MIAMI DDA
DOWNTOWN DEVELOPMENT AUTHORITY

Downtown Miami Population

2014 Demographics Report

Applied Research & Analytics Department

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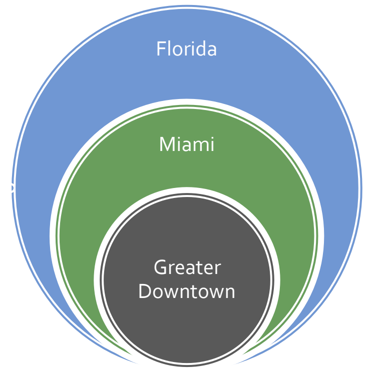
Executive Summary



Miami is the most unique community in the State of Florida. Beginning in 2005, Greater Downtown began to emerge as a live, work, and play destination. Looking toward the City of Miami from the waters of Biscayne Bay, Downtown Miami arches over the waterway reaching toward the sky. Numerous developments have carved a remarkable skyline in a few short years puncutating the surrounding monotonous low-density development. The Miami Downtown Development Authority presides over this dynamic urban center with its mission to grow, strengthen, and promote the economic health and vitality of Downtown Miami. The following summarizes briefly the contents of the report.

▲ POPULATION

Since 2000, the population of Downtown Miami has increased dramatically.

- Population Estimate 2014: 80,750
- % Increase from 2000 Census: 99.6%
- Population Projection 2019: 92,519

Downtown Miami has become a dense, urban neighborhood with a large daily influx of workers and visitors.

- Density: 21,250 people per square mile
- Daytime Population: 222,000

The population of Downtown Miami represents a large number of young, educated, working professionals.

- Population Age 25-44 Estimate 2014: 36,931
- % Population Age 25-44: 46%
- % Population Age 25+ with a College Degree: 58%

▲ HOUSEHOLDS

Since 2000, the number of households in Downtown Miami has more than doubled.

- Households Estimate 2014: 41,773
- % Increase from 2000 Census: 133.8%
- Households with Families: 15,790
- Households with Families with Children: 8,442

▲ MIGRATION

Miami continues to attract a large number of in-migrants from across the country and world.

- Miami-Dade County Annual Domestic In-Migrants 2012: 62,518
- % Miami-Dade County Population Foreign-Born 2012: 51.2%

▲ INCOME

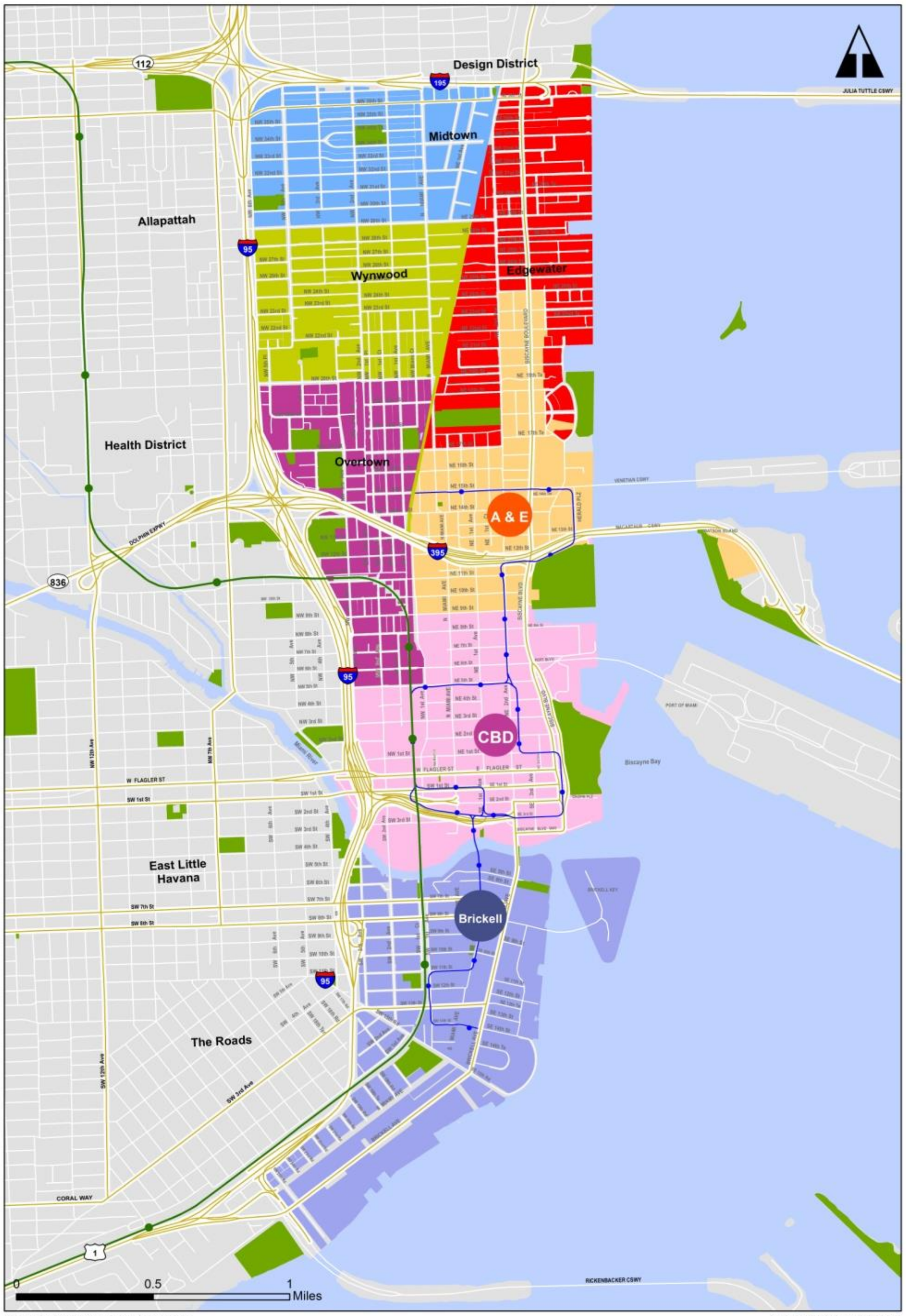
Income levels in Downtown Miami significantly exceed those of the City of Miami and Miami-Dade County.

