

MIAMI BEACH STATISTICAL ABSTRACT 2000-2006

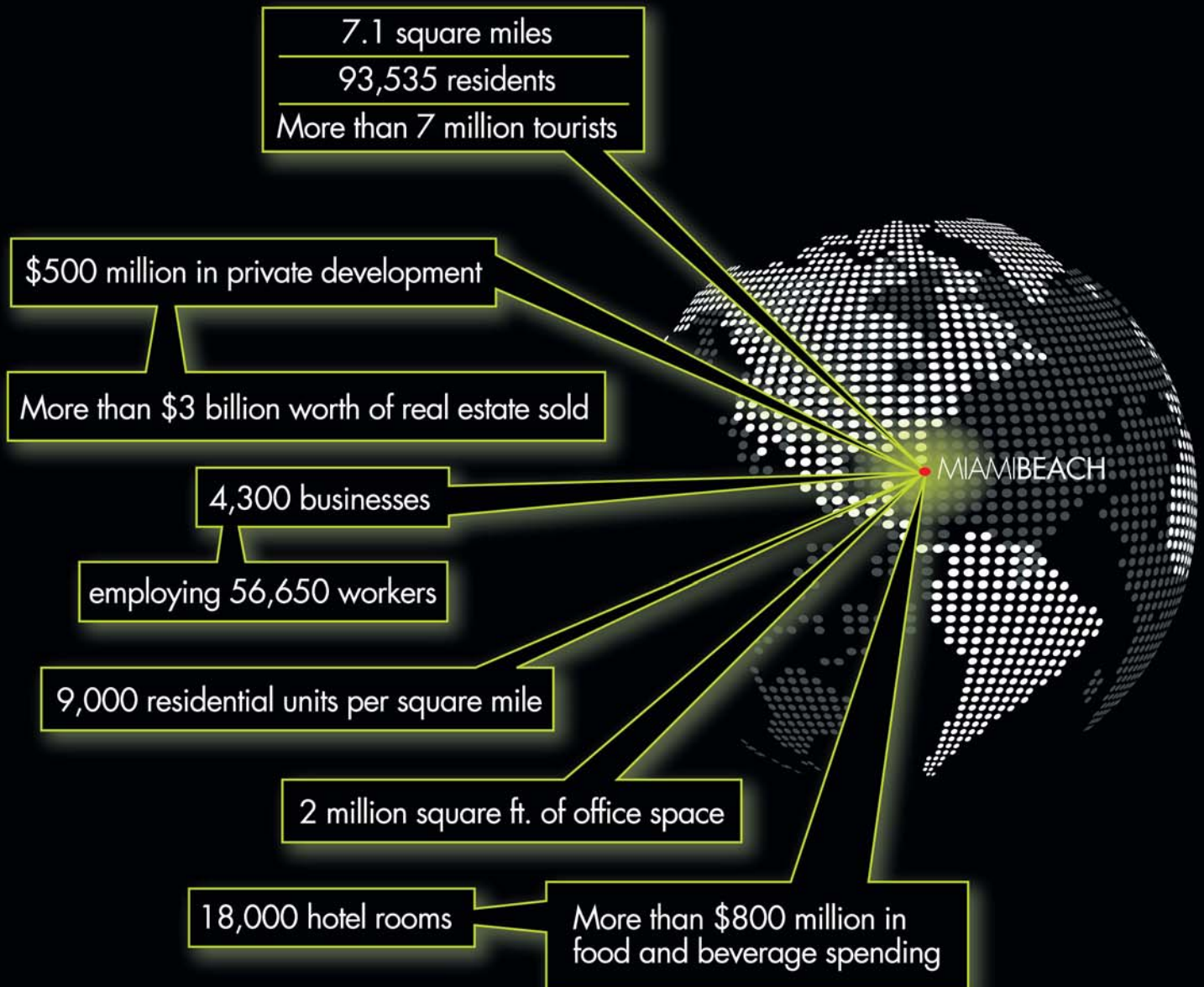


MIAMI BEACH
FLORIDA'S 24-HOUR MARKETPLACE
ECONOMIC DEVELOPMENT DEPARTMENT

6/21/2006

Your business needs us.

And our consumers need you.



MIAMIBEACH FLORIDA'S 24-HOUR MARKETPLACE

HOSPITALITY | HEALTH CARE | RETAIL | TV/MUSIC
FINANCIAL SERVICES | INFO TECH | REAL ESTATE

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MIAMI BEACH

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ECONOMIC DEVELOPMENT DEPARTMENT

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AVAILABLE REPORTS

ECONOMIC OVERVIEW

- Economic Indicators (updated monthly)
- Gross City Product (updated yearly)
- Citywide Labor Force and Resident Labor Supply
- Industry Distribution and Revenues
- Industry Growth (updated yearly)

DEMOGRAPHICS (next update in August 2006 – American Community Survey)
Miami Beach

WORKFORCE (updated yearly)
Industry Resident Labor Supply
Average Wage Comparison
Industry and Miami MSA Occupational Wages

HOSPITALITY SPENDING (updated monthly)
Miami Beach Resort Revenue – Comparison by Area
Miami Beach Hotels – RevPAR by Area
Miami Beach Hotels – RevPAR by District
Hospitality Revenues
Room, Food and Alcohol Sales
South, Middle and North Beach, Ocean Dr, Lincoln Rd, Collins and Washington Avenues

RETAIL TRADE (next update in 2008)

REAL ESTATE
Monthly Residential Sales (condominium and single family, updated weekly)
Quarterly and Annual Residential Sales (condominium and single family, updated weekly)
Annual Distribution of Residential Real Estate Sales (condominium and single family, weekly)

CONSTRUCTION
New Construction Summary (updated yearly)
New Condominium Construction (updated yearly)
New Commercial Construction (updated yearly)
Major Projects Completed 2005 or Underway (updated yearly)

ECONOMIC CENSUS (next update in 2008)
2002 Economic Census
2002 Business Distribution and Revenues

BUSINESS PATTERNS

SOURCES AND METHODOLOGY

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We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

INTRODUCTION

Miami Beach Economic Indicators

This report provides an annual snapshot of key economic statistics in Miami Beach, focusing on Population, Labor, Tourism and Real Estate.

Miami Beach Gross City Product 1997-2005

This report is an annual summary of the various industries in Miami Beach, and shows how they relate to one another, as well as the estimate of the City's overall economy.

2002 Miami Beach Business Distribution and Revenues

This report presents identifies the number of businesses in each industry broken down by sales volume, as well as neighborhood (South, Middle, or North Beach). This report is available for both 2-digit and 6-digit NAICS codes.

Miami Beach Industry Growth

This report presents the trends of each of Miami Beach's industries between 1997 and 2005, for economic activity, employment, wages and productivity.

Miami Beach Demographics

These reports are the Demographic, Social, Economic and Housing profiles from the 2000 Census provided by the US Census Bureau.

Miami Beach Labor Force and Resident Labor Supply

This report summarizes the annual employment situation in Miami Beach from two perspectives: First, it presents the changes to the Resident Labor Force, which is defined as Miami Beach residents that are actively employed or seeking employment. Second, the report summarizes the total number of jobs in the City of Miami Beach. This data is combined to identify the City's net labor supply – are there enough workers living in Miami Beach to fill the total number of jobs in Miami Beach.

Miami Beach Industry Resident Labor Supply

This report is similar to the previous report, but with the data presented on an industry by industry basis. Although from a citywide perspective there may be enough workers for the jobs in the City, various industries may demonstrate a deficit. This report examines the industries in which the resident labor force works, and compares that to the number of jobs in each industry to identify the resident workforce characteristics of each industry on an annual basis.

2002 Average Wage Comparison for Miami Beach, Miami, and Miami-Dade County

This report compares the average industry and sub-industry wage paid in 2002 in the City of Miami Beach, the City of Miami, and throughout Miami-Dade County. The percentage difference between Miami Beach and the other areas will be red if the average Miami Beach wage is below that of the comparable jurisdiction, or green if it is higher.

2005 Miami Beach Industry and Miami MSA Occupational Wages

This report is organized by industry, and lists the overall average Miami Beach industry wage, along with the mean, median, entry-level and experienced average wage for occupations within that industry. The occupational wage information is not Miami Beach specific; rather it is for the overall Miami Metropolitan Statistical Area (MSA). The report lists both hourly and annual wages, as well as housing affordability estimates. The housing affordability estimates are based on 35% of the monthly wage for the occupation. This figure will be red if the amount is below the City's 2005 average rent of \$1,371, and green if it is

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higher.

Miami Beach Resort Revenue – Comparison by Area

These reports present the annual spending on alcohol, food, and hotel rooms for various geographic areas. The "Total" column represents the Citywide total. North, Middle and South Beach amounts are within the Citywide total, and the Ocean Drive, Lincoln Road, Collins Avenue and Washington figures are part of the South Beach total. *The type of product (alcohol, food, rooms) is indicated in the upper right hand corner of the report.*

Hospitality Revenues

These reports provide monthly and annual information on consumer spending on alcohol, food and hotel rooms throughout the City. The information is presented for the entire city, for the various Areas (South Beach, Middle Beach, or North Beach), and for certain business districts. These are monthly reports for each geographical area. *The geographical area will be identified in the upper right hand corner of the report.*

Retail Trade

This report provides 2002 information on retail establishments in both the City of Miami Beach and throughout Miami-Dade County, including size, employment, sales, wages and productivity. This report currently uses a figure of 518 square feet per employee to estimate store size.

Real Estate Section

General Notes: The when used in a report, the term "Multifamily Units" is interchangeable with "Apartment Buildings" or "Rental Buildings." When used generally in report titles, the term "Residential" refers to condominiums and single-family homes. When used as a report's category, "Residential" is interchangeable with "Single-Family."

