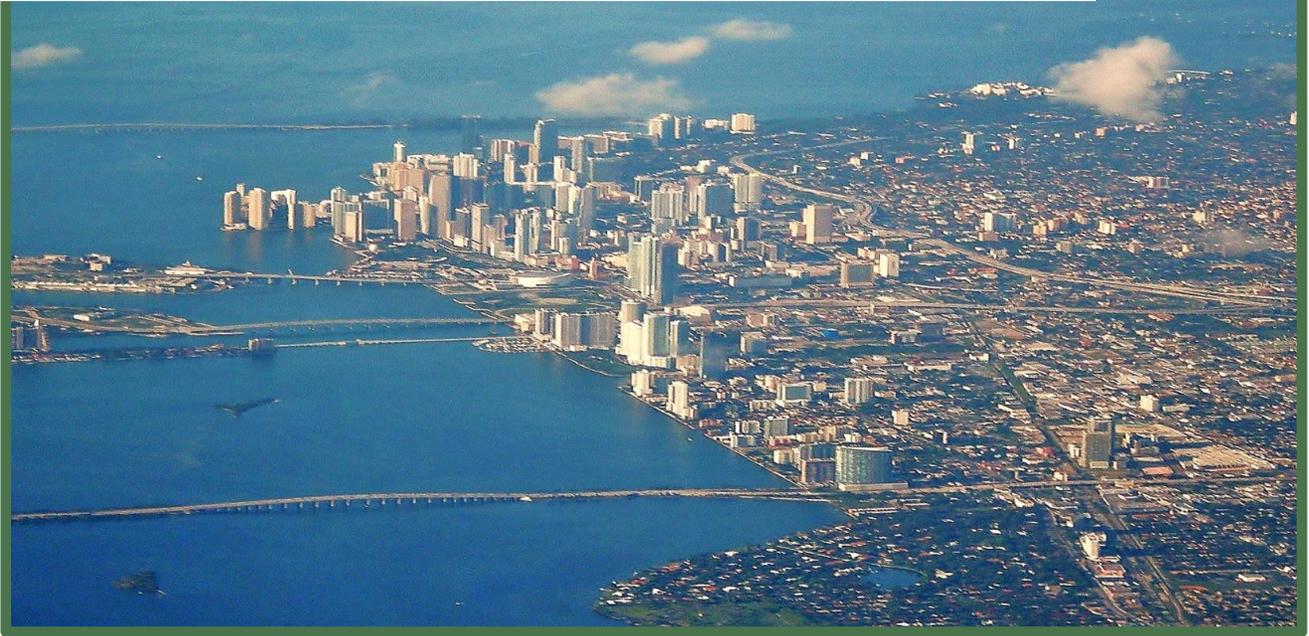


# Miami-Dade County Economic & Demographic Profile 2011



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**Dept. of Sustainability, Planning & Economic Enhancement  
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## Economic Characteristics

### Miami-Dade County Gross Regional Product (Millions of \$)

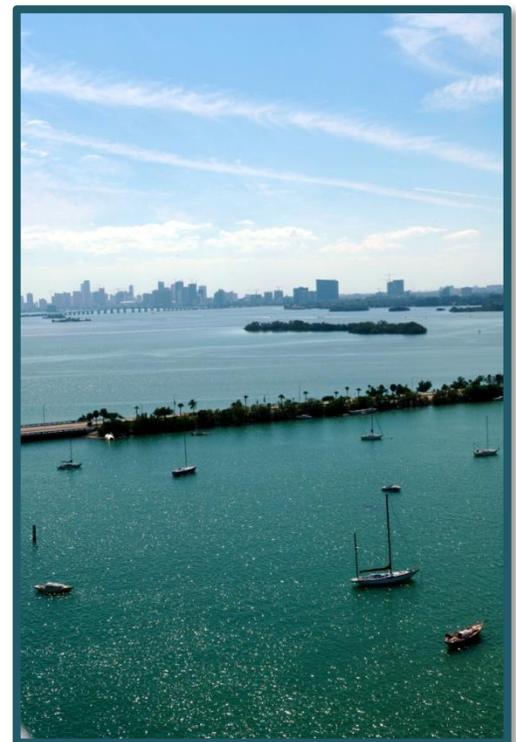
Description	2001	2003	2005	2007	2010
All Industry Total	81,646	89,133	103,427	116,614	115,482
Agriculture, forestry, fishing, and hunting	373	374	402	477	347
Mining	52	68	110	178	111
Utilities	184	1,576	1,770	2,329	2,515
Construction	3,275	4,152	5,360	5,685	3,991
Manufacturing	3,152	3,211	3,835	4,270	3,916
Wholesale trade	7,933	8,495	9,941	10,962	10,495
Retail trade	5,995	6,124	7,002	7,759	7,703
Transportation and warehousing	6,089	5,406	6,016	6,541	7,084
Information	4,420	4,811	5,233	5,238	5,416
Finance and insurance	5,422	5,929	6,859	7,807	9,051
Real estate and rental and leasing	13,141	13,680	17,896	21,361	19,557
Professional, scientific, and technical services	6,179	6,932	8,123	8,668	8,187
Management of companies and enterprises	672	957	1,050	1,368	1,221
Administrative and waste management services	3,175	3,558	3,747	3,456	3,143
Educational services	1,031	1,192	1,325	1,542	1,809
Health care and social assistance	5,004	5,636	6,189	7,220	8,425
Arts, entertainment, and recreation	1,003	1,022	1,203	1,155	1,387
Accommodation and food services	3,004	3,144	3,737	4,629	4,536
Other services, except public administration	2,152	2,283	2,497	2,856	2,888
Government and government enterprises	9,389	10,583	11,132	13,115	13,701

Data Source: US BEA; SPEE Economic Analysis Section.

