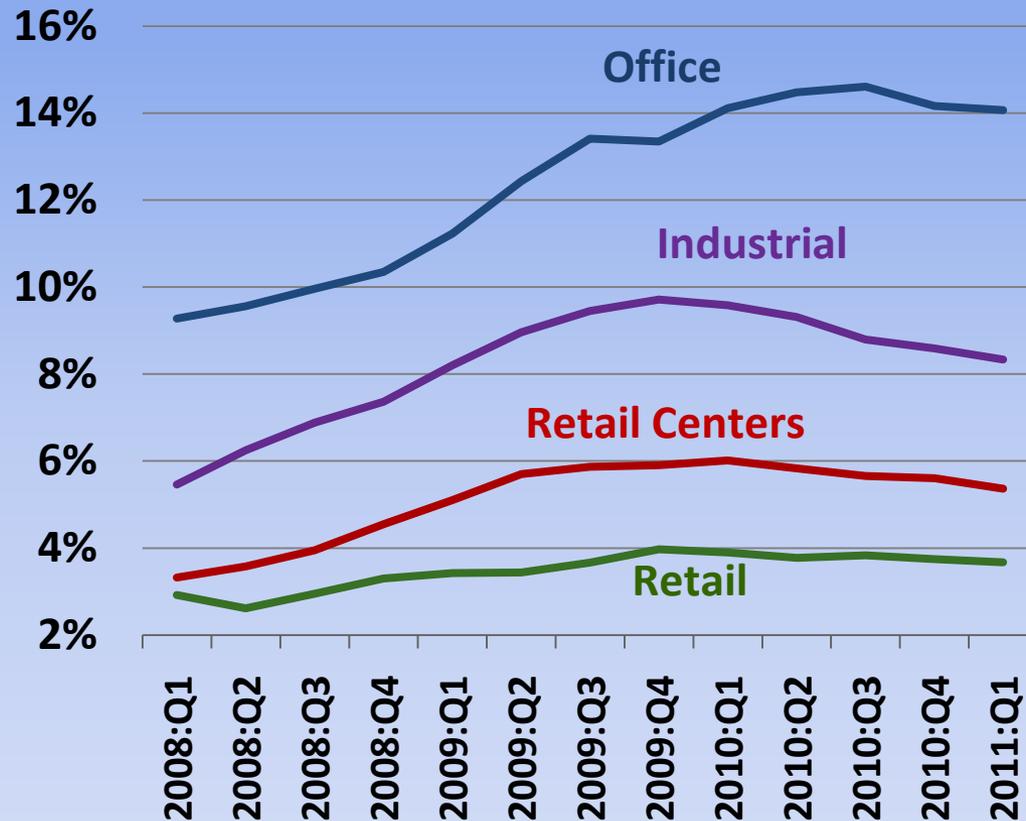


Data Source: US Census Bureau

- Units authorized by permit remain at low levels compared to the boom years, but showing slow positive trend.
- A large share of the units (70%) are in multi-family (5+) structures.
- 1,300 units from January to May.