Miami Beach Annual Distribution of Residential Real Estate Sales

This Annual report provides the number of sales, average sale price, median sale price, and total sales volume for South, Middle and North Beach, as well as the percentage change from 2000-2006.

Quarterly and Annual Residential Real Estate Sales

Monthly Residential Real Estate Sales

These are reports that provide monthly, quarterly, and annual residential real estate sales information for Condominiums and Single-Family Homes, including the average (mean) sale price, the number of sales, the median sale price, and the total sales volume.

New Construction 2000-2004

This report presents annual unit and square feet totals for new construction by property type for properties identified in the January 1, 2005 property tax roll.

New Condominium Construction 2000-2004

This report lists each condominium building identified in the January 1, 2005 property tax roll that was constructed between 2000 and 2004. The report also lists the total and per unit taxable value on January 1, 2005.

New Commercial Construction 2000-2004

This report lists each commercial property identified in the January 1, 2005 property tax roll that was constructed between 2000 and 2004.

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Major Private Investment

This report lists major private development projects that are under construction, planned, or were completed after the January 1, 2005 property tax roll.

2002 Economic Census

Conducted every five years by the US Census Bureau, this report presents the Miami Beach 2002 Economic Census for each industry and sub-industry. The 6-digit NAICS report on Business Distribution and Revenues is also included.

Business Patterns

Miami Beach data extracted from the US Census Bureau's Countywide Business Patterns reports from 1998-2003.

Sources and Methodology

This report provides detail on the data sources used in the various reports, as well as the methodology utilized by the City for various statistical estimates.

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ECONOMIC OVERVIEW

Economic Indicators

Gross City Product (GCP) for 1997, 2002, 2003, 2004 and 2005

Business Distribution and Revenue, 2002, 2-digit NAICS

Industry Growth, 1997-2005



MIAMI BEACH
FLORIDA'S 24-HOUR MARKETPLACE
ECONOMIC DEVELOPMENT DEPARTMENT

2002	<u>Residents</u>	<u>Gross City Product</u>	<u>Tourism</u>	<u>Median Condo Price</u>
Population:	87,933	\$4,646,749,229	Overnight Visitors: 4,427,668	Citywide: \$170,000
Pop Density:	12,562	<u>Business</u>	South Beach Visitors: 7,916,752	South Beach: \$167,500
Seasonal:	14,616	Businesses: 3,196	Beachgoers: 11,318,000	Middle Beach: \$210,000
Households:	46,194	Total Jobs: 37,951		North Beach: \$125,000
HH Density:	6,599	Avg Wage: \$27,294	<u>Hotels</u>	<u>Median Single Family Price</u>
		Productivity: \$122,441	Hotel Rooms: 16,198	Citywide: \$500,000
<u>Housing Units</u>		Labor cost: 22.3%	Condo/Hotel Units: 1,032	South Beach: \$850,000
Single Family Homes:		<u>Office Market</u>	Hotel Occupancy: 60.30%	Middle Beach: \$531,000
Condominiums:		Office Sq Ft: 1,943,118	Average Room Rate: \$100.76	North Beach: \$360,000
Rental Apartments:		Office Vacancy: 24.2%	Room Sales: \$398,387,642	<u>Apartment Rental Rates</u>
		<u>Retail Trade</u>	Annual RevPAR: \$23,122	Asking Rent: \$1,303
<u>Labor Force</u>		\$644,810,000	<u>Restaurant/Bar Sales</u>	Effective Rent: \$1,212
Labor Force:	46,889	<u>Health Care and Social Assistance</u>	Alcohol: \$193,665,250	<u>Citywide Property Value</u>
Employed:	42,844	\$707,587,000	Food: \$358,237,510	\$10,200,000,000
Unemployed:	4,045			
UE Rate:	8.63%			
2001	<u>Residents</u>	<u>Gross City Product</u>	<u>Tourism</u>	<u>Median Condo Price</u>
Population:	87,933	\$4,648,696,320	Overnight Visitors: 4,781,732	Citywide: \$145,000
Pop Density:	12,562	<u>Business</u>	South Beach Visitors: 7,545,677	South Beach: \$136,800
Seasonal:	14,616	Businesses: 3,234	Beachgoers: 9,813,000	Middle Beach: \$170,000
Households:	46,194	Total Jobs: 38,684		North Beach: \$103,000
HH Density:	6,599	Avg Wage: \$26,788	<u>Hotels</u>	<u>Median Single Family Price</u>
		Productivity: \$120,171	Hotel Rooms: 16,497	Citywide: \$435,000
<u>Housing Units</u>		Labor cost: 22.3%	Condo/Hotel Units: 989	South Beach: \$804,400
Single Family Homes:		<u>Office Market</u>	Hotel Occupancy: 64.10%	Middle Beach: \$465,500
Condominiums:		Office Sq Ft: 1,612,035	Average Room Rate: \$102.44	North Beach: \$309,000
Rental Apartments:		Office Vacancy: 8.4%	Room Sales: \$428,639,560	<u>Apartment Rental Rates</u>
		<u>Retail Trade</u>	Annual RevPAR: \$24,513	Asking Rent: \$1,270
<u>Labor Force</u>		\$591,265,894	<u>Restaurant/Bar Sales</u>	Effective Rent: \$1,213
Labor Force:	46,277	<u>Health Care and Social Assistance</u>	Alcohol: \$186,483,300	<u>Citywide Property Value</u>
Employed:	42,857		Food: \$359,680,913	\$9,500,000,000
Unemployed:	3,421			
UE Rate:	7.39%			
2000	<u>Residents</u>	<u>Gross City Product</u>	<u>Tourism</u>	<u>Median Condo Price</u>
Population:	87,933	\$4,622,391,909	Overnight Visitors: 4,642,617	Citywide: \$130,000
Pop Density:	12,562	<u>Business</u>	South Beach Visitors: 7,466,792	South Beach: \$132,250
Seasonal:	14,616	Businesses: 3,275	Beachgoers: 8,995,000	Middle Beach: \$141,650
Households:	46,194	Total Jobs: 37,675		North Beach: \$90,500
HH Density:	6,599	Avg Wage: \$27,350	<u>Hotels</u>	<u>Median Single Family Price</u>
		Productivity: \$122,691	Hotel Rooms: 15,375	Citywide: \$403,750
<u>Housing Units</u>		Labor cost: 22.3%	Condo/Hotel Units: 925	South Beach: \$669,000
Single Family Homes:	5,580	<u>Office Market</u>	Hotel Occupancy: 66.70%	Middle Beach: \$440,000
Condominiums:	30,117	Office Sq Ft: 1,574,035	Average Room Rate: \$104.40	North Beach: \$255,000
Rental Apartments:	24,105	Office Vacancy: 6.2%	Room Sales: \$428,817,788	<u>Apartment Rental Rates</u>
		<u>Retail Trade</u>	Annual RevPAR: \$26,308	Asking Rent: \$1,167
<u>Labor Force</u>		\$642,162,224	<u>Restaurant/Bar Sales</u>	Effective Rent: \$1,135
Labor Force:	45,033	<u>Health Care and Social Assistance</u>	Alcohol: \$174,723,236	<u>Citywide Property Value</u>
Employed:	42,126		Food: \$353,913,083	\$8,100,000,000
Unemployed:	2,906			
UE Rate:	6.45%			

DEFINITIONS

Pop Density:	Number of Full Time Residents per Square Mile
Businesses:	Annual Average Number of Businesses in Miami Beach
Total Jobs:	Total Number of Workers Employed by Miami Beach Businesses
Beachgoers:	Annual Total of people visiting the beach
HH Density:	Number of Permanent Resident Households per Square Mile
GCP:	Gross City Product - Total Revenue/Economic Activity of All Industry Sectors
Overnight Visitors:	Total Number of Tourists that stayed overnight in Miami Beach
Citywide Value:	Total Assessed Value of all Property in Miami Beach
Labor Force:	Number of Permanent Resident that are Employed or actively seeking employment
South Beach Visitors:	Total Number of Tourists to Greater Miami that visited South Beach at least once during their trip
Annual RevPAR:	Room Revenue Per Available Room (Room Revenue Only, not all hotel revenue)
Apartment Rents:	Rent estimates are for the coastal communities, not only the City of Miami Beach.

2006 Figures are Year-To-Date, and are generally through the time period 4-6 weeks prior to this report's publication date.