### Miami-Dade County Personal Income and Employment Summary

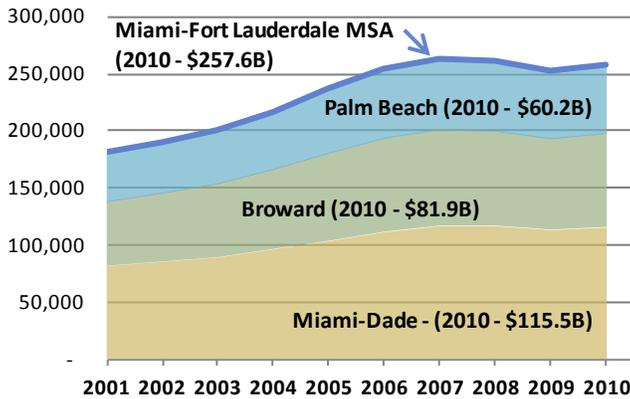
Description	2005	2008	2009
Income by place of residence (Millions of \$)			
<b>Personal income</b>	<b>77,373</b>	<b>91,604</b>	<b>90,916</b>
Derivation of personal income (Millions of \$)			
<b>Wage and salary disbursements</b>	<b>45,651</b>	<b>51,195</b>	<b>48,446</b>
Plus: Supplements to wages and salaries	10,074	10,757	10,756
Plus: Proprietors' income	7,558	8,071	7,432
<b>Equals: Earnings by place of work</b>	<b>63,284</b>	<b>70,023</b>	<b>66,635</b>
Less: Contr for government social insurance	6,759	7,531	7,293
Plus: Adjustment for residence	(6,801)	(6,394)	(4,963)
<b>Equals: Net earnings by place of residence</b>	<b>49,724</b>	<b>56,098</b>	<b>54,378</b>
Plus: Dividends, interest, and rent	13,553	18,366	17,340
Plus: Personal current transfer receipts	14,096	17,139	19,198
<b>Equals Personal Income</b>			
Population (persons)	2,413,583	2,478,745	2,500,625
<b>Per capita personal income (dollars)</b>	<b>32,057</b>	<b>36,956</b>	<b>36,357</b>
Employment (number of jobs)			
Total employment	1,387,700	1,430,030	1,369,128
Wage and salary employment	1,098,517	1,101,092	1,038,010
Proprietors employment	289,183	328,938	331,118

Data Source: US Bureau of Economic Analysis



## Economic Characteristics (Cont'd)

Gross Regional Product: All Industries (\$ in Mil.)



Data Source: US BEA, SPEE Economic Analysis Section.

GRP and Per Capita GRP, 10 Largest Metro Areas: 2010

MSA	GRP (\$ in Mil)	% Change 2009-10	Per Capita (\$)	% Change 2009-10
New York	1,280,517	4.7%	60,672	4.0%
Los Angeles	735,743	1.7%	52,174	1.2%
Chicago	532,331	1.9%	50,288	1.5%
Washington	425,167	3.6%	68,283	1.5%
Houston	384,603	1.6%	59,114	-0.5%
Dallas	374,081	2.5%	54,218	0.7%
Philadelphia	346,932	2.3%	52,096	1.8%
Boston	313,690	4.8%	62,395	4.0%
Atlanta	272,362	1.6%	46,723	0.3%
Miami-Ft. Laud. MSA*	257,560	1.1%	41,809	-0.3%

Data Source: U.S. BEA. Ranked by size of population.

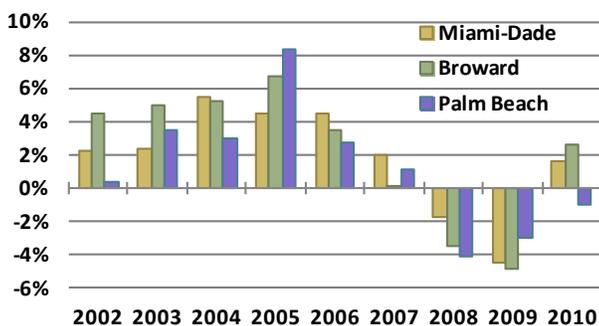
\* Combined GRP of Miami-Dade, Broward and Palm Beach Counties.