# Commercial Real Estate

Miami-Dade Commercial Vacancy Rates

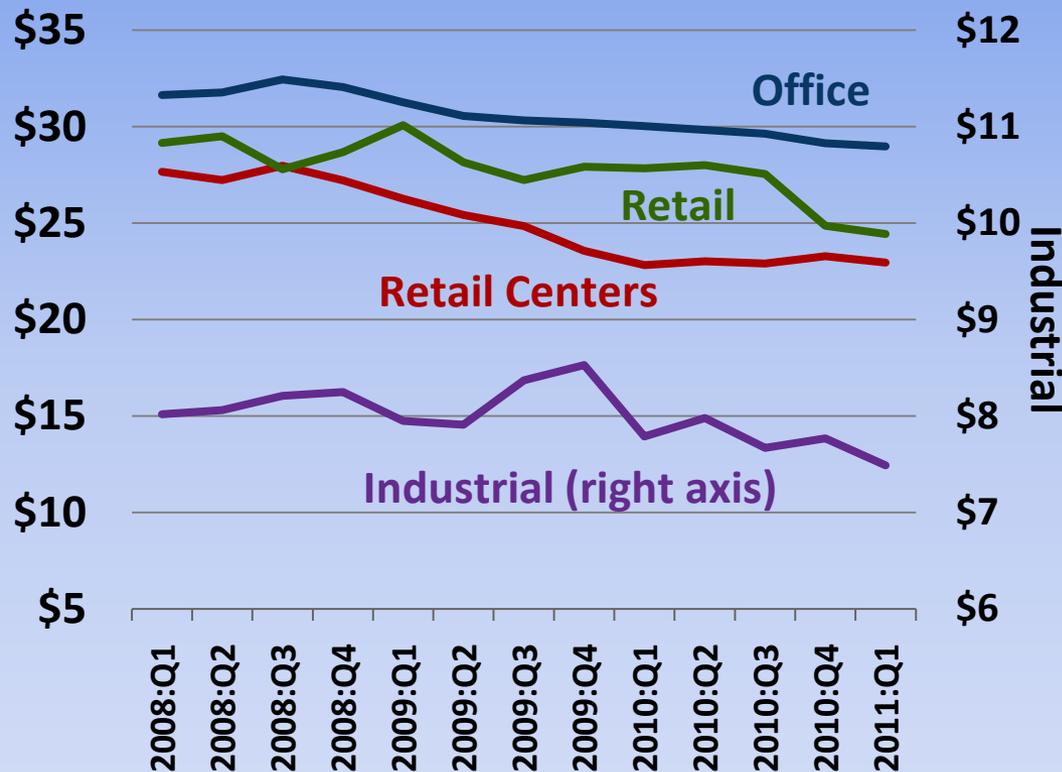


Data Source: CoStar Group

- Vacancy rates still high but saw a slight decline in last 6 months.
- Positive net absorption in last 4 quarters for all except Retail, not in centers.

# Commercial Real Estate

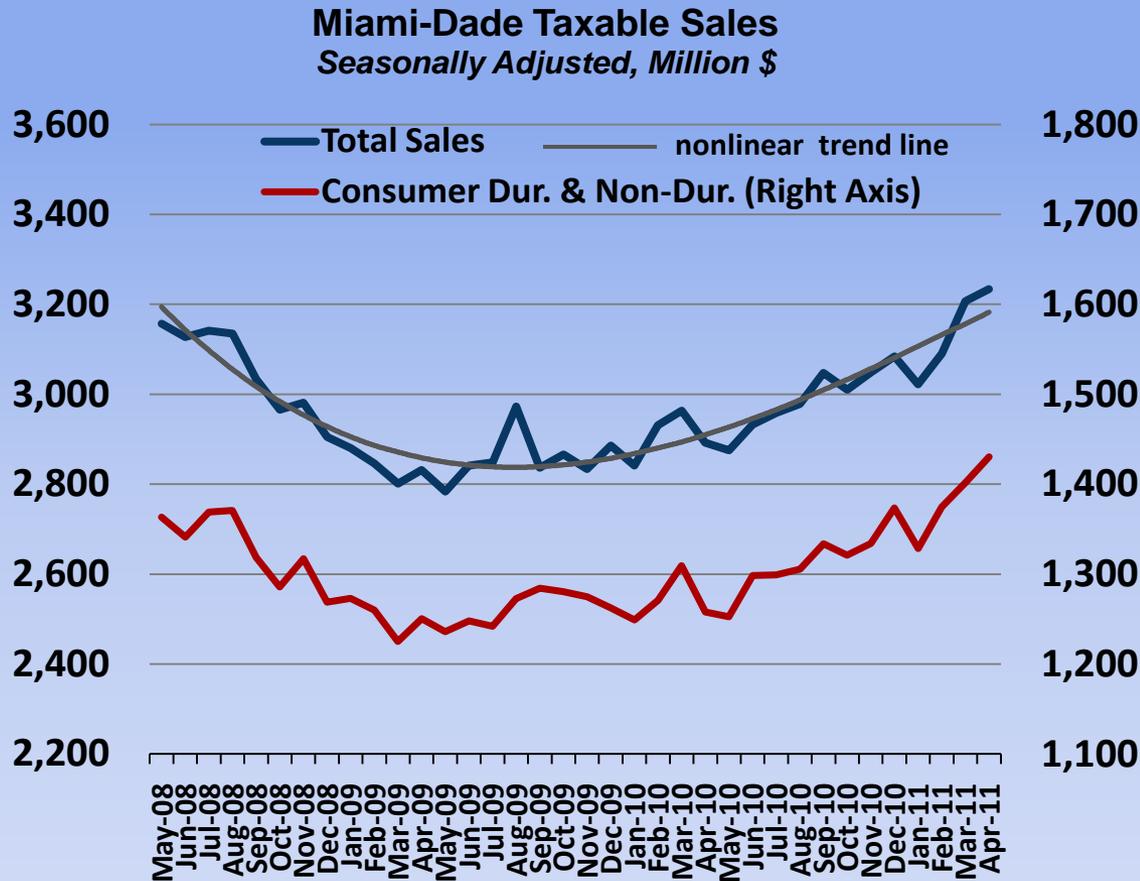
Miami-Dade Commercial Lease Rates



Data Source: CoStar Group

- Lease rates (not accounting for concessions) continue declining, except in retail centers.