- 2014 Per Capita Income Estimate: $49,802
- 2014 Median Household Income Estimate: $65,311

CONTENTS

Greater Downtown

Greater Downtown constitutes an area about 3.8 square miles in size, well-situated between Interstate 95 on the west and Biscayne Bay on the east, the Julia Tuttle Causeway on the north and the Rickenbacker Causeway on the south. The urban core of Greater Downtown represents the Miami Downtown Development Authority (DDA), and constitutes three neighborhoods: the financial center of Brickell, the Central Business District (CBD), and the Arts & Entertainment District. The rest of Greater Downtown is made up of the neighborhoods of Wynwood and Edgewater, as well as historic Overtown.



Disclaimer: This product is for reference purposes only and is not to be construed as a legal document or survey instrument.

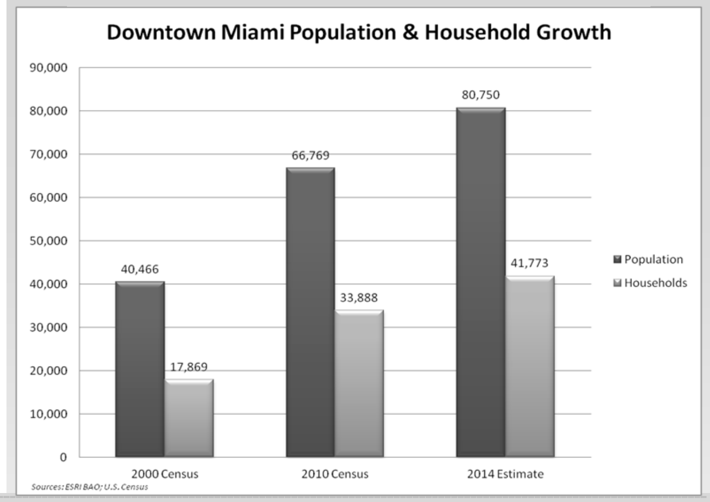
Source: Miami-Dade County ITD, Miami DDA
Updated April 1, 2014

Downtown Miami
Residential Neighborhoods

Population and Household Growth

Population

Downtown Miami's population is growing at a particularly rapid pace. Since 2000, the population has doubled from 40,466 to 80,750. The heaviest growth has been within the urban core. Brickell recorded a 151.8% increase in population between 2000 and 2014 from 12,904 to 32,489 people. The CBD has grown tremendously as a residential neighborhood, with its population almost tripling from 4,901 to 14,358, an increase of 193.0% since 2000. The Arts & Entertainment District also more than doubled its population, growing from 4,342 to 11,622 people, an increase of 167.7%. Meanwhile, the fastest growth was in the CBD, which maintained an average annual growth rate of 8.0% compared to a 5.1% figure for Greater Downtown.



Population Trends in Greater Downtown

AREA	2000 CENSUS	2010 CENSUS	2014 ESTIMATE	2019 PROJECTION
BRICKELL	12,904	26,472	32,489	37,087
CBD	4,901	11,108	14,358	17,228
ARTS & ENTERTAINMENT	4,432	9,079	11,622	13,858
WYNWOOD/EDGEWATER	11,319	13,374	15,434	17,204
OVERTOWN	7,000	6,736	6,847	7,142
GREATER DOWNTOWN	**40,466**	**66,769**	**80,750**	**92,519**

AREA	2000-2010		2010-2014		2014-2019	
	% Change	Avg. Annual Growth	% Change	Avg. Annual Growth	% Change	Avg. Annual Growth
BRICKELL	105.1%	10.5%	22.7%	5.7%	14.2%	2.8%
CBD	126.6%	12.7%	29.3%	7.3%	20.0%	4.0%
ARTS & ENTERTAINMENT	109.1%	10.9%	28.0%	7.0%	19.2%	3.8%
WYNWOOD/EDGEWATER	18.2%	1.8%	15.4%	3.9%	11.5%	2.3%
OVERTOWN	-3.8%	-0.4%	1.6%	0.4%	4.3%	0.9%
GREATER DOWNTOWN	**65.0%**	**6.5%**	**20.9%**	**5.2%**	**14.6%**	**2.9%**

Sources: ESRI BAO; Miami DDA

Households

The number of households in Greater Downtown more than doubled from 17,869 in 2000 to 41,773 in 2014, a 133.8% increase. Following population trends, the strongest growth in households has been in the urban core. Brickell gained the greatest number of households, increasing from 7,107 to 18,338 households between 2000 and 2014. Meanwhile, the number of households in the Arts & Entertainment District more than tripled from 2,151 to 6,725 between 2000 and 2014 and the number of households in the CBD more than quadrupled from 1,712 to 7,482. The fastest growth in households occurred in the CBD, with a 24.1% average annual growth rate.