Miami-Dade County Year over Year Change in Real Gross Regional Product

Description	2002	2003	2004	2005	2006	2007	2008	2009	2010
<b>All Industry Total</b>	92,224	94,278	99,199	103,427	108,041	110,207	108,253	103,427	105,099
All Industry (Year over Year Change)	2.3%	2.2%	5.2%	4.3%	4.5%	2.0%	-1.8%	-4.5%	1.6%
Nat. Resources & Mining	6.8%	-4.7%	-7.5%	16.5%	0.4%	1.6%	-10.6%	-3.4%	-15.1%
Construction	8.4%	7.6%	5.9%	1.5%	-1.8%	-7.6%	-11.0%	-17.1%	-5.2%
Manufacturing	4.4%	1.3%	13.5%	5.7%	6.3%	7.0%	-6.0%	-12.5%	3.3%
Trade	0.0%	5.2%	4.5%	4.0%	3.9%	3.4%	-5.7%	0.2%	6.9%
Utilities, Transp. & Warehousing	(D)	(D)	(D)	(D)	9.6%	1.5%	4.7%	-6.2%	1.0%
Information	20.1%	-7.9%	15.5%	-0.4%	-1.2%	4.6%	6.5%	-6.5%	4.7%
Fin., Insurance & Real Estate	0.3%	-0.8%	6.7%	12.9%	9.4%	2.7%	-2.3%	-2.8%	-0.3%
Professional & Business Services	4.6%	4.9%	1.6%	3.5%	1.3%	-6.4%	-2.9%	-8.7%	0.2%
Educational & Health services	0.6%	4.3%	2.6%	-0.2%	5.4%	2.7%	3.9%	0.4%	2.1%
Leisure & Hospitality	-3.3%	2.7%	7.8%	3.4%	7.3%	0.5%	-1.8%	-8.5%	6.8%
Other Services, except Public Admin.	-0.9%	-0.9%	2.7%	-2.0%	1.5%	4.5%	-2.2%	-8.4%	1.9%
Government & Gov't Enterprises	2.3%	1.0%	2.6%	-5.9%	-1.7%	9.6%	0.1%	-1.8%	-1.8%

Data Source: US BEA; SPEE Economic Analysis Section. (D) Not shown in order to avoid the disclosure of confidential information; estimates are included in higher level totals.

Annual Growth in Real Gross Regional Product



Data Source: US BEA, SPEE Economic Analysis Section.



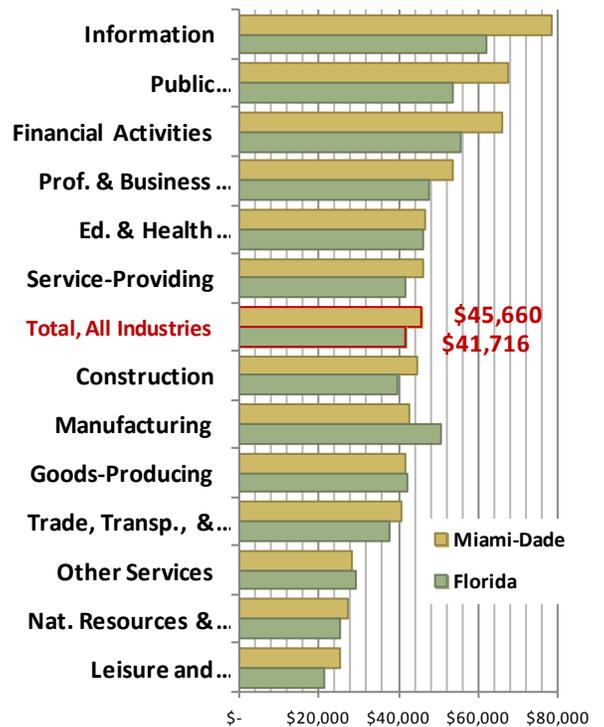
## Economic Characteristics (Cont'd)

### Employment: Miami-Dade County by Industry

Industry	2011	2010	% Chg '10-'11
Total Nonagricultural Employment	1,003,700	980,775	2.3%
Total Private	858,800	833,233	3.1%
Goods Producing	67,200	68,142	-1.4%
Construction	30,900	32,167	-3.9%
Manufacturing	35,900	35,675	0.6%
Durable Goods	20,300	20,017	1.4%
Nondurable Goods	15,600	15,658	-0.4%
Wholesale Trade	69,100	67,783	1.9%
Retail Trade	129,000	122,950	4.9%
Trans., Warehousing, and Utilities	60,500	58,050	4.2%
Information	17,700	17,850	-0.8%
Financial Activities	63,700	63,200	0.8%
Professional and Business Services	135,600	129,975	4.3%
Administrative and Waste Services	63,100	60,408	4.5%
Education and Health Services	165,300	158,833	4.1%
Ambulatory Health Care Services	55,100	51,683	6.6%
Hospitals	44,000	42,475	3.6%
Leisure and Hospitality	111,200	107,467	3.5%
Accommodation and Food Services	99,100	94,925	4.4%
Accommodation	26,400	25,200	4.8%
Food Services and Drinking Place:	72,700	69,725	4.3%
Other Services	39,600	38,983	1.6%
Total Government	145,000	147,542	-1.7%

Source: Florida Department of Economic Opportunity

### Miami-Dade & Florida Avg Wage by Industry 2011:Q2



Note: The wage is the average for 2011:Q2 in current dollars, annualized.  
Data Source: FL Dept. of Economic Opportunity.



### Miami-Dade County Job Creation by Industry and Wage: 2010 to 2011\*

Industries	2011 Avg Annual Wage	Share of Jobs Created 2010-11	Share of Total Empl. 2011
<b>Total, All Industries</b>	<b>\$45,272</b>	<b>100%</b>	<b>100%</b>
All Private Industries	\$43,602	126%	85%
Goods-Producing	\$42,067	-7%	8%
Service-Providing	\$43,764	134%	77%
Federal Government	\$73,524	-7%	2%
State Government	\$40,114	2%	2%
Local Government	\$52,770	-21%	11%

### Industries gaining/losing more than 1,000 employees 2010-11

Accom. & Food Service	\$21,672	34%	10%
Retail Trade	\$27,403	30%	13%
Admin. & Waste Service	\$29,569	14%	6%
Educational Services	\$41,310	8%	2%
Hlth Care & Social Assistance	\$44,173	14%	13%
Construction	\$46,122	-8%	3%
Transp. & Warehousing	\$49,331	11%	6%
Prof. & Technical Services	\$71,212	9%	6%

Data Source: BLS Quarterly Census of Employment and Wages, SPEE Economic Analysis Section.  
\*Most recently available data is for the 4 quarters ending in June of each year.