<p>2006</p> <p><u>Residents</u> Population: 94,820 Pop Density: 13,546 Seasonal: 15,805 Households: 49,905 HH Density: 7,129</p> <p><u>Housing Units</u> Single Family Homes: 5,603 Condominiums: 39,609 Rental Apartments: 21,597</p> <p><u>Labor Force</u> Labor Force: 48,242 Employed: 46,627 Unemployed: 1,614 UE Rate: 3.35%</p>	<p>Gross City Product</p> <p><u>Business</u> Businesses: Total Jobs: Avg Wage: Productivity: Labor cost:</p> <p><u>Office Market</u> Office Sq Ft: 1,951,629 Office Vacancy: 9.5%</p> <p><u>Retail Trade</u></p> <p><u>Health Care and Social Assistance</u></p>	<p>Tourism</p> <p>Overnight Visitors South Beach Visitors: Beachgoers:</p> <p><u>Hotels</u> Hotel Rooms: 14,653 Condo/Hotel Units: 1,273 Hotel Occupancy: 81.70% Average Room Rate: \$215.62 Room Sales: \$567,247,918 Annual RevPAR: \$35,618</p> <p><u>Restaurant/Bar Sales</u> Alcohol: \$192,692,938 Food: \$339,106,550</p>	<p>Median Condo Price Citywide: \$333,750 South Beach: \$345,000 Middle Beach: \$386,500 North Beach: \$265,000</p> <p>Median Single Family Price Citywide: \$1,085,000 South Beach: \$2,625,000 Middle Beach: \$1,206,300 North Beach: \$709,500</p> <p>Apartment Rental Rates Asking Rent: Effective Rent:</p> <p>Citywide Property Value \$22,730,000,000</p>
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<p>2005</p> <p><u>Residents</u> Population: 93,535 Pop Density: 13,362 Seasonal: 14,917 Households: 49,229 HH Density: 7,033</p> <p><u>Housing Units</u> Single Family Homes: 5,603 Condominiums: 37,119 Rental Apartments: 22,461</p> <p><u>Labor Force</u> Labor Force: 48,804 Employed: 46,950 Unemployed: 1,854 UE Rate: 3.80%</p>	<p>Gross City Product \$6,333,536,245</p> <p><u>Business</u> Businesses: 3,597 Total Jobs: 47,678 Avg Wage: \$30,850 Productivity: \$132,840 Labor cost: 23.2%</p> <p><u>Office Market</u> Office Sq Ft: 1,951,629 Office Vacancy: 12.6%</p> <p><u>Retail Trade</u> \$877,059,599</p> <p><u>Health Care and Social Assistance</u> \$1,051,219,739</p>	<p>Tourism</p> <p>Overnight Visitors 4,897,700 South Beach Visitors: 8,064,120 Beachgoers: 14,042,753</p> <p><u>Hotels</u> Hotel Rooms: 15,905 Condo/Hotel Units: 1,123 Hotel Occupancy: 73.90% Average Room Rate: \$186.67 Room Sales: \$692,853,803 Annual RevPAR: \$40,689</p> <p><u>Restaurant/Bar Sales</u> Alcohol: \$276,594,691 Food: \$515,541,028</p>	<p>Median Condo Price Citywide: \$310,000 South Beach: \$320,000 Middle Beach: \$350,000 North Beach: \$255,000</p> <p>Median Single Family Price Citywide: \$950,000 South Beach: \$1,285,000 Middle Beach: \$1,033,000 North Beach: \$619,050</p> <p>Apartment Rental Rates Asking Rent: \$1,454 Effective Rent: \$1,371</p> <p>Citywide Property Value \$17,445,766,000</p>
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<p>2004</p> <p><u>Residents</u> Population: 91,540 Pop Density: 13,077 Seasonal: 14,917 Households: 48,179 HH Density: 6,883</p> <p><u>Housing Units</u> Single Family Homes: 5,603 Condominiums: 37,119 Rental Apartments: 22,461</p> <p><u>Labor Force</u> Labor Force: 47,549 Employed: 44,074 Unemployed: 3,475 UE Rate: 7.31%</p>	<p>Gross City Product \$6,216,372,285</p> <p><u>Business</u> Businesses: 3,522 Total Jobs: 47,294 Avg Wage: \$28,602 Productivity: \$131,441 Labor cost: 21.8%</p> <p><u>Office Market</u> Office Sq Ft: 2,132,429 Office Vacancy: 21.2%</p> <p><u>Retail Trade</u> \$802,599,012</p> <p><u>Health Care and Social Assistance</u> \$995,299,718</p>	<p>Tourism</p> <p>Overnight Visitors 4,458,100 South Beach Visitors: 7,281,200 Beachgoers: 11,300,000</p> <p><u>Hotels</u> Hotel Rooms: 16,197 Condo/Hotel Units: 1,012 Hotel Occupancy: 66.60% Average Room Rate: \$141.00 Room Sales: \$572,317,991 Annual RevPAR: \$33,257</p> <p><u>Restaurant/Bar Sales</u> Alcohol: \$248,169,350 Food: \$471,977,643</p>	<p>Median Condo Price Citywide: \$242,000 South Beach: \$245,000 Middle Beach: \$266,000 North Beach: \$170,000</p> <p>Median Single Family Price Citywide: \$769,500 South Beach: \$998,700 Middle Beach: \$800,000 North Beach: \$515,000</p> <p>Apartment Rental Rates Asking Rent: \$1,415 Effective Rent: \$1,320</p> <p>Citywide Property Value \$14,040,817,000</p>
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<p>2003</p> <p><u>Residents</u> Population: 90,486 Pop Density: 12,927 Seasonal: 14,616 Households: 46,194 HH Density: 6,599</p> <p><u>Housing Units</u> Single Family Homes: 5,603 Condominiums: 37,119 Rental Apartments: 22,461</p> <p><u>Labor Force</u> Labor Force: 47,100 Employed: 43,163 Unemployed: 3,937 UE Rate: 8.36%</p>	<p>Gross City Product \$5,635,181,007</p> <p><u>Business</u> Businesses: 3,580 Total Jobs: 44,216 Avg Wage: \$28,689 Productivity: \$127,447 Labor cost: 22.5%</p> <p><u>Office Market</u> Office Sq Ft: 1,943,118 Office Vacancy: 18.1%</p> <p><u>Retail Trade</u> \$767,943,459</p> <p><u>Health Care and Social Assistance</u> \$984,463,230</p>	<p>Tourism</p> <p>Overnight Visitors 4,551,840 South Beach Visitors: 7,193,160 Beachgoers: 11,142,000</p> <p><u>Hotels</u> Hotel Rooms: 16,160 Condo/Hotel Units: 1,032 Hotel Occupancy: 65.00% Average Room Rate: \$104.25 Room Sales: \$448,860,409 Annual RevPAR: \$26,109</p> <p><u>Restaurant/Bar Sales</u> Alcohol: \$213,433,804 Food: \$404,795,744</p>	<p>Median Condo Price Citywide: \$190,000 South Beach: \$193,000 Middle Beach: \$220,000 North Beach: \$140,000</p> <p>Median Single Family Price Citywide: \$600,000 South Beach: \$845,000 Middle Beach: \$587,000 North Beach: \$475,000</p> <p>Apartment Rental Rates Asking Rent: \$1,352 Effective Rent: \$1,244</p> <p>Citywide Property Value \$12,094,166,000</p>
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Miami Beach Gross City Product 1997-2005

	Establishments	Total Sales	Total Payroll	Labor Cost	Employees	Wage	Output
2005							
Accommodation & food services	478	\$1,483,739,668	\$392,419,872	26.5%	17,703	\$22,167	\$83,836
Administrative & support & waste managemen	134	\$78,029,342	\$33,128,207	42.5%	1,912	\$17,326	\$40,810
Arts, entertainment, & recreation	82	\$151,449,796	\$46,561,454	27.3%	1,584	\$29,395	\$83,671
Construction	85	\$454,884,107	\$15,892,619	3.5%	487	\$32,634	\$934,054
Educational services	29	\$18,332,137	\$7,072,215	38.3%	206	\$34,331	\$88,341
Finance & Insurance	164	\$321,365,340	\$52,901,262	16.5%	1,130	\$46,815	\$284,394
Forestry, fishing, hunting, and agriculture	0				0		
Health care & social assistance	346	\$1,051,219,739	\$411,439,191	40.3%	9,966	\$41,284	\$108,564
Information	105	\$285,328,861	\$62,406,931	25.3%	1,278	\$48,832	\$253,329
Manufacturing	28	\$19,898,065	\$4,429,731	25.3%	130	\$34,075	\$171,442
Other services (except public administration)	412	\$132,371,163	\$35,767,368	26.8%	1,764	\$20,276	\$74,510
Professional, scientific, & technical services	619	\$377,010,896	\$121,005,278	32.4%	2,648	\$45,697	\$143,654
Public Administration	1	\$339,616,965	\$108,525,856	32.0%	1,945	\$55,797	\$174,610
Real estate & rental & leasing	333	\$306,367,061	\$45,841,332	14.7%	1,373	\$33,388	\$219,762
Retail trade	547	\$877,059,599	\$99,184,169	11.2%	4,777	\$20,763	\$181,706
Transportation, Warehousing and Utilities	36		\$9,512,397		235	\$40,478	
Wholesale trade	198	\$436,863,506	\$24,776,589	7.5%	540	\$45,883	\$1,004,158
2005 Annual Total	3,597	\$6,333,536,245	\$1,470,864,470	23.2%	47,678	\$30,850	\$132,840
2004							
Accommodation & food services	486	\$1,292,012,111	\$372,299,081	28.8%	17,848	\$20,859	\$72,397
Administrative & support & waste managemen	134	\$78,029,342	\$33,128,207	42.5%	1,912	\$17,326	\$40,810
Arts, entertainment, & recreation	83	\$143,688,401	\$42,350,494	26.6%	1,574	\$26,906	\$81,472
Construction	89	\$668,645,875	\$15,012,088	2.2%	476	\$31,538	\$1,404,718
Educational services	29	\$22,124,140	\$8,096,549	37.3%	262	\$30,903	\$86,019
Finance & Insurance	164	\$321,365,340	\$52,901,262	16.5%	1,130	\$46,815	\$284,394
Forestry, fishing, hunting, and agriculture	0				0		
Health care & social assistance	338	\$995,299,718	\$364,936,717	39.3%	10,037	\$36,359	\$105,710
Information	105	\$249,330,282	\$53,701,485	24.6%	1,137	\$47,231	\$246,669
Manufacturing	30	\$23,827,833	\$5,224,243	24.8%	163	\$32,051	\$163,278
Other services (except public administration)	415	\$125,243,671	\$32,422,602	26.1%	1,742	\$18,612	\$72,551
Professional, scientific, & technical services	601	\$327,042,239	\$97,578,624	31.5%	2,464	\$39,602	\$139,877
Public Administration	1	\$289,630,840	\$98,375,865	34.0%	1,897	\$51,859	\$152,678
Real estate & rental & leasing	297	\$283,539,157	\$40,542,580	14.4%	1,330	\$30,483	\$213,984
Retail trade	532	\$802,599,012	\$89,138,586	10.9%	4,450	\$20,031	\$176,929
Transportation, Warehousing and Utilities	33		\$7,999,569		205	\$39,022	
Wholesale trade	185	\$593,994,323	\$38,997,203	7.3%	667	\$58,467	\$977,759
2004 Annual Total	3,522	\$6,216,372,285	\$1,352,705,154	21.8%	47,294	\$28,602	\$131,441
2003							
Accommodation & food services	464	\$1,066,748,833	\$314,028,227	29.4%	15,677	\$20,031	\$68,043
Administrative & support & waste managemen	134	\$78,029,342	\$33,128,207	42.5%	1,912	\$17,326	\$40,810
Arts, entertainment, & recreation	81	\$117,556,651	\$34,751,318	26.3%	1,308	\$26,568	\$78,717
Construction	92	\$550,162,830	\$15,552,219	2.8%	564	\$27,575	\$975,466
Educational services	32	\$22,458,684	\$8,772,942	36.8%	254	\$34,539	\$83,110
Finance & insurance	164	\$321,365,340	\$52,901,262	16.5%	1,130	\$46,815	\$284,394
Health care & social assistance	358	\$984,463,230	\$372,222,017	38.8%	9,883	\$37,663	\$102,135
Information	113	\$274,498,799	\$59,846,306	24.3%	1,271	\$47,086	\$238,328
Management of companies & enterprises	11						
Manufacturing	34	\$25,038,195	\$6,168,864	25.6%	168	\$36,719	\$154,766
Other services (except public administration)	401	\$129,209,016	\$33,451,600	25.8%	1,838	\$18,200	\$70,098
Professional, scientific, & technical services	609	\$233,479,214	\$73,538,270	31.2%	1,709	\$43,030	\$135,147
Public Administration	1	\$273,045,932	\$92,915,904	34.0%	1,908	\$48,698	\$143,106
Real estate & rental & leasing	286	\$237,284,981	\$34,054,020	14.2%	1,134	\$30,030	\$206,748
Retail trade	569	\$767,943,459	\$87,737,854	11.3%	4,569	\$19,203	\$166,131
Transportation, Warehousing and Utilities	32		\$8,194,487		278	\$29,477	
Unclassified establishments	15						
Utilities	1						
Wholesale trade	183	\$553,896,502	\$41,231,606	7.5%	613	\$67,262	\$907,012
2003 Annual Total	3,580	\$5,635,181,007	\$1,268,495,103	22.5%	44,216	\$28,689	\$127,447