Household Trends in Greater Downtown

AREA	2000 CENSUS	2010 CENSUS	2014 ESTIMATE	2019 ESTIMATE
BRICKELL	7,107	14,945	18,338	20,979
CBD	1,712	5,393	7,482	9,189
ARTS AND ENTERTAINMENT	2,151	5,248	6,725	8,052
WYNWOOD/EDGEWATER	4,425	5,842	6,756	7,564
OVERTOWN	2,474	2,460	2,472	2,574
GREATER DOWNTOWN	**17,869**	**33,888**	**41,773**	**48,358**

AREA	2000-2010		2010-2014		2014-2019	
	% Change	Avg. Annual Growth	% Change	Avg. Annual Growth	% Change	Avg. Annual Growth
BRICKELL	110.3%	11.0%	22.7%	5.7%	14.4%	2.9%
CBD	215.0%	21.5%	38.7%	9.7%	22.8%	4.6%
ARTS & ENTERTAINMENT	144.0%	14.4%	28.1%	7.0%	19.7%	3.9%
WYNWOOD/EDGEWATER	32.0%	3.2%	15.6%	3.9%	12.0%	2.4%
OVERTOWN	-0.6%	-0.1%	0.5%	0.1%	4.1%	0.8%
GREATER DOWNTOWN	**89.6%**	**9.0%**	**23.3%**	**5.8%**	**15.8%**	**3.2%**

Sources: ESRI BAO; Miami DDA

Greater Downtown is growing at a much faster rate than the City of Miami. Between 2000 and 2014, Greater Downtown's population grew 7.1% annually, compared to 1.2% for the City of Miami. During the same time, the number of households in Greater Downtown increased by 9.6% annually, compared to 1.9% for the City of Miami. As a result, Greater Downtown continues to represent an increasing proportion of the City of Miami's population and households. In 2000, Greater Downtown represented 11% of the City of Miami's population, a figure that has increased to 19% today. Meanwhile, households in Greater Downtown have risen from 13% of the City of Miami's total number of households to 25% today.

Population and Household Trends in the City of Miami

YEAR	POPULATION			HOUSEHOLDS		
	#	% Change	Avg. Annual Growth	#	% Change	Avg. Annual Growth
2000 CENSUS	361,797			134,094		
2010 CENSUS	399,457	10.4%	1.0%	158,317	18.1%	1.8%
2014 ESTIMATE	423,747	6.1%	1.5%	169,378	7.0%	1.7%

Sources: ESRI BAO; Miami DDA

Recent Growth

Despite the global economic slowdown and concurrent effects on economic mobility, population growth in Downtown Miami has been steady. However, growth has occurred at a slightly slower pace than before the recession due to the slowdown in new residential development. Between 2010 and 2014, the population of Greater Downtown increased by 13,981 with an average annual growth of 4.9%, compared to 5.1% from 2000 to 2010. With the exception of Wynwood/Edgewater, all Downtown neighborhoods saw slower average annual growth between 2010 and 2014 than between 2000 and 2010. However, average annual growth across Greater Downtown remained at least two percentage points higher than for the City of Miami as a whole, which saw 1.5% average annual growth from 2010 to 2014.

Household growth in Greater Downtown has remained strong at 5.8% average annual growth, more than four percentage points higher than the City of Miami. The most significant growth continues to occur within the urban core, with Brickell, the CBD, and the Arts & Entertainment district all recording over 5.0% annual growth during this period. Together, these three neighborhoods represent 78% of all households in Greater Downtown.

Population and household growth has largely been absorbed into housing units that were completed in the previous residential real estate cycle that ended in 2010. Only two projects have been completed since that cycle, yet strong population and household growth continues to occur in Greater Downtown[1]. These trends indicate that vacancies are being filled in the existing inventory. As these units approach maximum occupancy, the demand for additional residential real estate has been spurred and new construction has commenced to allow for future growth.

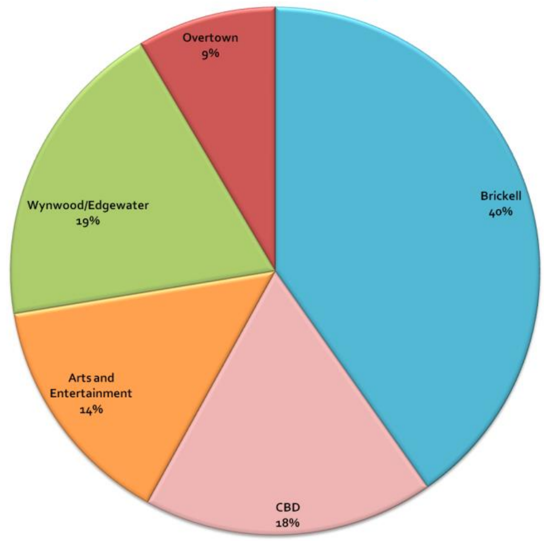
[1] *Greater Downtown Miami Residential Real Estate Market Study by Integra Realty Resources*

Population and Household Characteristics

Population Distribution

By 2014, Brickell represented 40% of the population of Greater Downtown, compared to 32% in 2000. Meanwhile, the CBD and the Arts & Entertainment District grew in proportion from 12% to 18% and 11% to 14% of Downtown's population, respectively. Wynwood/Edgewater declined from 28% of the population to 19% during this same period, though still registered an increase of 4,115 people, a change of 36.4% from its 2000 population.

Population Distribution of Greater Downtown 2014



Household Size

As growth in households has outpaced population growth in Greater Downtown, the size of resident households has decreased. The average household size in Greater Downtown has decreased from 2.26 persons per household in 2000 to 1.93 persons today. The sharpest decrease was in the CBD, dropping from 2.86 persons per household in 2000 to 1.92 persons today. These trends reflect a significant change in the population composition of Greater Downtown.

Household Size in Greater Downtown

	2000 Census	2010 Census	2014 Estimate
Brickell	1.71	1.73	1.73
CBD	2.86	2.06	1.92
Arts and Entertainment	2.02	1.73	1.73
Wynwood/Edgewater	2.56	2.29	2.28
Overtown	2.83	2.74	2.77
Greater Downtown	2.26	1.97	1.93

Sources: ESRI BAO; U.S. Census

Household Composition

The composition of households in Greater Downtown has changed significantly as well. In 2014, families constituted only 37.8% of households, down from 44.8% in 2000. This is in contrast to the City of Miami and Miami-Dade County, where families constituted 55.8% and 69.0% of households, respectively. These trends mirror the decrease in average household sizes across Greater Downtown in recent years. Approximately half of all families, representing 8,442 households, were families with children.