## Economic Characteristics (Cont'd)

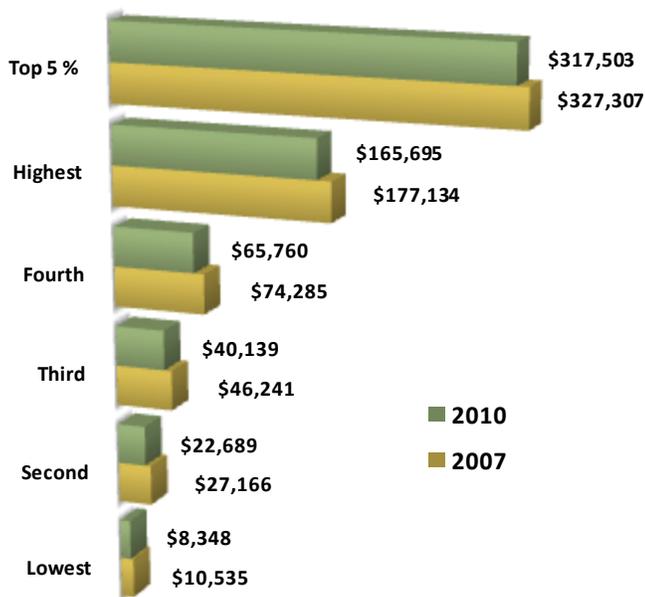
### Average Hourly Wages by Occupation

	Miami-Dade		Florida	
	2010	2011	2010	2011
Farming, Fishing, and Forestry Occupations	10.16	10.38	10.18	10.39
Bldg & Grounds Cleaning & Maintenance Occup.	10.20	10.41	10.94	11.18
Food Preparation and Serving Related Occupations	10.95	11.18	10.12	10.34
Personal Care and Service Occupations	11.60	11.85	11.47	11.71
Healthcare Support Occupations	12.50	12.77	12.66	12.93
Production Occupations	13.75	14.03	15.12	15.44
Office and Administrative Support Occupations	14.87	15.28	14.77	15.17
Transportation and Material Moving Occupations	15.37	15.76	14.44	14.81
Protective Service Occupations	15.89	16.23	18.99	19.40
Construction and Extraction Occupations	18.98	19.38	17.81	18.18
Installation, Maintenance, and Repair Occupations	19.05	19.54	18.80	19.29
Community and Social Service Occupations	19.91	20.39	19.47	19.94
Education, Training, and Library Occupations	22.08	22.56	23.12	23.67
Arts, Design, Entertnmt, Sports, & Media Occup.	22.87	23.42	22.41	22.94
Life, Physical, and Social Science Occupations	31.63	32.39	27.88	28.55
Business and Financial Operations Occupations	31.65	32.33	28.85	29.47
Healthcare Practitioners and Technical Occupation	32.64	33.42	32.78	33.56
Architecture and Engineering Occupations	32.67	33.44	32.18	32.94
Computer and Mathematical Occupations	33.27	34.06	32.28	33.05
Management Occupations	54.22	55.37	50.27	51.34
Legal Occupations	62.45	63.94	42.85	43.87
All Occupations	<b>20.21</b>	<b>20.70</b>	<b>19.36</b>	<b>19.83</b>



Data Source: FL Dept. of Economic Opportunity

### Miami-Dade Median Household Income by Quintiles\*



Data Source: ACS, 2007 & 2010. (Values in 2010 Dollars)  
 \* A quintile represents 20% of the households.

### Miami-Dade Household Income & Benefits (2010 Dollars)

	2010 Households	Percent 2010
<b>Total households</b>	<b>809,689</b>	<b>100%</b>
Less than \$10,000	93,144	11.5%
\$10,000 to \$24,999	170,697	21.1%
\$25,000 to \$49,999	212,622	26.2%
\$50,000 to \$99,999	206,610	25.5%
\$100,000 to \$149,999	72,857	9.0%
\$150,000 to \$199,999	24,505	3.0%
\$200,000 or more	29,254	3.6%
Median household income (\$)	40,219	
Mean household income (\$)	60,526	
<b>With earnings</b>	<b>640,928</b>	<b>79.2%</b>
Mean earnings (dollars)	63,139	
<b>With Social Security</b>	<b>230,382</b>	<b>28.5%</b>
Mean Social Security income (dollars)	13,303	
<b>With retirement income</b>	<b>69,574</b>	<b>8.6%</b>
Mean retirement income (dollars)	19,217	
<b>With Supplemental Security Income</b>	<b>57,472</b>	<b>7.1%</b>
Mean Supplemental Security Income (\$)	7,218	
<b>With cash public assistance income</b>	<b>17,143</b>	<b>2.1%</b>
Mean cash public assistance income (\$)	3,518	
<b>With Food Stamp/SNAP benefits: past 12 mos</b>	<b>169,715</b>	<b>21.0%</b>

Data Source: ACS 1 Year Survey 2010.

