

Table 1. Labor Force and Employment in the Port St. Lucie HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															December 2014	December 2015
Labor force	143.8	149.8	154.4	159.6	166.5	177.6	184.7	188.8	188.2	186.6	195.3	195.5	196.4	197.1	200.3	198.5
Resident employment	136.4	140.9	143.8	149.6	156.6	169.6	177.4	178.7	172.5	163.1	170.4	172.6	176.6	179.2	185.6	186.7
Unemployment	7.4	8.9	10.5	10.0	10.0	8.0	7.3	10.1	15.7	23.5	24.9	22.9	19.9	17.9	14.7	11.8
Unemployment rate (%)	5.1	6.0	6.8	6.3	6.0	4.5	3.9	5.3	8.3	12.6	12.7	11.7	10.1	9.1	7.3	6.0
Total nonfarm payroll jobs	102.6	106.0	109.2	113.5	120.8	129.1	134.8	135.2	129.3	121.7	121.6	122.0	124.1	126.0	131.3	135.6
Goods-producing sectors	15.8	16.3	16.7	18.0	19.4	21.7	22.9	20.3	17.1	13.4	12.7	11.9	12.4	13.1	14.1	14.0
Mining, logging, & construction	10.0	10.5	10.9	11.9	13.0	15.1	16.0	13.8	11.4	8.5	7.8	7.0	7.2	7.5	8.1	8.3
Manufacturing	5.8	5.9	5.8	6.1	6.4	6.7	6.9	6.4	5.8	4.9	4.8	4.9	5.2	5.6	6.0	5.7
Service-providing sectors	86.9	89.7	92.5	95.5	101.4	107.4	111.9	114.9	112.2	108.3	109.0	110.0	111.7	112.9	117.3	121.5
Trade	19.1	20.3	21.5	22.8	24.2	26.1	27.1	26.9	25.6	24.0	24.2	24.3	24.6	24.0	25.0	25.8
Wholesale trade	3.1	4.0	4.6	5.1	5.3	5.9	6.8	6.5	6.2	6.1	5.9	5.6	5.6	5.0	5.0	4.8
Retail trade	16.0	16.3	16.9	17.7	18.9	20.2	20.3	20.4	19.4	17.9	18.3	18.7	19.0	19.0	20.0	20.9
Transportation & utilities	3.1	3.1	3.0	2.8	3.3	4.0	4.2	4.1	4.0	3.9	4.0	3.9	3.9	3.9	4.1	4.2
Information	1.8	1.8	1.8	1.7	1.7	1.6	1.7	1.7	1.6	1.4	1.4	1.5	1.5	1.3	1.4	1.4
Financial activities	4.9	5.1	5.4	5.9	6.5	7.1	7.4	7.1	6.3	5.7	5.6	5.5	5.2	5.3	5.3	5.3
Professional & business services	10.4	10.5	11.0	11.4	12.8	13.7	13.8	14.2	13.6	12.3	12.2	13.2	14.0	14.6	16.0	16.7
Education & health services	15.1	15.0	15.3	15.9	16.7	17.1	17.8	18.8	19.2	19.9	20.5	21.1	21.3	21.9	23.0	24.3
Leisure & hospitality	11.1	12.2	12.7	12.4	13.1	13.5	14.4	15.4	14.9	14.4	14.8	15.0	15.6	16.2	16.9	17.6
Other services	5.6	5.6	5.6	5.8	6.2	6.5	6.9	7.1	7.0	6.8	6.9	6.6	6.6	6.7	7.1	7.6
Government	15.8	16.1	16.3	16.8	17.0	17.7	18.6	19.7	19.9	19.7	19.5	18.9	19.1	18.8	18.7	18.7
Federal	1.0	0.9	0.9	0.9	0.9	0.9	0.9	1.0	1.0	1.1	1.3	1.0	1.0	1.0	1.0	1.0
State	2.7	2.7	2.7	2.5	2.3	2.3	2.2	2.2	2.3	2.3	2.4	2.3	2.2	2.0	2.0	2.1
Local	12.1	12.6	12.7	13.4	13.9	14.5	15.4	16.5	16.6	16.3	15.8	15.6	16.0	15.8	15.6	15.6

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through December 2015.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Port St. Lucie HMA, 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Port St. Lucie HMA	321,237	424,677	440,000	450,900	10,350	2.8	2,675	0.6	3,625	0.8
Households										
Port St. Lucie HMA	132,221	172,422	184,750	192,300	4,025	2.7	2,150	1.2	2,525	1.3

Notes: Rates of change are calculated on a compound basis. The current date is January 1, 2016. The forecast date is January 1, 2019.

Sources: 2000 and 2010—Bureau of Economic and Business Research; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Port St. Lucie HMA, 2000, 2010, and Current

	Port St. Lucie HMA		
	2000	2010	Current
Total housing inventory	156,733	215,160	220,100
Occupied units	132,221	172,422	184,750
Owner-occupied	104,166	129,962	132,600
%	78.8	75.4	71.8
Renter-occupied	28,055	42,460	52,150
%	21.2	24.6	28.2
Vacant units	24,512	42,738	35,350
Available units	5,905	13,069	8,350
For sale	2,477	5,753	2,975
Rate (%)	2.3	4.2	2.2
For rent	3,428	7,316	5,375
Rate (%)	10.9	14.7	9.3
Other vacant	18,607	29,669	27,000

Notes: Numbers may not add to totals because of rounding. The current date is January 1, 2015.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Port St. Lucie HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															December 2014	December 2015
Port St. Lucie HMA																
Total	3,635	4,387	6,096	9,845	10,620	10,844	6,440	2,542	1,253	567	620	592	635	1,365	1,395	1,417
Single-family	2,745	3,093	4,744	8,195	8,856	9,112	5,572	2,008	858	360	432	471	578	1,061	1,049	1,097
Multifamily	890	1,294	1,352	1,650	1,764	1,732	868	534	395	207	188	121	57	304	346	320

Notes: Numbers may not add to totals because of rounding. Current includes data through December 2015.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Port St. Lucie HMA, 1999, 2009, and 2014

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income	47,500	59,600	56,900	2.3	- 0.9
Median household income	38,724	46,186	47,483	1.8	0.6

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2014 median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data