Household Composition	Greater Downtown		DDA		City of Miami		Miami-Dade County	
	Families	Non-Families	Families	Non-Families	Families	Non-Families	Families	Non-Families
2000 Census	44.8%	55.2%	36.6%	63.4%	62.0%	38.0%	70.6%	29.4%
2010 Census	38.6%	61.4%	33.2%	66.8%	56.9%	43.1%	69.5%	30.5%
2014 Estimate	37.8%	62.2%	33.0%	67.0%	55.8%	44.2%	69.0%	31.0%

Sources: ESRI BAO; Synergos PopStats; Miami DDA

Age Composition

Greater Downtown

The age composition of Greater Downtown reflects the continuing influx of young, working-age professionals. In 2014, there were 36,931 residents between the ages of 25 and 44, representing about 46% of the population. Only about 15% of the population was under the age of 20. The median age of the population was 34.7 years.

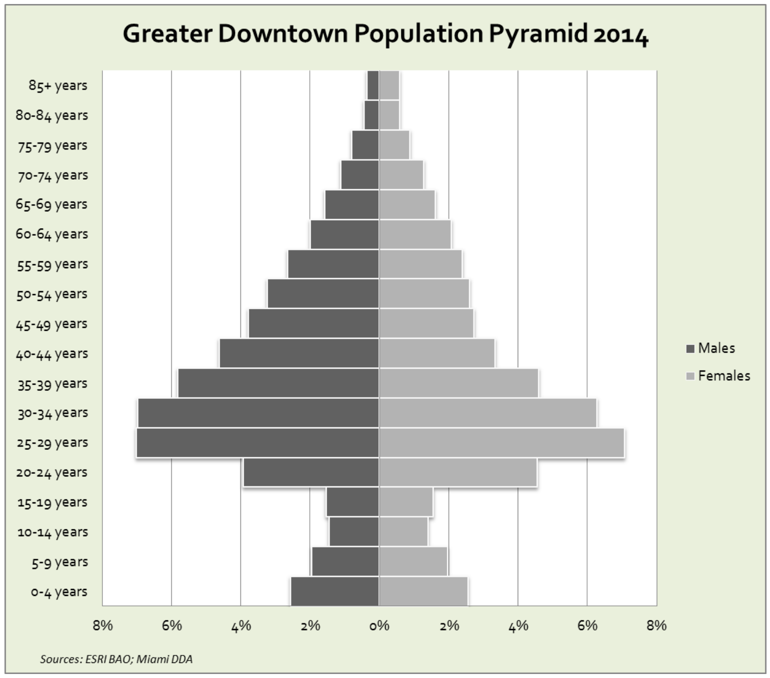
COHORTS

LARGEST

People 25-29 years of age represented the largest cohort among males and females in Greater Downtown.

CHILDREN

The population of children ages 0-9 has increased by 28% since 2010.



Greater Downtown Population Profile 2014

	Males	Females	Total	% Male	% Female
85+ years	290	464	754	0.36%	0.57%
80-84 years	362	479	841	0.45%	0.59%
75-79 years	654	707	1,361	0.81%	0.88%
70-74 years	909	1,026	1,935	1.13%	1.27%
65-69 years	1,283	1,305	2,588	1.59%	1.62%
60-64 years	1,621	1,683	3,304	2.01%	2.08%
55-59 years	2,138	1,926	4,064	2.65%	2.39%
50-54 years	2,620	2,108	4,728	3.24%	2.61%
45-49 years	3,060	2,209	5,269	3.79%	2.74%
40-44 years	3,733	2,698	6,431	4.62%	3.34%
35-39 years	4,707	3,711	8,418	5.83%	4.60%
30-34 years	5,638	5,075	10,713	6.98%	6.28%
25-29 years	5,661	5,708	11,369	7.01%	7.07%
20-24 years	3,179	3,682	6,861	3.94%	4.56%
15-19 years	1,248	1,251	2,499	1.55%	1.55%
10-14 years	1,165	1,140	2,305	1.44%	1.41%
5-9 years	1,583	1,592	3,175	1.96%	1.97%
0-4 years	2,067	2,068	4,135	2.56%	2.56%
Total	41,918	38,832	80,750	51.91%	48.09%

Sources: ESRI BAO; Synergos PopStats; Miami DDA

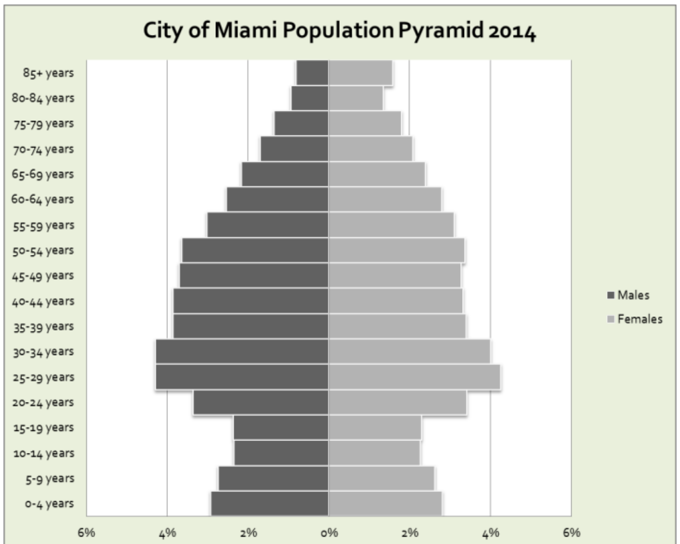
INTERESTING FACT

EDUCATION

The population of Greater Downtown is highly educated. According to the 2012 5-year ACS, about 56% of the population ages 25-44 have at least a Bachelor's. Approximately 25% have a Graduate or Professional degree.