## Economic Characteristics (Cont'd)

Miami-Dade County International Trade (Millions of \$)

	2011	2010	% Chg '10-11
<b>Total World Trade</b>	<b>86,995</b>	<b>72,809</b>	<b>19.5%</b>
South America	35,868	30,572	17.3%
Europe	15,815	12,889	22.7%
Central America	13,331	11,953	11.5%
Caribbean	7,624	6,567	16.1%
Asia	7,122	6,053	17.7%
South/S.E. Asia	3,555	2,162	64.4%
All Others	3,682	2,612	41.0%
<b>Total Imports</b>	<b>33,448</b>	<b>27,328</b>	<b>22.4%</b>
<b>Total Exports</b>	<b>53,547</b>	<b>45,481</b>	<b>17.7%</b>

Data Source: USA TradeOnline.

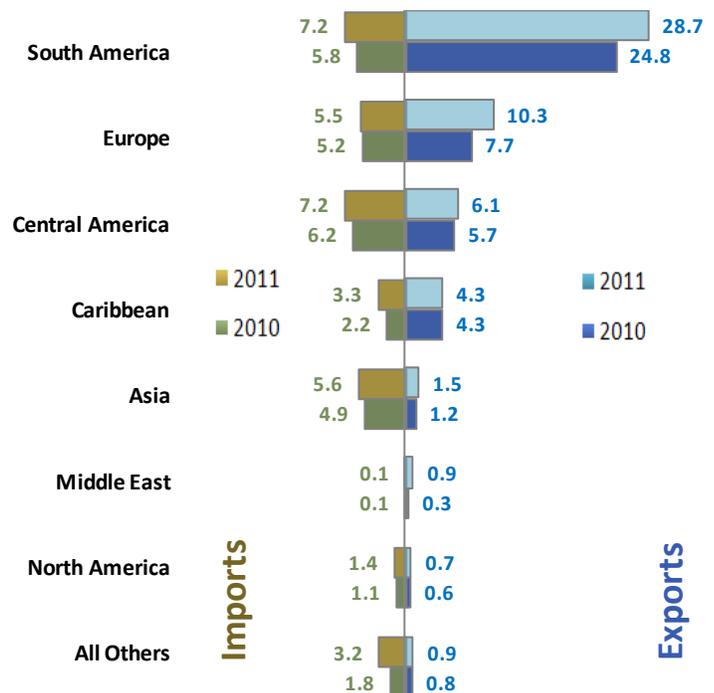
Miami-Dade Top Trading Partners (Millions of \$)

	2011	% Chg YTD 2010-11
<b>Miami-Dade County</b>	<b>86,995</b>	<b>19.5%</b>
<b>Top 20</b>	<b>70,168</b>	<b>19.4%</b>
Brazil	12,220	11.1%
Switzerland	7,705	44.8%
Colombia	7,171	19.7%
China	4,703	14.6%
Costa Rica	4,606	10.2%
Dominican Republic	4,094	11.5%
Venezuela	3,707	29.0%
Chile	3,639	26.6%
Honduras	2,853	14.3%
Peru	2,264	10.1%
Argentina	2,114	10.4%
Mexico	1,959	27.8%
Germany	1,929	45.0%
Singapore	1,766	149.7%
Guatemala	1,703	5.3%
France	1,658	-9.5%
El Salvador	1,628	24.4%
Ecuador	1,539	17.1%
Paraguay	1,465	12.5%
Panama	1,447	7.0%
<b>All Others</b>	<b>16,828</b>	<b>19.9%</b>

Data Source: USA TradeOnline.



Miami-Dade Imports and Exports (Billions of US \$)



Data Source: USA Trade Online.

## Demographic & Social Characteristics

Miami-Dade County Population: 2000 to 2010

March 31	Resident Population	Five Year Change		
		Total	Net Migration	Natural Increase
2000	2,253,485			
2005	2,403,472	149,987	80,782	69,205
2010	2,496,435	92,963	85,571	7,392

Average Annual Population Change by Decade			
1961 - 1970	33,295	25,511	7,784
1971 - 1980	35,800	32,025	3,775
1981 - 1990	30,731	20,163	10,568
1991 - 2000	28,648	14,712	13,936
2000 - 2010	24,295	13,028	11,267

Data Source: U.S.Census Bureau Decennial Census, American Community Survey.



Key Miami-Dade Population Characteristics 2010

	Population	Perct.
<b>Total</b>	<b>2,496,435</b>	<b>100%</b>
Hispanic or Latino (of any race)	1,623,859	65.0%
Not Hispanic or Latino	872,576	35.0%
White	383,551	15.4%
Black or African American	425,650	17.1%
Asian	35,841	1.4%
American Indian & Alaska Native	2,014	0.1%
All Others (Including 2 or more races)	25,520	1.0%
Male	1,218,260	48.8%
Female	1,278,175	51.2%
Under 18 years	545,728	21.9%
Under 5 years	149,937	6.0%
18 to 24 years	247,340	9.9%
25 to 44 years	712,864	28.6%
45 to 64 years	638,490	25.6%
65 years and over	352,013	14.1%
85 years and over	45,866	1.8%
Median age (years)	38.2	-