# Taxable Sales



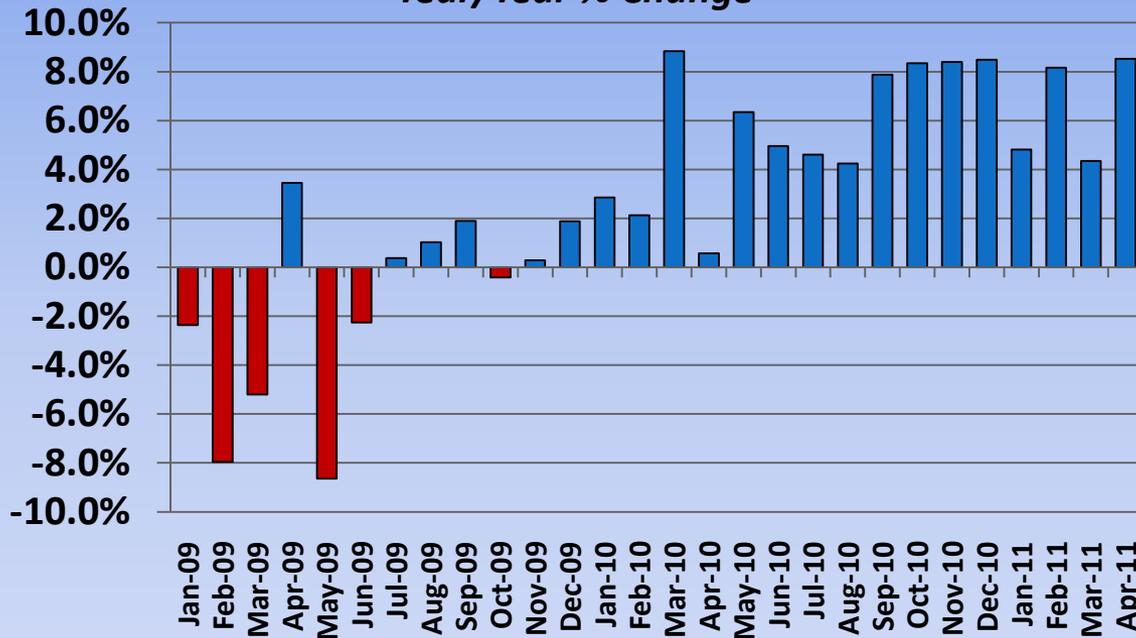
Data Source: FL Office of Econ. and Demog. Research; OEDIT

- Taxable sales increasing since spring '09.
- May (2011) sales were \$3.2B (SA).
- Since Jun'09 Miami Dade has recovered nearly 3/4ths of what was lost from peak (May '06) to trough.