City and County

Compared to Greater Downtown, the populations of the City of Miami and Miami-Dade County exhibit a slightly lower percentage of working-age residents and a higher percentage of children. About 38% of the City of Miami's population was between the ages of 25 and 44. About 20% of the city's population was under the age of 20. Meanwhile, approximately 35% of the population of Miami-Dade County was between the ages of 25 and 44, with 24% under the age of 20.



Sources: ESRI BAO; Miami DDA

City of Miami Population Profile 2014

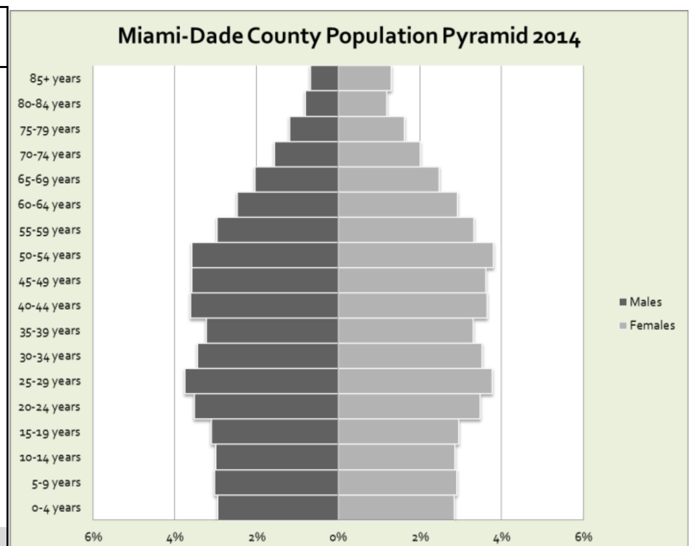
	Males	Females	Total	% Male	% Female
85+ years	3,450	6,670	10,120	0.81%	1.57%
80-84 years	3,970	5,725	9,695	0.94%	1.35%
75-79 years	5,716	7,604	13,320	1.35%	1.79%
70-74 years	7,212	8,792	16,004	1.70%	2.07%
65-69 years	9,167	10,139	19,306	2.16%	2.39%
60-64 years	10,736	11,837	22,573	2.53%	2.79%
55-59 years	12,765	13,168	25,933	3.01%	3.11%
50-54 years	15,400	14,298	29,698	3.63%	3.37%
45-49 years	15,682	13,854	29,536	3.70%	3.27%
40-44 years	16,336	14,095	30,431	3.86%	3.33%
35-39 years	16,376	14,422	30,798	3.86%	3.40%
30-34 years	18,157	16,951	35,108	4.28%	4.00%
25-29 years	18,179	18,013	36,192	4.29%	4.25%
20-24 years	14,225	14,474	28,699	3.36%	3.42%
15-19 years	10,056	9,709	19,765	2.37%	2.29%
10-14 years	9,940	9,603	19,543	2.35%	2.27%
5-9 years	11,588	11,140	22,728	2.73%	2.63%
0-4 years	12,425	11,870	24,295	2.93%	2.80%
Total	211,380	212,364	423,744	49.88%	50.12%

Sources: ESRI BAO; Synergos PopStats; Miami DDA

Miami-Dade County Population Profile 2014

	Males	Females	Total	% Male	% Female
85+ years	17,586	33,559	51,145	0.68%	1.30%
80-84 years	20,701	30,909	51,610	0.80%	1.20%
75-79 years	30,560	41,697	72,257	1.18%	1.62%
70-74 years	40,197	51,739	91,936	1.56%	2.00%
65-69 years	52,510	63,616	116,126	2.03%	2.46%
60-64 years	63,957	75,368	139,325	2.48%	2.92%
55-59 years	76,555	85,769	162,324	2.97%	3.32%
50-54 years	92,438	97,966	190,404	3.58%	3.79%
45-49 years	92,576	93,364	185,940	3.59%	3.62%
40-44 years	93,199	93,957	187,156	3.61%	3.64%
35-39 years	83,264	85,497	168,761	3.23%	3.31%
30-34 years	88,937	90,801	179,738	3.45%	3.52%
25-29 years	96,829	97,403	194,232	3.75%	3.77%
20-24 years	90,837	89,637	180,474	3.52%	3.47%
15-19 years	80,252	76,127	156,379	3.11%	2.95%
10-14 years	77,482	73,863	151,345	3.00%	2.86%
5-9 years	77,996	74,894	152,890	3.02%	2.90%
0-4 years	76,319	73,262	149,581	2.96%	2.84%
Total	1,252,195	1,329,428	2,581,623	48.50%	51.50%

Sources: ESRI BAO; Synergos PopStats; Miami DDA



Sources: ESRI BAO; Miami DDA

Migration

Miami continues to appeal to migrants from across the State and country as an attractive place to live and work. In total, 62,518 people moved to Miami-Dade County from elsewhere in the United States in 2012[2]. About half of them came from elsewhere in the State of Florida, with 12,502 coming from elsewhere in the Miami Metropolitan Statistical Area (MSA). The largest source of out-of-state in-migrants was the New York MSA. In total, 7,134 people moved into Miami-Dade County from the New York MSA in 2012, representing about 11.4% of all in-migrants.

Top 20 Sources of In-Migrants to Miami-Dade County

State	County	# of Annual In-Migrants
Florida	Broward County	10,302
Florida	Palm Beach County	2,200
New York	New York County	1,763
Florida	Orange County	1,629
Florida	Hillsborough County	1,400
New York	Kings County	1,229
Florida	Lee County	1,016
Florida	Monroe County	912
Florida	Alachua County	760
Florida	Leon County	743
New Jersey	Passaic County	657
Nevada	Clark County	600
Florida	Pinellas County	568
Florida	Polk County	551
California	Los Angeles County	550
Florida	St. Lucie County	530
Alaska	Anchorage Municipality	514
Florida	Martin County	501
Florida	Volusia County	500
New York	Queens County	495

Sources: 2008-2012 ACS; U.S. Census Bureau; Miami DDA

INTERESTING FACTS

NET MIGRATION

According to the 2008-2012 ACS, there were a total of 32,058 net migrants out of Miami-Dade County in 2012. About 30% of all out-migrants settled elsewhere in the Miami MSA.