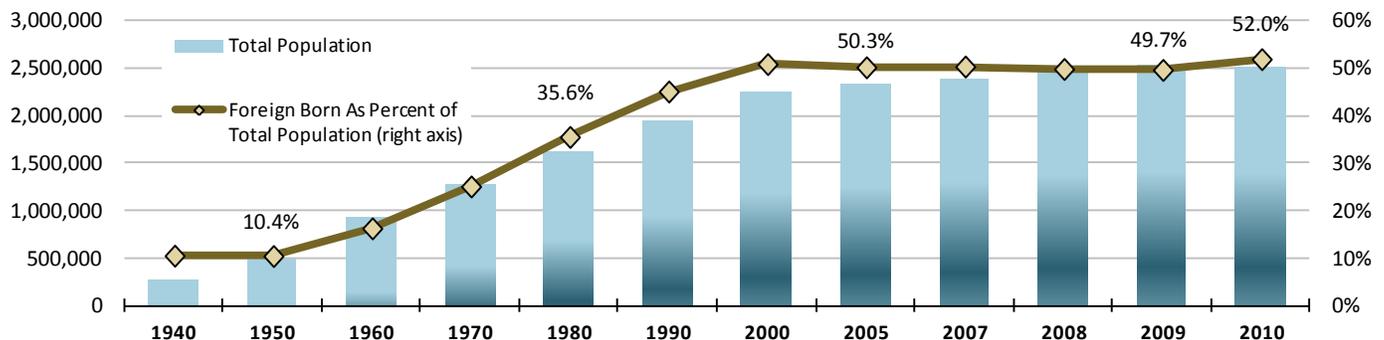
Source: US Census Bureau 2010 Decennial Census.

Change in Population 2000-2010  
By Age Group and Gender in '000s



Data Source: US Census Bureau Decennial Census 2000, 2010.

Total Population and Percent of Foreign Born Population 1940 - 2010



Source: U.S.Census Decennial Census, 1940 - 2010; American Community Survey 2005 - 2009.

## Demographic & Social Characteristics (Cont'd)

### Miami-Dade Foreign Born Population

	2000	2005	2010
Total population	2,253,362	2,329,187	2,505,379
Foreign born	1,147,765	1,170,597	1,302,205
% of Total Population	50.9%	50.3%	52.0%

Data Source: US Census Bureau Decennial Census, American Community Survey.

### Miami-Dade Hispanic or Latino Population

	Population	Perct.
Total population	2,496,435	100.0%
Hispanic or Latino (of any race)	1,623,859	65.0%
Mexican	51,736	2.1%
Puerto Rican	92,358	3.7%
Cuban	856,007	34.3%
Other Hispanic or Latino	623,758	25.0%
Not Hispanic or Latino	872,576	35.0%

### Hispanic or Latino & Race

	Population	Perct.
Total population	2,496,435	100.0%
Hispanic or Latino	1,623,859	65.0%
White	1,458,336	58.4%
Black or African American	47,326	1.9%
American Indian & Alaska Native	2,986	0.1%
Asian	1,828	0.1%
Native Hawaiian/Other Pacific Islander	207	0.0%
Some Other Race	74,398	3.0%
Two or More Races	38,778	1.6%

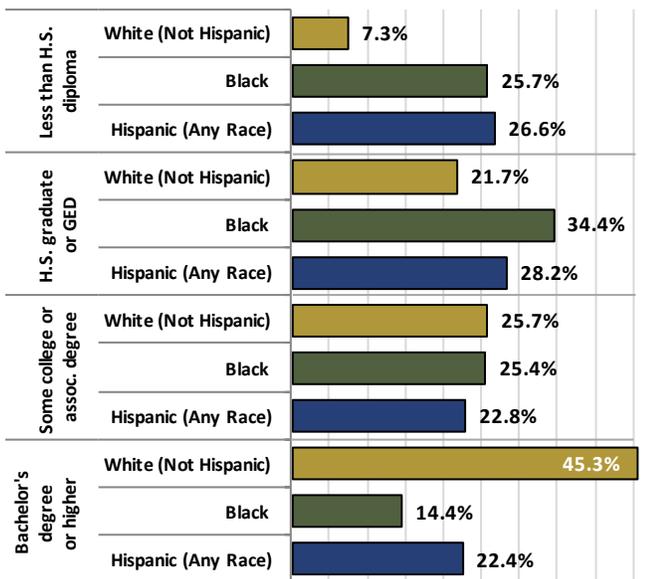
Source: US Census Bureau 2010 Decennial Census.

### Miami-Dade Household & Family Types

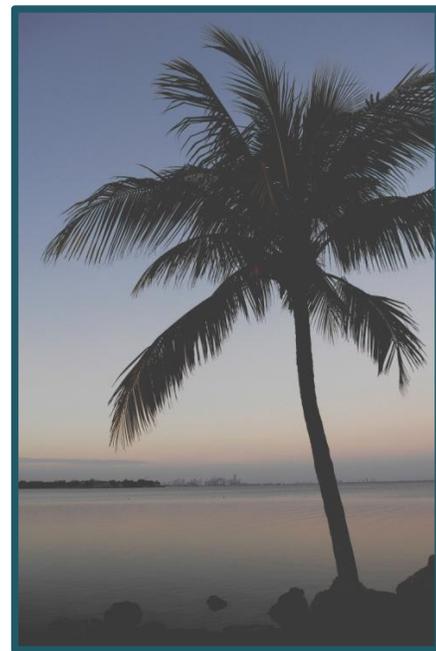
	Population	Perct.
<b>Households</b>		
Total households	867,352	100%
Family households	602,911	69.5%
Nonfamily households	264,441	30.5%
Average household size	2.83	-
Average family size	3.33	-
<b>Families</b>		
Families	602,911	100%
With related children under 18 yrs	308,224	51.1%
With own children under 18 yrs	265,522	44.0%
Husband-wife families	380,241	100%
With related children under 18 yrs	183,583	48.3%
With own children under 18 yrs	165,530	43.5%
Male householder, no wife	59,733	37%
With related children under 18 yrs	28,662	17.6%
With own children under 18 yrs	22,851	14.0%
Female householder, no husband	162,937	100%
With related children under 18 yrs	95,979	58.9%
With own children under 18 yrs	77,141	47.3%

Source: US Census Bureau 2010 Decennial Census.