# Tourism

## Overnight Visitors

*Year/Year % Change*

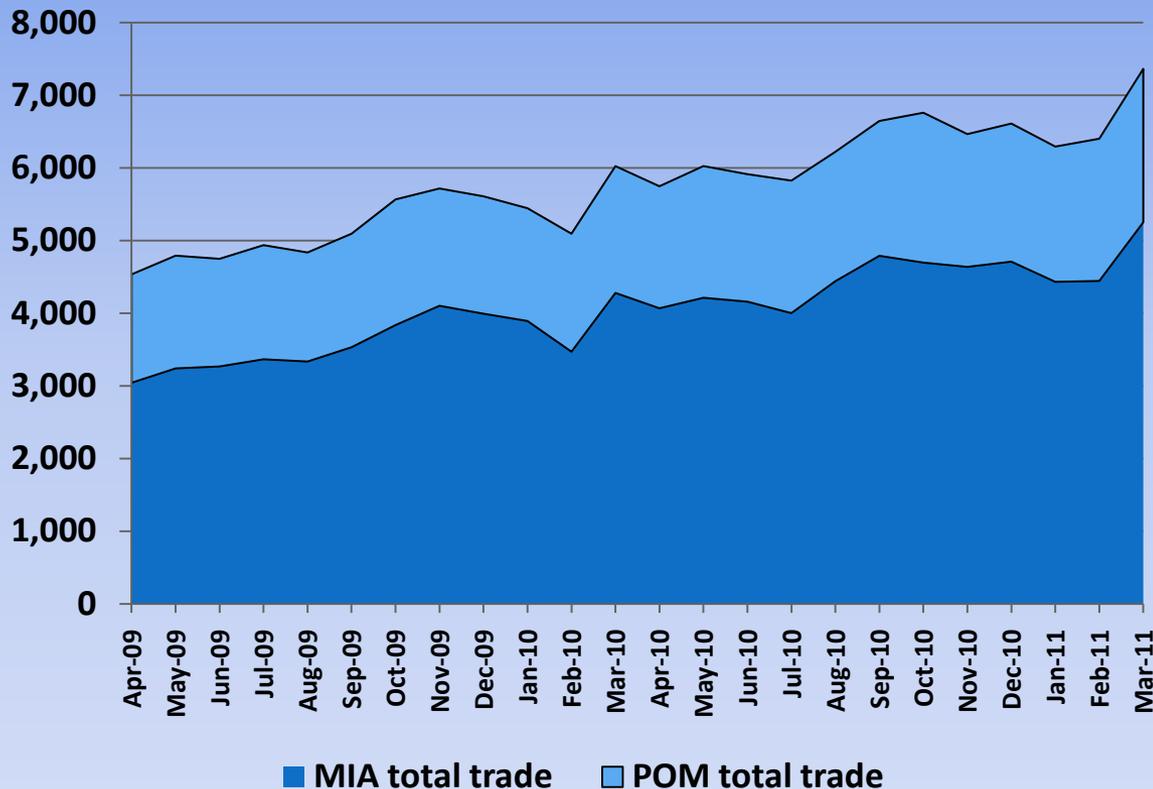


Data Source: Greater Miami Convention and Visitors Bureau

- Tourism indicators are much improved over last year.
- Visitors in 12 months ending in April are 6.5% above same period last year.
- February-April, hotel occupancy and room rates were up yr/yr.
- CDT in 12 mo. ending in March up 11% over same period last year.

# International Trade

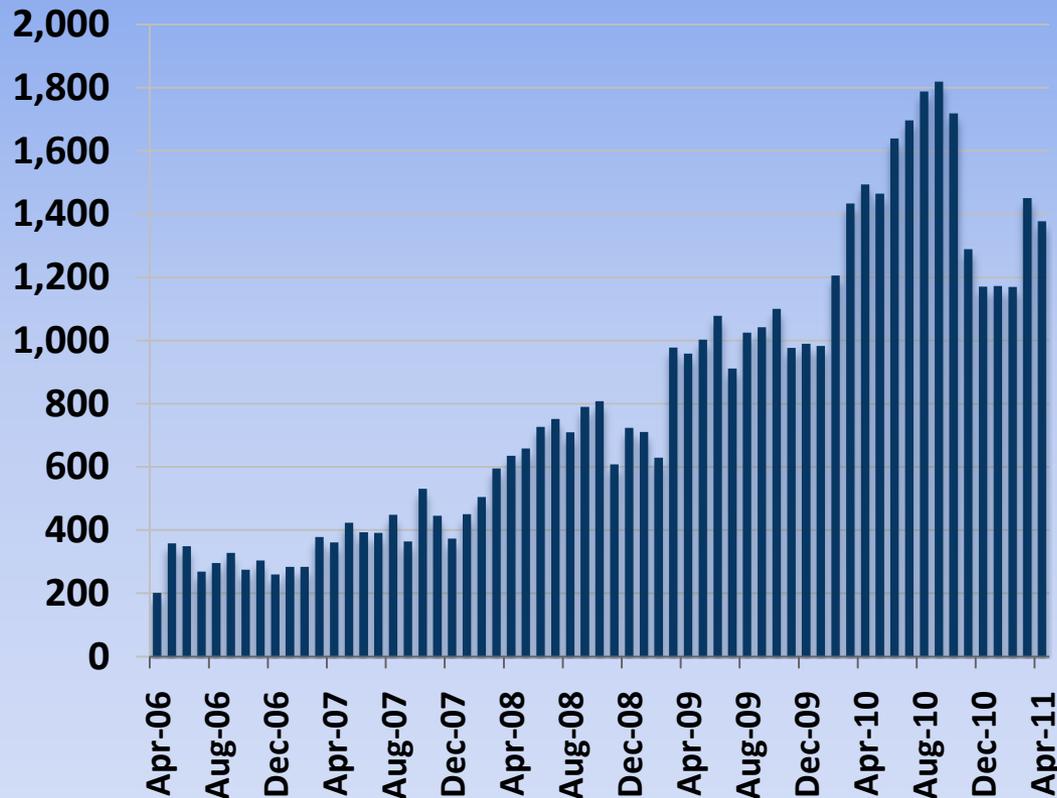
**Value of International Trade**  
(Million \$)



- Total trade from MIA and POM running well ahead of last year.
- 2 years of relatively steady growth, especially at MIA.
- For 12 month ending in March, total trade up 22% vs 12 mo ending Mar 2010.
- Some diversification in trading partners occurring (Europe, Asia).