FOREIGN-BORN

These numbers do not take into account international migration. A large portion of Miami-Dade County's population is foreign born, estimated at over 50% according to the U.S. Census Bureau.

[2] *Statistics from the 2008-2012 American Community Survey*

Income

Income levels in Greater Downtown significantly surpass those in the City of Miami and in Miami-Dade County. Per capita income in Greater Downtown in 2014 was $49,802, which is 88% higher than the city-wide figure and more than double that of the county. The median household income in Greater Downtown, at $65,311, is more than double that of the city and 38% higher than the county-wide figure.

Income Comparisons 2010 and 2014

	Greater Downtown		City of Miami		Miami-Dade County	
	2010	2014	2010	2014	2010	2014
Per Capita Income	$39,135	$49,802	$20,886	$26,521	$23,304	$24,301
Median Household Income	$49,333	$65,311	$29,762	$31,235	$43,464	$47,243
Average Household Income	$77,644	$95,928	$51,107	$59,673	$65,799	$69,067

Sources: 2008-2012 ACS; Synergos PopStats; Miami DDA

Growth

Income growth has been exceptional in Greater Downtown. From 2010 to 2014, per capita incomes in Greater Downtown increased by 27.3%. Meanwhile, the median household income for Greater Downtown increased by 32.4%, nearly four times faster than Miami-Dade County and nearly seven times faster than the City of Miami. This rapid expansion in wealth is a strong indicator of Greater Downtown's powerful economic base and ability to attract educated professionals.

Income Growth 2010-2014

% Change	Greater Downtown	City of Miami	Miami-Dade County
Per Capita Income	27.3%	27.0%	4.3%
Median Household Income	32.4%	4.9%	8.7%
Average Household Income	23.5%	16.8%	5.0%

Sources: 2008-2012 ACS; Synergos PopStats; Miami DDA

Concentration

The highest concentrations of wealth in Greater Downtown are in the urban core, showcasing its economic importance. The per capita income in the DDA in 2014 was $60,557, more than double the figures for both the city and county. Within the DDA, Brickell has the highest incomes. Brickell's per capita income in 2014 was $72,288 while its median household income was $100,307, more than triple that of the City of Miami. All neighborhoods within the urban core have income levels that far exceed those of the City of Miami and Miami-Dade County.

Incomes in Greater Downtown's Urban Core 2014

	DDA	Brickell	CBD	Arts & Entertainment
Per Capita Income	$60,557	$72,288	$44,161	$56,593
Median Household Income	$90,347	$100,307	$67,369	$77,977
Average Household Income	$109,317	$125,478	$80,472	$105,915

Sources: 2008-2012 ACS; Synergos PopStats; Miami DDA

Greater Downtown

The population of Greater Downtown has higher overall levels of educational attainment than the City of Miami and Miami-Dade County. Levels of higher education among residents of Greater Downtown are about twice as high as those generally in the city and county. Just over half of the population of Greater Downtown age 25 or older has at least a Bachelor's degree, compared to 25% of the City of Miami and 27% of Miami-Dade County. About 71% have at least some college education, substantially more than 43% for the city and 51% for the county. As large numbers of young professionals continue to move to Greater Downtown, we can expect educational attainment levels to continue to rise.

Educational Attainment of the Population Age 25+ in 2014

Educational Attainment	Greater Downtown		City of Miami		Miami-Dade County	
	#	% of total	#	% of total	#	% of total
Less than 9th Grade	4,338	7%	55,091	18%	206,102	12%
9-12th Grade, No Diploma	4,028	7%	35,122	11%	177,050	10%
High School Diploma	9,081	15%	79,823	26%	448,121	25%
Some College, No Degree	7,831	13%	33,797	11%	279,445	16%
Associate's Degree	4,252	7%	21,432	7%	151,343	8%
Bachelor's Degree	17,635	29%	48,209	16%	304,403	17%
Graduate/Professional Degree	13,378	22%	29,266	9%	179,513	10%
Total	61,775		308,714		1,790,954	

Sources: ESRI BAO; Synergos PopStats; Miami DDA

The Urban Core

Levels of educational attainment are highest in the urban core of Greater Downtown. About 60% of the DDA's population age 25 or older had at least a bachelor's degree, ranging from 45% in the CBD to 75% in Brickell. Around 80% of DDA residents have had at least some college education.

Educational Attainment in the Urban Core of the Population Age 25+ in 2014

Educational Attainment	Brickell		CBD		Arts and Entertainment		DDA	
	#	% of total	#	% of total	#	% of total	#	% of total
Less than 9th Grade	203	1%	1,160	10%	169	2%	1,532	4%
9-12th Grade, No Diploma	177	1%	794	7%	368	4%	1,339	4%
High School Diploma	982	6%	1,628	14%	1,525	17%	4,135	11%
Some College, No Degree	1,799	11%	1,346	12%	1,567	17%	4,712	13%
Associate's Degree	910	5%	1,074	9%	794	9%	2,778	7%
Bachelor's Degree	7,053	41%	3,333	29%	2,321	25%	12,707	34%
Graduate/Professional Degree	5,708	34%	1,794	16%	2,397	26%	9,899	26%
Total	16,996		11,502		9,187		37,685	

Sources: ESRI BAO; Synergos PopStats; Miami DDA

Appendix

Metropolitan Areas

Below is a comparison of the Miami Metropolitan Statistical Area (MSA) among a collection of the largest MSA's in the country. The Miami MSA consists of Miami-Dade, Broward, and Palm Beach counties.