### Educational Attainment by Race or Ethnicity



Data Source: American Community Survey, 2010



## Housing & Real Estate Characteristics

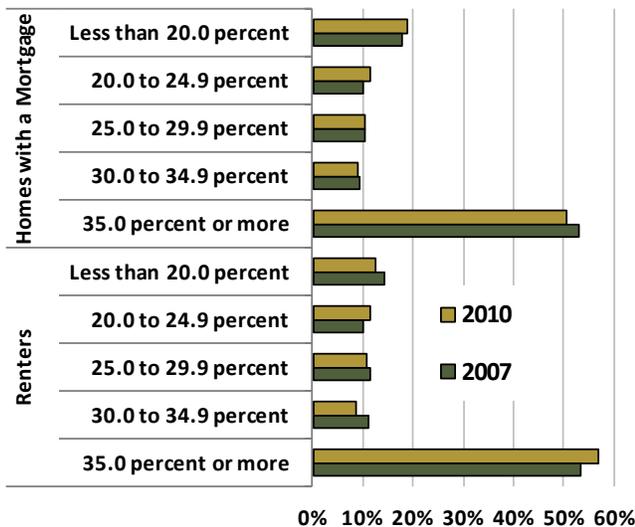
### Housing Unit Distribution & Value of Owner-Occupied Units

		2010			
Total Housing Units	989,439	Owner Occupied Units		461,464	
Occupied units	809,689	82%	Less than \$100k	68,276	15%
Owner-occupied	461,464	57%	\$100k to \$149.9k	69,548	15%
Renter-occupied	348,225	43%	\$150k to \$199.9k	84,157	18%
Vacant units	179,750	18%	\$200k to \$299.9k	113,624	25%
			\$300k to \$499.9k	78,650	17%
			\$500k to \$999.9k	32,075	7%
Owner vacancy rate	4.6%		\$1,000k or more	15,134	3%
Rental vacancy rate	9.7%		Median (dollars)	\$207,100	

Note: Owner and renter vacancy rates are a percentage of owner and renter specified units and not all housing units. Source: 2010 American Community Survey.



### Housing Cost Burden by Tenure



Data Source: ACS 1 Year Survey, 2006-2010.

### Miami-Dade County Realtor Sales & Median Price

	Single Family Homes		Condominiums	
	Average Sales/Mo	Median Price	Average Sales/Mo	Median Price
2006	724	\$375,125	819	\$259,083
2007	441	\$377,842	481	\$271,983
2008	365	\$287,258	382	\$239,367
2009	557	\$195,300	571	\$142,500
2010	596	\$193,400	771	\$125,788
2011	826	\$171,783	1,251	\$114,067

Source: Florida Association of Realtors.

### Selected Monthly Housing Costs\* for Owners & Renters

	2010		2005	
<b>Units with a mortgage</b>	<b>321,386</b>	<b>321,386</b>	<b>359,180</b>	<b>359,180</b>
Less than \$300	61	0.0%	437	0.1%
\$300 to \$499	2,719	0.8%	5,332	1.5%
\$500 to \$699	9,331	2.9%	15,146	4.2%
\$700 to \$999	28,792	9.0%	46,572	13.0%
\$1,000 to \$1,499	76,232	23.7%	113,300	31.5%
\$1,500 to \$1,999	73,995	23.0%	80,973	22.5%
\$2,000 or more	130,256	40.5%	97,420	27.1%
<b>Median (dollars)</b>	<b>1,779</b>		<b>1,494</b>	
<b>Units paying rent</b>	<b>334,497</b>	<b>321,386</b>	<b>338,159</b>	<b>338,159</b>
Less than \$200	12,181	3.8%	14,625	4.3%
\$200 to \$299	12,181	3.8%	10,907	3.2%
\$300 to \$499	13,616	4.2%	24,048	7.1%
\$500 to \$749	44,770	13.9%	81,024	24.0%
\$750 to \$999	85,588	26.6%	115,170	34.1%
\$1,000 to \$1,499	115,032	35.8%	69,493	20.6%
\$1,500 or more	51,129	15.9%	22,076	6.5%
<b>Median (dollars)</b>	<b>997</b>		<b>816</b>	

Source: US Census Bureau American Community Survey 1 Year Survey, 2010

\* Selected monthly owner costs include mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees.