Miami Beach Gross City Product 1997-2005

	Establishments	Total Sales	Total Payroll	Labor Cost	Employees	Wage	Output
2002							
Accommodation & food services	454	\$860,192,000	\$253,719,000	29.5%	14,159	\$17,919	\$60,752
Administrative & support & waste managemen	125	\$73,764,000	\$31,318,000	42.5%	1,807	\$17,331	\$40,821
Arts, entertainment, & recreation	78	\$79,019,000	\$20,800,000	26.3%	1,045	\$19,904	\$75,616
Auxiliaries (exc corporate, subsidiary & r	1						
Construction	89	\$491,849,816	\$14,035,602	2.9%	509	\$27,575	\$966,306
Educational services	18	\$7,824,000	\$2,886,000	36.9%	98	\$29,449	\$79,837
Finance & insurance	167	\$303,867,360	\$50,020,848	16.5%	1,068	\$46,836	\$284,520
Forestry, fishing, hunting, and agriculture	1				0		
Health care & social assistance	365	\$707,587,000	\$274,764,000	38.8%	7,212	\$38,098	\$98,112
Information	110	\$292,586,720	\$71,227,000	24.3%	1,278	\$55,733	\$228,941
Management of companies & enterprises	11						
Manufacturing	31	\$22,570,000	\$5,642,000	25.0%	154	\$36,636	\$146,558
Mining	1						
Other services (except public administration)	257	\$107,470,000	\$27,772,000	25.8%	1,596	\$17,401	\$67,337
Professional, scientific, & technical services	452	\$172,926,000	\$53,940,000	31.2%	1,332	\$40,495	\$129,824
Public Administration	1	\$277,479,333	\$92,066,672	33.2%	1,908	\$48,253	\$145,429
Real estate & rental & leasing	343	\$268,117,000	\$38,063,000	14.2%	1,350	\$28,195	\$198,605
Retail trade	483	\$644,810,000	\$74,541,000	11.6%	4,056	\$18,378	\$158,977
Transportation, Warehousing and Utilities	35						
Unclassified establishments	20						
Wholesale trade	154	\$336,687,000	\$25,033,000	7.4%	379	\$66,050	\$888,356
2002 Annual Total	3,196	\$4,646,749,229	\$1,035,828,122	22.3%	37,951	\$27,294	\$122,441

Miami Beach Labor Force and Resident Labor Supply

	Labor Force:	Employed:	Un-employed:	Employed in Miami Beach:	Leave Miami Beach:	Local Jobs:	Non-Resident Workers:	Net Labor Supply:	Average Wage:	Output:	Labor Cost:
2002	46,889	42,844	4,045 8.6%	16,418	26,426	37,951	21,533	8,938	\$27,294	\$122,441	22.3%
2003	47,100	43,163	3,937 8.4%	16,393	26,769	44,216	27,823	2,884	\$28,689	\$127,447	22.5%
2004	47,549	44,074	3,475 7.3%	16,590	27,485	47,294	30,704	255	\$28,602	\$131,441	21.8%
2005	48,804	46,950	1,854 3.8%	17,513	29,438	47,678	30,165	1,126	\$30,850	\$132,840	23.2%

DEFINITIONS:

Labor Force: Number of Miami Beach Residents that are employed or actively seeking work.

Employed in Miami Beach: Number of employed Miami Beach Residents that are employed at an establishment in Miami Beach.

Leave Miami Beach: Number of employed Miami Beach Residents that are employed at an establishment outside of Miami Beach.

Local Jobs: Total number of jobs in Miami Beach establishments.

Non-Resident Workers: Number of Miami Beach jobs that are held by workers that are not residents of Miami Beach.

Net Labor Supply: Overall surplus or deficit of total Miami Beach resident workers compared to the total number of jobs in Miami Beach.

2002 Miami Beach Business Distribution and Revenue

			South Beach	Middle Beach	North Beach	City Wide
44	Retail trade	Total Sales: \$644,810,000 Total Jobs: 4,056	Avg Sales: \$1,335,010 Avg Wage: \$18,378			
	All establishments		349	71	81	501
	Establishments not operated for the entire year		66	18	19	103
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		13	5	6	24
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		99	15	21	135
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		31	6	15	52
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		64	14	12	90
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		76	13	8	97
	Establishments operated for the entire year		283	53	62	398
56	Administrative & support & waste management & remediation service	Total Sales: \$73,764,000 Total Jobs: 1,807	Avg Sales: \$590,112 Avg Wage: \$17,331			
	All establishments		80	27	30	137
	Establishments not operated for the entire year		31	8	8	47
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		14	5	11	30
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		10	4	4	18
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		9	5	5	19
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		5	3		8
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		11	2	2	15
	Establishments operated for the entire year		49	19	22	90
61	Educational services	Total Sales: Total Jobs:	Avg Sales: Avg Wage:			
	All establishments		10	4	4	18
	Establishments not operated for the entire year		6	2	1	9
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		1		1	2
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		2			2
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999			2	1	3
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999				1	1
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		1			1
	Establishments operated for the entire year		4	2	3	9
62	Health care & social assistance	Total Sales: \$268,519,000 Total Jobs: 2,409	Avg Sales: \$10,327,654 Avg Wage: \$44,574			
	All establishments		109	221	60	390
	Establishments not operated for the entire year		17	48	12	77
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		12	13	10	35
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		20	45	8	73
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		16	20	9	45
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		29	46	12	87
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		15	49	9	73
	Establishments operated for the entire year		92	173	48	313
71	Arts, entertainment, & recreation	Total Sales: \$20,223,000 Total Jobs: 274	Avg Sales: \$2,022,300 Avg Wage: \$26,690			
	All establishments		54	20	9	83
	Establishments not operated for the entire year		10	5	3	18
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		6	3	1	10
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		16	4	1	21
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		5	5	1	11
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		12	1	2	15
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		5	2	1	8
	Establishments operated for the entire year		44	15	6	65

2002 Miami Beach Business Distribution and Revenue

		South Beach	Middle Beach	North Beach	City Wide
72	Accommodation & food services	Total Sales: \$860,192,000 Avg Sales: \$1,894,696			
		Total Jobs: 14,159 Avg Wage: \$17,919			
	All establishments	313	81	72	466
	Establishments not operated for the entire year	63	23	17	103
	Establishments operated entire year with sales/receipts/revenue less than \$100,000	8	3	2	13
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more	107	20	16	143
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999	36	13	14	63
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999	41	10	15	66
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999	58	12	8	78
	Establishments operated for the entire year	250	58	55	363
81	Other services (except public administration)	Total Sales: \$40,478,000 Avg Sales: \$378,299			
		Total Jobs: 740 Avg Wage: \$17,149			
	All establishments	135	80	57	272
	Establishments not operated for the entire year	27	10	12	49
	Establishments operated entire year with sales/receipts/revenue less than \$100,000	27	19	23	69
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more	7	18	4	29
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999	33	18	9	60
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999	25	6	7	38
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999	16	9	2	27
	Establishments operated for the entire year	108	70	45	223