	Miami		New York		Los Angeles		Chicago		Houston	
MARKET SIZE	#	% of total	#	% of total	#	% of total	#	% of total	#	% of total
Area (sq mi)	6,137		13,318		4,850		10,856		10,062	
Households	2,146,052		7,275,916		4,301,569		3,520,368		2,194,565	
Population	5,722,514		19,880,906		13,064,201		9,545,986		6,316,454	
per square mile	932.5		1,492.8		2,693.6		879.3		627.8	
per household	2.67		2.73		3.04		2.71		2.88	
Male	2,773,045	48.5%	9,601,031	48.3%	6,454,963	49.4%	4,669,847	48.9%	3,141,659	49.7%
Female	2,949,469	51.5%	10,279,875	51.7%	6,609,238	50.6%	4,876,139	51.1%	3,174,795	50.3%
Median Age	40.6		38.2		35.5		36.4		33.8	
Annual Growth Rate	1.11%		0.53%		0.58%		0.29%		1.84%	
Diversity Index	73.1		75.6		85.1		70.5		79.6	
Hispanic	2,455,351	43%	4,738,943	24%	5,921,178	45%	2,101,165	22%	2,349,645	37%
White (non-Hispanic)	1,889,598	33%	9,473,073	48%	3,949,451	30%	5,115,824	54%	2,364,308	37%
Black (non-Hispanic)	1,131,595	20%	3,111,574	16%	850,315	7%	1,580,103	17%	1,045,829	17%
Asian (non-Hispanic)	138,407	2%	2,074,314	10%	1,967,922	15%	576,394	6%	438,655	7%
Other (non-Hispanic)	107,563	2%	483,002	2%	375,335	3%	172,500	2%	118,017	2%
Population Age 25+	4,083,525		13,772,430		8,669,761		6,361,391		3,916,670	
High School (Age 25+)	980,046	24%	3,167,659	23%	1,560,557	18%	1,399,506	22%	783,334	20%
Higher Education (Age 25+)	1,525,493	38%	5,802,856	43%	3,296,559	38%	2,603,257	41%	1,427,659	36%

MARKET STRENGTH	Miami	New York	Los Angeles	Chicago	Houston
Median Household Income	$46,514	$64,600	$57,552	$59,558	$58,637
Average Household Income	$70,014	$95,011	$84,018	$83,371	$82,771
Aggregate Household Income	$150.2 Billion	$691.3 Billion	$361.4 Billion	$293.5 Billion	$181.2 Billion

	Miami		New York		Los Angeles		Chicago		Houston	
MARKET STABILITY	#	% of total	#	% of total	#	% of total	#	% of total	#	% of total
Owner Occupied (All Units)	1,273,090	50%	3,684,470	46%	2,090,988	46%	2,257,634	59%	1,340,060	55%
Renter Occupied (All Units)	872,962	35%	3,591,446	45%	2,210,581	48%	1,262,734	33%	854,505	35%
Vacant (All Units)	380,728	15%	654,582	8%	270,344	6%	325,555	8%	236,783	10%
Median Home Value (All Units)	$195,661		$404,621		$419,791		$231,033		$189,932	

Florida Cities

Below is a comparison of the City of Miami among other major cities in the State of Florida.

MARKET SIZE	Miami		Fort Lauderdale		West Palm Beach		Jacksonville		Orlando		Tampa	
	#	% of total	#	% of total	#	% of total	#	% of total	#	% of total	#	% of total
Land Area (sq mi)	35.7		34.7		55.1		747.0		102.4		112.1	
Households	169,378		75,872		43,346		331,278		108,723		141,186	
Population	423,747		168,317		101,109		839,422		253,867		348,510	
per square mile	11,869.7		4,850.6		1,835.0		1,123.7		2,479.2		3,108.9	
per household	2.50		2.22		2.33		2.53		2.33		2.47	
Male	211,380	49.9%	88,425	52.5%	49,356	48.8%	407,556	48.6%	124,892	49.2%	170,762	49.0%
Female	212,364	50.1%	79,892	47.5%	51,753	51.2%	431,867	51.4%	128,974	50.8%	177,746	51.0%
Median Age	39.1		43.2		39.3		36.1		34.1		35.1	
Annual Growth Rate	1.41%		1.14%		0.82%		0.63%		1.79%		0.97%	
Diversity Index	67.7		64.4		74.0		63.3		75.8		71.3	
Hispanic	295,141	70%	25,445	15%	25,081	25%	75,892	9%	70,888	28%	85,527	25%
White (non-Hispanic)	51,216	12%	85,412	51%	39,287	39%	448,408	53%	100,116	39%	155,440	45%
Black (non-Hispanic)	67,910	16%	51,204	30%	32,102	32%	250,863	30%	66,161	26%	84,780	24%
Asian (non-Hispanic)	4,673	1%	2,726	2%	2,440	2%	38,210	5%	9,079	4%	13,459	4%
Other (non-Hispanic)	4,808	1%	3,530	2%	2,199	2%	26,050	3%	7,623	3%	9,304	3%
Population Age 25+	307,012		126,981		72,510		554,100		170,439		223,878	
High School (Age 25+)	79,823	26%	26,666	21%	15,227	21%	138,525	25%	39,201	23%	51,492	23%
Higher Education (Age 25+)	98,907	32%	51,507	41%	27,355	38%	189,821	34%	71,784	42%	93,748	41%