### Selected Monthly Housing Costs as a Percentage of Household Income

	2010		2005	
<b>Units with a mortgage</b>	<b>317,943</b>	<b>317,943</b>	<b>359,180</b>	<b>359,180</b>
Less than 20%	60,083	18.9%	77,951	21.7%
20 to 35%	97,142	30.6%	118,297	32.9%
35% or more	160,718	50.5%	160,333	44.6%
<b>Units paying rent</b>	<b>324,868</b>	<b>321,386</b>	<b>327,875</b>	<b>321,386</b>
Less than 15%	18,214	5.7%	22,251	6.9%
15 to 35%	122,054	38.0%	132,552	41.2%
35.0% or more	184,600	57.4%	173,072	53.9%

Source: US Census Bureau American Community Survey 1 Year Survey, 2010

## Housing & Real Estate Characteristics

Case-Shiller Home Price Indices by Price Tiers (Jan 2000 = 100)

Miami-Ft Lauderdale MSA*:	Nov-11	Oct-11	Nov-10	% Chg from Oct-11	% Chg from Nov-10
<b>Low Tier (&lt; \$137,917)</b>	115.07	118.08	124.6	-2.5%	-7.6%
<b>Middle Tier</b>	131.56	131.52	138.32	0.0%	-4.9%
<b>High Tier (&gt; \$242,968)</b>	141.01	142.14	144.49	-0.8%	-2.4%
<b>Aggregate (Overall Market)</b>	135.92	137.05	142.22	-0.8%	-4.4%
<b>20 MSA Composite</b>	137.52	138.49	142.76	-0.7%	-3.7%

Miami-Ft Lauderdale MSA:	Low Tier	Mid Tier	High Tier	Aggregate	
<b>Minimum Price</b>	115.07	131.52	141.01	135.92	
<b>When it Occurred</b>	<b>Nov-11</b>	<b>Oct-11</b>	<b>Nov-11</b>	<b>Nov-11</b>	
<b>Maximum Price</b>	341.01	292.58	259.0	280.17	
<b>When it Occurred</b>	<b>Mar-07</b>	<b>Feb-07</b>	<b>May-06</b>	<b>May-06</b>	
<b>To Now:</b>	<b>from Min</b>	0.0%	0.0%	0.0%	0.0%
	<b>from Max</b>	-66.3%	-55.0%	-45.6%	-51.5%

Data Source: Standard & Poors.

\* The Miami Fort Lauderdale MSA includes Miami-Dade, Broward and Palm Beach Counties.

### Miami-Dade Commercial Property Overview

		2010: 1Q	2010: 2Q	2010: 3Q	2010: 4Q	2011: 1Q	2011: 2Q	2011: 3Q	2011: 4Q
<b>Office Market</b>	Number of Buildings	4,350	4,352	4,355	4,350	4,347	4,341	4,339	4,333
	Rentable Building Area (SF in '000s)	98,249	99,020	99,208	99,020	98,998	99,183	99,645	99,605
	Vacancy Rate	14.3%	14.7%	14.8%	14.6%	14.4%	14.7%	14.9%	14.3%
	Available Space (SF in '000s)	15,999	16,607	17,015	16,799	16,278	16,272	16,669	16,292
	Available %	16.3%	16.8%	17.2%	17.0%	16.4%	16.4%	16.7%	16.4%
	Net Absorption	20,717	296,739	29,148	100,445	125,786	-91,742	129,505	624,613
	Office Total Average Rate (fs)	30.08	29.87	29.68	29.18	29.11	28.98	28.73	28.69
<b>Retail Market - Shopping Centers</b>	Number of Buildings	2,016	2,016	2,016	2,016	2,016	2,018	2,019	2,021
	Rentable Building Area (SF in '000s)	65,412	65,412	65,412	65,412	65,412	65,481	65,495	65,554
	Vacancy Rate	5.8%	5.6%	5.5%	5.5%	5.3%	5.2%	5.1%	4.7%
	Available Space (SF in '000s)	4,341	4,330	4,290	4,326	4,284	4,380	4,329	4,340
	Available %	6.6%	6.6%	6.6%	6.6%	6.5%	6.7%	6.6%	6.6%
	Net Absorption	58,357	127,457	85,505	-8,814	142,748	103,604	115,906	277,424
	Retail Total Average Rate (nnn)	24.12	24.53	23.99	23.65	23.54	23.85	24.95	25.42
<b>Retail Market - Not in Centers</b>	Number of Buildings	7,423	7,426	7,428	7,426	7,423	7,410	7,398	7,393
	Rentable Building Area (SF in '000s)	58,320	58,359	58,370	58,361	58,329	58,239	58,203	58,191
	Vacancy Rate	4.0%	3.9%	3.9%	3.8%	3.9%	3.8%	3.5%	3.4%
	Available Space (SF in '000s)	3,057	2,912	2,914	2,860	2,840	2,868	2,868	2,794
	Available %	5.2%	5.0%	5.0%	4.9%	4.9%	4.9%	4.9%	4.8%
	Net Absorption	2,602	107,731	-27,028	81,182	-74,032	-42,545	136,848	54,636
	Retail Total Average Rate (nnn)	24.61	24.53	24.85	23.83	23.12	24.43	24.45	24.37
<b>Industrial Market</b>	Number of Buildings	9,081	9,082	9,076	9,073	9,074	9,073	9,062	9,058
	Rentable Building Area (SF in '000s)	244,014	244,226	244,115	244,037	244,046	243,849	243,897	243,844
	Vacancy Rate	9.4%	9.2%	8.6%	8.4%	8.1%	8.0%	7.8%	7.5%
	Available Space (SF in '000s)	30,389	30,536	29,736	29,432	28,771	28,438	27,440	26,293
	Available %	12.5%	12.5%	12.2%	12.1%	11.8%	11.7%	11.3%	10.8%
	Net Absorption	510,640	762,710	1,258,815	483,649	729,481	(25,301)	539,098	731,186
	Industrial Total Avg Rate (nnn)	7.79	7.97	7.67	7.76	7.49	7.69	7.73	8.19

Data Source: CoStar Group