# Financial Security of Consumers and Businesses

Consumer Bankruptcy Filings: Miami-Dade

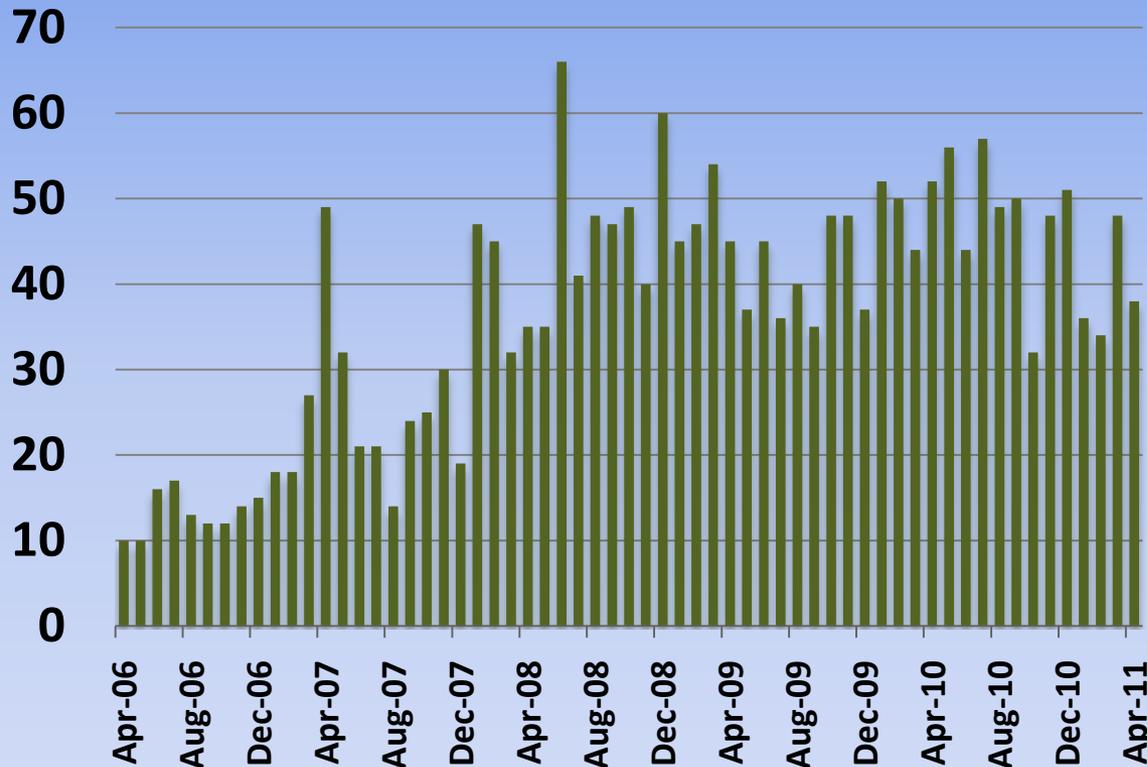


- Limited balance sheet information on local households and businesses.
- Bankruptcy filings give us small window into general financial strength.

Source: U.S. Bankruptcy Court, Southern District

# Financial Security of Consumers and Businesses

**Business Bankruptcy Filings: Miami-Dade**



Source: U.S. Bankruptcy Court, Southern District

- YTD consumer bankruptcies 5,200, about equal to same period last year, but below last summer's peak.
- YTD business bankruptcies 160, -20% from same period last year.

# Outlook

- Raising the U.S. debt limit is critical to sustaining economic recovery, avoiding a global recession, and damage to U.S. long term economic growth.
- If debt limit is raised, then speed/strength of economic recovery depends on size of spending cuts and revenue enhancements that occur within next 1 – 2 years.
- Other economic risk factors (Euro Zone, China, Japan)
- No structural impediments to prevent local economy from participating in accelerated recovery from resolution of debt limit issue, or risk factors.
- *(data reflected in charts available at <http://www.miamidade.gov/oedit/economic.asp> )*