Miami Beach Industry Growth

	Establishments	Total Sales	Total Payroll	Sales per Estab.	Employees	Output	Wage	Labor Cost
Accommodation & food services								
1997	466	\$629,475,626	\$160,255,000	\$1,350,806	12,714	\$49,510	\$12,605	25.5%
1998	448	\$686,444,855		\$1,532,243	12,080	\$56,825		
1999	444	\$855,790,735		\$1,927,457	12,749	\$67,126		
2000	433	\$957,454,107		\$2,211,210	12,509	\$76,541		
2001	451	\$974,803,773		\$2,161,427	13,398	\$72,757		
2002	454	\$860,192,000	\$253,719,000	\$1,894,696	14,159	\$60,752	\$17,919	29.5%
2003	464	\$1,066,748,833	\$314,028,227	\$2,299,028	15,677	\$68,043	\$20,031	29.4%
2004	486	\$1,292,012,111	\$372,299,081	\$2,658,461	17,848	\$72,397	\$20,859	28.8%
2005	478	\$1,483,739,668	\$392,419,872	\$3,104,058	17,703	\$83,836	\$22,167	26.5%
Administrative & support & waste management & remediation service								
1997	159	\$95,066,000	\$39,403,000	\$597,899	1,323	\$71,856	\$29,783	41.4%
1998	169	\$82,927,862	\$35,207,927	\$490,697	2,032	\$40,811	\$17,327	42.5%
1999	166	\$79,825,466	\$33,890,771	\$480,876	1,956	\$40,811	\$17,327	42.5%
2000	161	\$71,844,960	\$30,502,560	\$446,242	1,760	\$40,821	\$17,331	42.5%
2001	151	\$84,070,850	\$35,693,195	\$556,761	2,060	\$40,811	\$17,327	42.5%
2002	125	\$73,764,000	\$31,318,000	\$590,112	1,807	\$40,821	\$17,331	42.5%
2003	134	\$78,029,342	\$33,128,207	\$582,309	1,912	\$40,810	\$17,326	42.5%
2004	134	\$78,029,342	\$33,128,207	\$582,309	1,912	\$40,810	\$17,326	42.5%
2005	134	\$78,029,342	\$33,128,207	\$582,309	1,912	\$40,810	\$17,326	42.5%
Arts, entertainment, & recreation								
1997	56	\$51,039,000	\$10,752,000	\$911,411	409	\$124,790	\$26,289	21.1%
1998	76	\$0	\$0	\$0	776	\$0	\$0	
1999	64	\$0	\$0	\$0	1,530	\$0	\$0	
2000	77	\$0	\$0	\$0	1,830	\$0	\$0	
2001	89	\$0	\$0	\$0	1,832	\$0	\$0	
2002	78	\$79,019,000	\$20,800,000	\$1,013,064	1,045	\$75,616	\$19,904	26.3%
2003	81	\$117,556,651	\$34,751,318	\$1,451,317	1,308	\$78,717	\$26,568	26.3%
2004	83	\$143,688,401	\$42,350,494	\$1,731,186	1,574	\$81,472	\$26,906	26.6%
2005	82	\$151,449,796	\$46,561,454	\$1,846,949	1,584	\$83,671	\$29,395	27.3%
Auxiliaries (exc corporate, subsidiary & r								
2002	1							
Construction								
1997	59	\$287,975,588	\$8,221,268	\$4,880,942	336	\$857,070	\$24,468	2.9%
1998	83							
1999	71							
2000	80							
2001	70							
2002	89	\$491,849,816	\$14,035,602	\$5,526,402	509	\$966,306	\$27,575	2.9%
2003	92	\$550,162,830	\$15,552,219	\$5,980,031	564	\$975,466	\$27,575	2.8%
2004	89	\$668,645,875	\$15,012,088	\$7,512,875	476	\$1,404,718	\$31,538	2.2%
2005	85	\$454,884,107	\$15,892,619	\$5,351,578	487	\$934,054	\$32,634	3.5%

Miami Beach Industry Growth

	Establishments	Total Sales	Total Payroll	Sales per Estab.	Employees	Output	Wage	Labor Cost
Educational services								
1997	16	\$5,205,000	\$1,126,000	\$325,313	67	\$77,687	\$16,806	21.6%
1998	30	\$0	\$0	\$0	628	\$0	\$0	
1999	32	\$0	\$0	\$0	650	\$0	\$0	
2000	38	\$0	\$0	\$0	645	\$0	\$0	
2001	43	\$0	\$0	\$0	652	\$0	\$0	
2002	18	\$7,824,000	\$2,886,000	\$434,667	98	\$79,837	\$29,449	36.9%
2003	32	\$22,458,684	\$8,772,942	\$701,834	254	\$83,110	\$34,539	36.8%
2004	29	\$22,124,140	\$8,096,549	\$762,901	262	\$86,019	\$30,903	37.3%
2005	29	\$18,332,137	\$7,072,215	\$632,143	206	\$88,341	\$34,331	38.3%
Finance & insurance								
1998	134	\$310,980,360	\$51,191,748	\$2,320,749	1,093	\$284,520	\$46,836	16.5%
1999	135	\$320,227,260	\$52,713,918	\$2,372,054	1,126	\$284,394	\$46,815	16.5%
2000	139	\$271,289,820	\$44,658,126	\$1,951,725	954	\$284,371	\$46,811	16.5%
2001	150	\$265,599,420	\$43,721,406	\$1,770,663	934	\$284,368	\$46,811	16.5%
2002	167	\$303,867,360	\$50,020,848	\$1,819,565	1,068	\$284,520	\$46,836	16.5%
2003	164	\$321,365,340	\$52,901,262	\$1,959,545	1,130	\$284,394	\$46,815	16.5%
2004	164	\$321,365,340	\$52,901,262	\$1,959,545	1,130	\$284,394	\$46,815	16.5%
2005	164	\$321,365,340	\$52,901,262	\$1,959,545	1,130	\$284,394	\$46,815	16.5%
Forestry, fishing, hunting, and agriculture								
1997	0				0			
1998	1							
1999	4							
2000	3							
2001	1							
2002	1				0			
2004	0				0			
2005	0				0			
Health care & social assistance								
1997	330	\$292,419,000	\$123,406,000	\$886,118	3,313	\$88,264	\$37,249	42.2%
1998	370	\$0	\$0	\$0	5,786	\$0	\$0	
1999	359	\$0	\$0	\$0	5,930	\$0	\$0	
2000	369	\$0	\$0	\$0	6,205	\$0	\$0	
2001	374	\$0	\$0	\$0	6,507	\$0	\$0	
2002	365	\$707,587,000	\$274,764,000	\$1,938,595	7,212	\$98,112	\$38,098	38.8%
2003	358	\$984,463,230	\$372,222,017	\$2,749,897	9,883	\$102,135	\$37,663	38.8%
2004	338	\$995,299,718	\$364,936,717	\$2,944,674	10,037	\$105,710	\$36,359	39.3%
2005	346	\$1,051,219,739	\$411,439,191	\$3,038,207	9,966	\$108,564	\$41,284	40.3%
Information								
1997	53	\$149,531,000	\$40,471,000	\$2,821,340	780	\$191,706	\$51,886	27.1%
1998	86	\$0	\$0	\$0	1,161	\$0	\$0	
1999	90	\$0	\$0	\$0	1,253	\$0	\$0	
2000	103	\$0	\$0	\$0	1,230	\$0	\$0	
2001	99	\$0	\$0	\$0	1,509	\$0	\$0	
2002	110	\$292,586,720	\$71,227,000	\$2,659,879	1,278	\$228,941	\$55,733	24.3%
2003	113	\$274,498,799	\$59,846,306	\$2,429,193	1,271	\$238,328	\$47,086	24.3%
2004	105	\$249,330,282	\$53,701,485	\$2,374,574	1,137	\$246,669	\$47,231	24.6%
2005	105	\$285,328,861	\$62,406,931	\$2,717,418	1,278	\$253,329	\$48,832	25.3%

Miami Beach Industry Growth

	Establishments	Total Sales	Total Payroll	Sales per Estab.	Employees	Output	Wage	Labor Cost
Management of companies & enterprises								
1998	11							
1999	10							
2000	7							
2001	8							
2002	11							
2003	11							
Manufacturing								
1997	31	\$21,465,391	\$6,168,864	\$692,432	154	\$139,386	\$40,058	28.7%
1998	40	\$0	\$0	\$0	246	\$0	\$0	
1999	34	\$0	\$0	\$0	338	\$0	\$0	
2000	34	\$0	\$0	\$0	268	\$0	\$0	
2001	32	\$0	\$0	\$0	166	\$0	\$0	
2002	31	\$22,570,000	\$5,642,000	\$728,065	154	\$146,558	\$36,636	25.0%
2003	34	\$25,038,195	\$6,168,864	\$736,417	168	\$154,766	\$36,719	25.6%
2004	30	\$23,827,833	\$5,224,243	\$794,261	163	\$163,278	\$32,051	24.8%
2005	28	\$19,898,065	\$4,429,731	\$710,645	130	\$171,442	\$34,075	25.3%
Mining								
2001	1							
2002	1							
Other services (except public administration)								
1997	163	\$41,681,000	\$13,597,000	\$255,712	1,023	\$40,744	\$13,291	32.6%
1998	313	\$0	\$0	\$0	2,704	\$0	\$0	
1999	297	\$0	\$0	\$0	2,719	\$0	\$0	
2000	307	\$0	\$0	\$0	2,783	\$0	\$0	
2001	296	\$0	\$0	\$0	2,726	\$0	\$0	
2002	257	\$107,470,000	\$27,772,000	\$418,171	1,596	\$67,337	\$17,401	25.8%
2003	401	\$129,209,016	\$33,451,600	\$322,217	1,838	\$70,098	\$18,200	25.8%
2004	415	\$125,243,671	\$32,422,602	\$301,792	1,742	\$72,551	\$18,612	26.1%
2005	412	\$132,371,163	\$35,767,368	\$321,289	1,764	\$74,510	\$20,276	26.8%
Professional, scientific, & technical services								
1997	298	\$107,162,000	\$36,403,000	\$359,604	1,048	\$102,254	\$34,736	34.0%
1998	350	\$0	\$0	\$0	1,606	\$0	\$0	
1999	360	\$0	\$0	\$0	1,712	\$0	\$0	
2000	398	\$0	\$0	\$0	2,155	\$0	\$0	
2001	447	\$0	\$0	\$0	2,216	\$0	\$0	
2002	452	\$172,926,000	\$53,940,000	\$382,580	1,332	\$129,824	\$40,495	31.2%
2003	609	\$233,479,214	\$73,538,270	\$383,381	1,709	\$135,147	\$43,030	31.2%
2004	601	\$327,042,239	\$97,578,624	\$544,163	2,464	\$139,877	\$39,602	31.5%
2005	619	\$377,010,896	\$121,005,278	\$609,064	2,648	\$143,654	\$45,697	32.4%
Public Administration								
1997	1	\$224,099,630	\$53,041,544	\$224,099,630	1,754	\$127,765	\$30,240	23.7%
1998	1							
1999	1							
2000	1							
2001	1							
2002	1	\$277,479,333	\$92,066,672	\$277,479,333	1,908	\$145,429	\$48,253	33.2%
2003	1	\$273,045,932	\$92,915,904	\$273,045,932	1,908	\$143,106	\$48,698	34.0%
2004	1	\$289,630,840	\$98,375,865	\$289,630,840	1,897	\$152,678	\$51,859	34.0%
2005	1	\$339,616,965	\$108,525,856	\$339,616,965	1,945	\$174,610	\$55,797	32.0%