MARKET STRENGTH	Miami	Fort Lauderdale	West Palm Beach	Jacksonville	Orlando	Tampa
Median Household Income	$27,645	$47,157	$41,930	$46,142	$39,479	$41,422
Annual Growth Rate	3.95%	3.50%	3.75%	3.01%	3.45%	3.86%
Average Household Income	$47,974	$73,842	$61,862	$61,821	$57,082	$66,435
Aggregate Household Income	$8.1 Billion	$5.6 Billion	$2.7 Billion	$20.5 Billion	$6.2 Billion	$9.4 Billion

MARKET STABILITY	Miami		Fort Lauderdale		West Palm Beach		Jacksonville		Orlando		Tampa	
	#	% of total	#	% of total	#	% of total	#	% of total	#	% of total	#	% of total
Owner Occupied (All Units)	47,842	24%	37,522	39%	20,186	36%	190,633	51%	40,604	32%	66,884	41%
Renter Occupied (All Units)	121,536	62%	38,349	40%	23,160	42%	140,646	37%	68,119	53%	74,302	45%
Vacant (All Units)	27,107	14%	19,378	20%	12,136	22%	44,163	12%	20,033	16%	22,607	14%
Median Home Value (All Units)	$221,723		$216,845		$169,195		$151,718		$175,366		$174,673	

Greater Downtown and Surrounding Areas

Below is a comparison of Greater Downtown and surrounding areas within a one-mile, three-mile, and five-mile radius of the intersection of Flagler Street and Miami Avenue. This intersection is considered to be the center of Miami.

MARKET SIZE	Greater Downtown		One-Mile Radius		Three-Mile Radius		Five-Mile Radius	
	#	% of total	#	% of total	#	% of total	#	% of total
Land Area (sq mi)	3.8		3.14		31.41		109.95	
Households	41,773		28,362		95,918		196,059	
Population	80,750		55,633		224,470		468,508	
per square mile	21,250.0		17,717.5		7,146.5		4,261.1	
per household	1.93		1.96		2.34		2.39	
Male	41,918	51.9%	29,507	53.0%	114,559	51.0%	235,922	50.4%
Female	38,832	48.1%	26,126	47.0%	109,912	49.0%	232,587	49.6%
Median Age	34.7		34.8		37.0		38.1	
Annual Growth Rate	4.57%		2.78%		2.07%		1.58%	
Diversity Index	71.8		68.5		64.6		69.35	
Hispanic	43,720	54%	34,934	63%	165,375	74%	303,485	65%
White (non-Hispanic)	21,007	26%	12,496	22%	32,396	14%	73,831	16%
Black (non-Hispanic)	12,058	15%	5,841	10%	20,719	9%	79,433	17%
Asian (non-Hispanic)	2,214	3%	1,411	3%	3,239	1%	5,999	1%
Other (non-Hispanic)	1,751	2%	950	2%	2,740	1%	5,759	1%
Population 25+	61,729		43,347		162,860		339,700	
High School (Age 25+)	8,642	14%	6,502	15%	40,715	25%	84,925	25%
Higher Education (Age 25+)	35,657	59%	22,865	54%	59,044	36%	121,521	35%

MARKET STRENGTH	Greater Downtown	One-Mile Radius	Three-Mile Radius	Five-Mile Radius
Median Household Income	$65,311	$29,656	$28,336	$30,193
Average Household Income	$95,928	$54,224	$51,053	$52,479
Aggregate Household Income	$4.17 Billion	$1.54 Billion	$4.90 Billion	$10.29 Billion

MARKET STABILITY	Greater Downtown	One-Mile Radius	Three-Mile Radius	Five-Mile Radius
Owner Occupied Units	22%	17%	23%	29%
Renter Occupied Units	78%	83%	77%	71%
Median Home Value (All Units)	$253,325	$245,819	$238,998	$229,772

Downtown Miami

Below are comparisons between the Miami Downtown Development Authority (DDA) area and its constituent neighborhoods of Brickell, the Central Business District (CBD) and the Arts and Entertainment District (A&E).

MARKET SIZE	DDA		Brickell		CBD		A&E	
	#	% of total	#	% of total	#	% of total	#	% of total
Land Area (sq mi)	1.92		0.43		0.8		0.69	
Households	26,642		12,435		7,482		6,725	
Population	47,505		21,525		14,358		11,622	
per square mile	24,742.2		50,058.1		17,947.5		16,843.5	
per household	1.78		1.73		1.92		1.73	
Male	25,381	53.4%	10,915	50.7%	8,324	58.0%	6,142	52.8%
Female	22,124	46.6%	10,610	49.3%	6,034	42.0%	5,480	47.2%
Median Age	34.1		33.3		35		34.6	
Annual Growth Rate	6.68%		7.38%		6.22%		5.98%	
Diversity Index	68.2		62.3		72.7		71.3	
Hispanic	25,481	54%	11,830	55%	8,018	56%	5,633	48%
White (non-Hispanic)	15,348	32%	7,763	36%	3,422	24%	4,163	36%
Black (non-Hispanic)	3,859	8%	649	3%	2,152	15%	1,058	9%
Asian (non-Hispanic)	1,699	4%	852	4%	412	3%	435	4%
Other (non-Hispanic)	1,118	2%	431	2%	354	2%	333	3%
Population (Age 25+)	37,685		16,996		11,502		9,187	
High School (Age 25+)	9,044	24%	2,889	17%	2,991	26%	3,124	34%
Higher Education (Age 25+)	25,249	67%	13,597	80%	6,211	54%	5,512	60%

MARKET STRENGTH	DDA	Brickell	CBD	A&E
Median Household Income	$90,347	$100,307	$67,369	$77,977
Average Household Income	$109,317	$125,478	$80,472	$105,915
Aggregate Household Income	$2.86 Billion	$1.66 Billion	$536.9 Million	$660.6 Million

MARKET STABILITY	DDA	Brickell	CBD	A&E
Owner Occupied 2014	22%	26%	18%	24%
Renter Occupied 2014	78%	74%	82%	76%
Median Home Value	$276,508	$294,955	$201,064	$251,520