Miami Beach Industry Growth

	Establishments	Total Sales	Total Payroll	Sales per Estab.	Employees	Output	Wage	Labor Cost
Real estate & rental & leasing								
1997	313	\$189,699,000	\$33,069,000	\$606,067	1,150	\$164,956	\$28,756	17.4%
1998	325	\$0	\$0	\$0	2,010	\$0	\$0	
1999	334	\$0	\$0	\$0	2,076	\$0	\$0	
2000	344	\$0	\$0	\$0	2,272	\$0	\$0	
2001	327	\$0	\$0	\$0	2,056	\$0	\$0	
2002	343	\$268,117,000	\$38,063,000	\$781,682	1,350	\$198,605	\$28,195	14.2%
2003	286	\$237,284,981	\$34,054,020	\$829,668	1,134	\$206,748	\$30,030	14.2%
2004	297	\$283,539,157	\$40,542,580	\$954,677	1,330	\$213,984	\$30,483	14.4%
2005	333	\$306,367,061	\$45,841,332	\$920,021	1,373	\$219,762	\$33,388	14.7%
Retail trade								
1997	466	\$502,708,900	\$62,070,000	\$1,078,774	3,680	\$136,606	\$16,867	12.3%
1998	488	\$524,495,179	\$62,696,201	\$1,074,785	3,736	\$140,390	\$16,782	12.0%
1999	524	\$582,942,291	\$69,682,751	\$1,112,485	4,109	\$141,870	\$16,959	12.0%
2000	559	\$642,162,224	\$76,761,681	\$1,148,770	4,479	\$143,372	\$17,138	12.0%
2001	497	\$591,265,894	\$70,677,724	\$1,189,670	4,082	\$144,847	\$17,314	12.0%
2002	483	\$644,810,000	\$74,541,000	\$1,335,010	4,056	\$158,977	\$18,378	11.6%
2003	569	\$767,943,459	\$87,737,854	\$1,349,637	4,569	\$166,131	\$19,203	11.3%
2004	532	\$802,599,012	\$89,138,586	\$1,508,645	4,450	\$176,929	\$20,031	10.9%
2005	547	\$877,059,599	\$99,184,169	\$1,603,400	4,777	\$181,706	\$20,763	11.2%
Transportation, Warehousing and Utilities								
1998	34							
1999	30							
2000	32							
2001	35							
2002	35							
2003	32		\$8,194,487		278		\$29,477	
2004	33		\$7,999,569		205		\$39,022	
2005	36		\$9,512,397		235		\$40,478	
Unclassified establishments								
1998	47							
1999	45							
2000	52							
2001	29							
2002	20							
2003	15							
Utilities								
1998	1							
2003	1							
Wholesale trade								
1997	136	\$255,887,000	\$12,540,000	\$1,881,522	470	\$544,440	\$26,681	4.9%
1998	142	\$0	\$0	\$0	630	\$0	\$0	
1999	144	\$0	\$0	\$0	698	\$0	\$0	
2000	138	\$0	\$0	\$0	585	\$0	\$0	
2001	133	\$0	\$0	\$0	546	\$0	\$0	
2002	154	\$336,687,000	\$25,033,000	\$2,186,279	379	\$888,356	\$66,050	7.4%
2003	183	\$553,896,502	\$41,231,606	\$3,026,757	613	\$907,012	\$67,262	7.5%
2004	185	\$593,994,323	\$38,997,203	\$3,210,780	667	\$977,759	\$58,467	7.3%
2005	198	\$436,863,506	\$24,776,589	\$2,206,381	540	\$1,004,158	\$45,883	7.5%

DEMOGRAPHICS



MIAMI BEACH
FLORIDA'S 24-HOUR MARKETPLACE
ECONOMIC DEVELOPMENT DEPARTMENT

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Miami Beach city, Florida

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	87,933	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	87,933	100.0
Male	45,048	51.2	Hispanic or Latino (of any race)	47,000	53.4
Female	42,885	48.8	Mexican	1,183	1.3
Under 5 years	3,452	3.9	Puerto Rican	3,596	4.1
5 to 9 years	3,181	3.6	Cuban	18,038	20.5
10 to 14 years	3,216	3.7	Other Hispanic or Latino	24,183	27.5
15 to 19 years	3,340	3.8	Not Hispanic or Latino	40,933	46.6
20 to 24 years	5,502	6.3	White alone	35,959	40.9
25 to 34 years	18,395	20.9	RELATIONSHIP		
35 to 44 years	15,185	17.3	Total population	87,933	100.0
45 to 54 years	10,886	12.4	In households	86,597	98.5
55 to 59 years	4,114	4.7	Householder	46,194	52.5
60 to 64 years	3,735	4.2	Spouse	12,654	14.4
65 to 74 years	7,695	8.8	Child	14,789	16.8
75 to 84 years	6,200	7.1	Own child under 18 years	10,628	12.1
85 years and over	3,032	3.4	Other relatives	4,869	5.5
Median age (years)	39.0	(X)	Under 18 years	923	1.0
18 years and over	76,118	86.6	Nonrelatives	8,091	9.2
Male	39,054	44.4	Unmarried partner	2,946	3.4
Female	37,064	42.2	In group quarters	1,336	1.5
21 years and over	73,921	84.1	Institutionalized population	796	0.9
62 years and over	19,077	21.7	Noninstitutionalized population	540	0.6
65 years and over	16,927	19.2	HOUSEHOLD BY TYPE		
Male	6,682	7.6	Total households	46,194	100.0
Female	10,245	11.7	Family households (families)	18,342	39.7
RACE			With own children under 18 years	6,452	14.0
One race	84,828	96.5	Married-couple family	12,654	27.4
White	76,276	86.7	With own children under 18 years	4,107	8.9
Black or African American	3,548	4.0	Female householder, no husband present	3,936	8.5
American Indian and Alaska Native	206	0.2	With own children under 18 years	1,818	3.9
Asian	1,202	1.4	Nonfamily households	27,852	60.3
Asian Indian	386	0.4	Householder living alone	22,504	48.7
Chinese	188	0.2	Householder 65 years and over	6,854	14.8
Filipino	272	0.3	Households with individuals under 18 years	7,151	15.5
Japanese	102	0.1	Households with individuals 65 years and over ..	12,852	27.8
Korean	49	0.1	Average household size	1.87	(X)
Vietnamese	33	-	Average family size	2.76	(X)
Other Asian ¹	172	0.2	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander	39	-	Total housing units	59,723	100.0
Native Hawaiian	8	-	Occupied housing units	46,194	77.3
Guamanian or Chamorro	4	-	Vacant housing units	13,529	22.7
Samoan	9	-	For seasonal, recreational, or		
Other Pacific Islander ²	18	-	occasional use	7,668	12.8
Some other race	3,557	4.0	Homeowner vacancy rate (percent)	7.6	(X)
Two or more races	3,105	3.5	Rental vacancy rate (percent)	8.8	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races: ³			Occupied housing units	46,194	100.0
White	78,945	89.8	Owner-occupied housing units	16,895	36.6
Black or African American	4,218	4.8	Renter-occupied housing units	29,299	63.4
American Indian and Alaska Native	464	0.5	Average household size of owner-occupied units ..	2.00	(X)
Asian	1,602	1.8	Average household size of renter-occupied units ..	1.80	(X)
Native Hawaiian and Other Pacific Islander	132	0.2			
Some other race	5,810	6.6			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Miami Beach city, Florida

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school	17,594	100.0	Total population	88,061	100.0
Nursery school, preschool	715	4.1	Native	39,209	44.5
Kindergarten	764	4.3	Born in United States	35,876	40.7
Elementary school (grades 1-8)	5,374	30.5	State of residence	12,605	14.3
High school (grades 9-12)	3,584	20.4	Different state	23,271	26.4
College or graduate school	7,157	40.7	Born outside United States	3,333	3.8
EDUCATIONAL ATTAINMENT			Foreign born	48,852	55.5
Population 25 years and over	69,290	100.0	Entered 1990 to March 2000	21,201	24.1
Less than 9th grade	7,019	10.1	Naturalized citizen	21,744	24.7
9th to 12th grade, no diploma	7,681	11.1	Not a citizen	27,108	30.8
High school graduate (includes equivalency)	14,208	20.5	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree	12,929	18.7	Total (excluding born at sea)	48,852	100.0
Associate degree	4,248	6.1	Europe	6,661	13.6
Bachelor's degree	12,267	17.7	Asia	1,383	2.8
Graduate or professional degree	10,938	15.8	Africa	434	0.9
Percent high school graduate or higher	78.8	(X)	Oceania	65	0.1
Percent bachelor's degree or higher	33.5	(X)	Latin America	39,757	81.4
MARITAL STATUS			Northern America	552	1.1
Population 15 years and over	78,286	100.0	LANGUAGE SPOKEN AT HOME		
Never married	27,702	35.4	Population 5 years and over	84,879	100.0
Now married, except separated	29,747	38.0	English only	27,554	32.5
Separated	2,982	3.8	Language other than English	57,325	67.5
Widowed	6,876	8.8	Speak English less than "very well"	29,887	35.2
Female	5,821	7.4	Spanish	46,174	54.4
Divorced	10,979	14.0	Speak English less than "very well"	25,640	30.2
Female	5,819	7.4	Other Indo-European languages	9,169	10.8
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well"	3,591	4.2
Grandparent living in household with one or more own grandchildren under 18 years	1,074	100.0	Asian and Pacific Island languages	683	0.8
Grandparent responsible for grandchildren	464	43.2	Speak English less than "very well"	250	0.3
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over ..	76,218	100.0	Total population	88,061	100.0
Civilian veterans	4,242	5.6	Total ancestries reported	88,049	100.0
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab	934	1.1
Population 5 to 20 years	10,880	100.0	Czech ¹	219	0.2
With a disability	973	8.9	Danish	85	0.1
Population 21 to 64 years	56,568	100.0	Dutch	532	0.6
With a disability	12,844	22.7	English	2,185	2.5
Percent employed	55.9	(X)	French (except Basque) ¹	1,716	1.9
No disability	43,724	77.3	French Canadian ¹	184	0.2
Percent employed	69.3	(X)	German	3,811	4.3
Population 65 years and over	16,613	100.0	Greek	379	0.4
With a disability	7,817	47.1	Hungarian	897	1.0
RESIDENCE IN 1995			Irish ¹	2,893	3.3
Population 5 years and over	84,879	100.0	Italian	4,441	5.0
Same house in 1995	32,257	38.0	Lithuanian	263	0.3
Different house in the U.S. in 1995	39,044	46.0	Norwegian	283	0.3
Same county	25,997	30.6	Polish	2,533	2.9
Different county	13,047	15.4	Portuguese	655	0.7
Same state	2,734	3.2	Russian	3,286	3.7
Different state	10,313	12.2	Scotch-Irish	301	0.3
Elsewhere in 1995	13,578	16.0	Scottish	611	0.7
			Slovak	86	0.1
			Subsaharan African	351	0.4
			Swedish	244	0.3
			Swiss	116	0.1
			Ukrainian	460	0.5
			United States or American	4,437	5.0
			Welsh	227	0.3
			West Indian (excluding Hispanic groups)	1,240	1.4
			Other ancestries	54,680	62.1

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Miami Beach city, Florida

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over	77,643	100.0	Households	46,242	100.0
In labor force	44,067	56.8	Less than \$10,000	9,569	20.7
Civilian labor force	43,996	56.7	\$10,000 to \$14,999	4,164	9.0
Employed	40,744	52.5	\$15,000 to \$24,999	7,602	16.4
Unemployed	3,252	4.2	\$25,000 to \$34,999	5,902	12.8
Percent of civilian labor force	7.4	(X)	\$35,000 to \$49,999	5,763	12.5
Armed Forces	71	0.1	\$50,000 to \$74,999	5,435	11.8
Not in labor force	33,576	43.2	\$75,000 to \$99,999	2,406	5.2
Females 16 years and over	38,018	100.0	\$100,000 to \$149,999	2,509	5.4
In labor force	18,095	47.6	\$150,000 to \$199,999	1,060	2.3
Civilian labor force	18,095	47.6	\$200,000 or more	1,832	4.0
Employed	16,546	43.5	Median household income (dollars)	27,322	(X)
Own children under 6 years	3,664	100.0	With earnings	33,367	72.2
All parents in family in labor force	1,906	52.0	Mean earnings (dollars) ¹	56,767	(X)
COMMUTING TO WORK			With Social Security income	11,821	25.6
Workers 16 years and over	39,868	100.0	Mean Social Security income (dollars) ¹	9,954	(X)
Car, truck, or van - - drove alone	23,190	58.2	With Supplemental Security Income	2,966	6.4
Car, truck, or van - - carpooled	3,818	9.6	Mean Supplemental Security Income (dollars) ¹	5,634	(X)
Public transportation (including taxicab)	4,556	11.4	With public assistance income	2,211	4.8
Walked	4,113	10.3	Mean public assistance income (dollars) ¹	2,710	(X)
Other means	2,048	5.1	With retirement income	4,458	9.6
Worked at home	2,143	5.4	Mean retirement income (dollars) ¹	14,354	(X)
Mean travel time to work (minutes) ¹	25.6	(X)	Families	18,640	100.0
Employed civilian population			Less than \$10,000	2,360	12.7
16 years and over	40,744	100.0	\$10,000 to \$14,999	1,404	7.5
OCCUPATION			\$15,000 to \$24,999	3,397	18.2
Management, professional, and related occupations	16,401	40.3	\$25,000 to \$34,999	2,446	13.1
Service occupations	8,579	21.1	\$35,000 to \$49,999	2,296	12.3
Sales and office occupations	10,961	26.9	\$50,000 to \$74,999	2,331	12.5
Farming, fishing, and forestry occupations	93	0.2	\$75,000 to \$99,999	1,089	5.8
Construction, extraction, and maintenance occupations	1,948	4.8	\$100,000 to \$149,999	1,428	7.7
Production, transportation, and material moving occupations	2,762	6.8	\$150,000 to \$199,999	668	3.6
INDUSTRY			\$200,000 or more	1,221	6.6
Agriculture, forestry, fishing and hunting, and mining	129	0.3	Median family income (dollars)	33,440	(X)
Construction	1,656	4.1	Per capita income (dollars) ¹	27,853	(X)
Manufacturing	1,585	3.9	Median earnings (dollars):		
Wholesale trade	1,924	4.7	Male full-time, year-round workers	33,964	(X)
Retail trade	4,287	10.5	Female full-time, year-round workers	27,094	(X)
Transportation and warehousing, and utilities	1,645	4.0			
Information	2,009	4.9			
Finance, insurance, real estate, and rental and leasing	3,861	9.5			
Professional, scientific, management, administrative, and waste management services	5,775	14.2			
Educational, health and social services	5,992	14.7			
Arts, entertainment, recreation, accommodation and food services	8,022	19.7			
Other services (except public administration)	2,547	6.3			
Public administration	1,312	3.2			
CLASS OF WORKER					
Private wage and salary workers	34,060	83.6			
Government workers	3,194	7.8			
Self-employed workers in own not incorporated business	3,394	8.3			
Unpaid family workers	96	0.2			

-Represents zero or rounds to zero. (X) Not applicable.

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator.

See text.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Miami Beach city, Florida

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	59,757	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	46,220	100.0
1-unit, detached	5,580	9.3	1.00 or less	37,971	82.2
1-unit, attached	690	1.2	1.01 to 1.50	1,724	3.7
2 units	375	0.6	1.51 or more	6,525	14.1
3 or 4 units	2,548	4.3	Specified owner-occupied units	4,594	100.0
5 to 9 units	4,158	7.0	VALUE		
10 to 19 units	10,474	17.5	Less than \$50,000	52	1.1
20 or more units	35,816	59.9	\$50,000 to \$99,999	234	5.1
Mobile home	65	0.1	\$100,000 to \$149,999	409	8.9
Boat, RV, van, etc	51	0.1	\$150,000 to \$199,999	474	10.3
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	917	20.0
1999 to March 2000	1,648	2.8	\$300,000 to \$499,999	1,149	25.0
1995 to 1998	2,036	3.4	\$500,000 to \$999,999	865	18.8
1990 to 1994	1,524	2.6	\$1,000,000 or more	494	10.8
1980 to 1989	4,811	8.1	Median (dollars)	334,400	(X)
1970 to 1979	10,264	17.2	MORTGAGE STATUS AND SELECTED		
1960 to 1969	13,995	23.4	MONTHLY OWNER COSTS		
1940 to 1959	18,873	31.6	With a mortgage	3,025	65.8
1939 or earlier	6,606	11.1	Less than \$300	-	-
ROOMS			\$300 to \$499	16	0.3
1 room	16,731	28.0	\$500 to \$699	76	1.7
2 rooms	13,196	22.1	\$700 to \$999	164	3.6
3 rooms	12,574	21.0	\$1,000 to \$1,499	409	8.9
4 rooms	7,904	13.2	\$1,500 to \$1,999	430	9.4
5 rooms	3,710	6.2	\$2,000 or more	1,930	42.0
6 rooms	1,943	3.3	Median (dollars)	2,055	(X)
7 rooms	1,132	1.9	Not mortgaged	1,569	34.2
8 rooms	1,021	1.7	Median (dollars)	642	(X)
9 or more rooms	1,546	2.6	SELECTED MONTHLY OWNER COSTS		
Median (rooms)	2.5	(X)	AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	46,220	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	1,129	24.6
1999 to March 2000	15,851	34.3	15.0 to 19.9 percent	600	13.1
1995 to 1998	15,181	32.8	20.0 to 24.9 percent	532	11.6
1990 to 1994	6,464	14.0	25.0 to 29.9 percent	481	10.5
1980 to 1989	5,456	11.8	30.0 to 34.9 percent	273	5.9
1970 to 1979	2,090	4.5	35.0 percent or more	1,534	33.4
1969 or earlier	1,178	2.5	Not computed	45	1.0
VEHICLES AVAILABLE			Specified renter-occupied units	29,290	100.0
None	15,087	32.6	GROSS RENT		
1	21,954	47.5	Less than \$200	1,729	5.9
2	7,489	16.2	\$200 to \$299	877	3.0
3 or more	1,690	3.7	\$300 to \$499	4,004	13.7
HOUSE HEATING FUEL			\$500 to \$749	12,939	44.2
Utility gas	4,778	10.3	\$750 to \$999	5,326	18.2
Bottled, tank, or LP gas	423	0.9	\$1,000 to \$1,499	2,842	9.7
Electricity	35,399	76.6	\$1,500 or more	973	3.3
Fuel oil, kerosene, etc	147	0.3	No cash rent	600	2.0
Coal or coke	-	-	Median (dollars)	632	(X)
Wood	-	-	GROSS RENT AS A PERCENTAGE OF		
Solar energy	43	0.1	HOUSEHOLD INCOME IN 1999		
Other fuel	22	-	Less than 15.0 percent	3,486	11.9
No fuel used	5,408	11.7	15.0 to 19.9 percent	2,841	9.7
SELECTED CHARACTERISTICS			20.0 to 24.9 percent	3,334	11.4
Lacking complete plumbing facilities	310	0.7	25.0 to 29.9 percent	3,207	10.9
Lacking complete kitchen facilities	669	1.4	30.0 to 34.9 percent	2,319	7.9
No telephone service	1,557	3.4	35.0 percent or more	11,794	40.3
			Not computed	2,309	7.9

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

WORKFORCE

Citywide Labor Force and Resident Labor Supply

Industry Resident Labor Supply

Miami Beach, Miami, Miami-Dade 2002 Average Wage Comparison

Miami Beach Industry and Miami MSA Occupational Wages



MIAMI BEACH
FLORIDA'S 24-HOUR MARKETPLACE
ECONOMIC DEVELOPMENT DEPARTMENT

Miami Beach Industry Resident Labor Supply

	Jobs:	Resident Workers:	Surplus/ Shortage:		Average Wage:	Mo. for Housing (35%):	Est. HH Income:	35%:
2005								
Accommodation & food services	17,703	9,286	-8,417	-47.5%	\$22,167	\$647	\$30,369	\$886
Health care & social assistance	9,966	3,900	-6,066	-60.9%	\$41,284	\$1,204	\$56,559	\$1,650
Retail trade	4,777	3,314	-1,463	-30.6%	\$20,763	\$606	\$28,445	\$830
Professional, scientific, & technical services	2,648	4,359	1,711	64.6%	\$45,697	\$1,333	\$62,605	\$1,826
Public Administration	1,945	1,024	-921	-47.3%	\$55,797	\$1,627	\$76,442	\$2,230
Administrative & support & waste management & remediation services	1,912	2,372	460	24.0%	\$17,326	\$505	\$23,737	\$692
Other services (except public administration)	1,764	2,206	442	25.1%	\$20,276	\$591	\$27,779	\$810
Arts, entertainment, & recreation	1,584	1,973	389	24.5%	\$29,395	\$857	\$40,271	\$1,175
Real estate & rental & leasing	1,373	2,838	1,465	106.7%	\$33,388	\$974	\$45,741	\$1,334
Information	1,278	2,123	845	66.2%	\$48,832	\$1,424	\$66,899	\$1,951
Finance & insurance	1,130	2,427	1,297	114.8%	\$46,815	\$1,365	\$64,137	\$1,871
Wholesale trade	540	2,848	2,308	427.4%	\$45,883	\$1,338	\$62,859	\$1,833
Construction	487	3,138	2,651	544.3%	\$32,634	\$952	\$44,708	\$1,304
Transportation, Warehousing and Utilities	235	1,721	1,486	632.3%	\$40,478	\$1,181	\$55,455	\$1,617
Educational services	206	2,203	1,997	969.4%	\$34,331	\$1,001	\$47,034	\$1,372
Manufacturing	130	1,171	1,041	801.1%	\$34,075	\$994	\$46,683	\$1,362
Forestry, fishing, hunting, and agriculture	0	0	0					
Management of companies & enterprises		48						

2004								
Accommodation & food services	17,848	8,717	-9,131	-51.2%	\$20,859	\$608	\$28,577	\$834
Health care & social assistance	10,037	3,661	-6,376	-63.5%	\$36,359	\$1,060	\$49,812	\$1,453
Retail trade	4,450	3,111	-1,339	-30.1%	\$20,031	\$584	\$27,443	\$800
Professional, scientific, & technical services	2,464	4,092	1,628	66.1%	\$39,602	\$1,155	\$54,254	\$1,582
Administrative & support & waste management & remediation services	1,912	2,226	314	16.4%	\$17,326	\$505	\$23,737	\$692
Public Administration	1,897	962	-935	-49.3%	\$51,859	\$1,513	\$71,046	\$2,072
Other services (except public administration)	1,742	2,071	329	18.9%	\$18,612	\$543	\$25,499	\$744
Arts, entertainment, & recreation	1,574	1,852	278	17.7%	\$26,906	\$785	\$36,862	\$1,075
Real estate & rental & leasing	1,330	2,664	1,334	100.3%	\$30,483	\$889	\$41,762	\$1,218
Information	1,137	1,993	856	75.3%	\$47,231	\$1,378	\$64,706	\$1,887
Finance & insurance	1,130	2,278	1,148	101.6%	\$46,815	\$1,365	\$64,137	\$1,871
Wholesale trade	667	2,674	2,007	300.8%	\$58,467	\$1,705	\$80,099	\$2,336
Construction	476	2,946	2,470	518.8%	\$31,538	\$920	\$43,207	\$1,260
Educational services	262	2,068	1,806	689.3%	\$30,903	\$901	\$42,337	\$1,235
Transportation, Warehousing and Utilities	205	1,615	1,410	688.0%	\$39,022	\$1,138	\$53,461	\$1,559
Manufacturing	163	1,100	937	574.6%	\$32,051	\$935	\$43,909	\$1,281
Forestry, fishing, hunting, and agriculture	0	0	0					
Management of companies & enterprises		45						

Miami Beach Industry Resident Labor Supply

	Jobs:	Resident Workers:	Surplus/ Shortage:		Average Wage:	Mo. for Housing (35%):	Est. HH Income:	35%:
2003								
Accommodation & food services	15,677	8,155	-7,522	-48.0%	\$20,031	\$584	\$27,443	\$800
Health care & social assistance	9,883	3,703	-6,180	-62.5%	\$37,663	\$1,098	\$51,598	\$1,505
Retail trade	4,569	3,420	-1,149	-25.1%	\$19,203	\$560	\$26,308	\$767
Administrative & support & waste management & reme	1,912	2,171	259	13.5%	\$17,326	\$505	\$23,737	\$692
Public Administration	1,908	1,054	-854	-44.8%	\$48,698	\$1,420	\$66,716	\$1,946
Other services (except public administration)	1,838	2,196	358	19.5%	\$18,200	\$531	\$24,934	\$727
Professional, scientific, & technical services	1,709	3,989	2,280	133.4%	\$43,030	\$1,255	\$58,951	\$1,719
Arts, entertainment, & recreation	1,308	1,732	424	32.5%	\$26,568	\$775	\$36,399	\$1,062
Information	1,271	1,996	725	57.1%	\$47,086	\$1,373	\$64,508	\$1,881
Real estate & rental & leasing	1,134	2,508	1,374	121.2%	\$30,030	\$876	\$41,141	\$1,200
Finance & insurance	1,130	2,145	1,015	89.8%	\$46,815	\$1,365	\$64,137	\$1,871
Wholesale trade	613	2,473	1,860	303.5%	\$67,262	\$1,962	\$92,149	\$2,688
Construction	564	2,602	2,038	361.4%	\$27,575	\$804	\$37,778	\$1,102
Transportation, Warehousing and Utilities	278	1,622	1,344	483.5%	\$29,477	\$860	\$40,383	\$1,178
Educational services	254	2,092	1,838	723.5%	\$34,539	\$1,007	\$47,319	\$1,380
Manufacturing	168	1,227	1,059	630.6%	\$36,719	\$1,071	\$50,306	\$1,467
Management of companies & enterprises		43						
Forestry, fishing, hunting, and agriculture		34						
2002								
Accommodation & food services	14,159	7,716	-6,443	-45.5%	\$17,919	\$523	\$24,549	\$716
Health care & social assistance	7,212	3,792	-3,420	-47.4%	\$38,098	\$1,111	\$52,194	\$1,522
Retail trade	4,056	3,766	-290	-7.2%	\$18,378	\$536	\$25,178	\$734
Public Administration	1,908	1,157	-751	-39.3%	\$48,253	\$1,407	\$66,107	\$1,928
Administrative & support & waste management & reme	1,807	2,145	338	18.7%	\$17,331	\$506	\$23,744	\$693
Other services (except public administration)	1,596	2,346	750	47.0%	\$17,401	\$508	\$23,839	\$695
Real estate & rental & leasing	1,350	2,389	1,039	77.0%	\$28,195	\$822	\$38,627	\$1,127
Professional, scientific, & technical services	1,332	3,941	2,609	195.9%	\$40,495	\$1,181	\$55,479	\$1,618
Information	1,278	2,025	747	58.5%	\$55,733	\$1,626	\$76,354	\$2,227
Finance & insurance	1,068	2,043	975	91.3%	\$46,836	\$1,366	\$64,165	\$1,871
Arts, entertainment, & recreation	1,045	1,639	594	56.9%	\$19,904	\$581	\$27,269	\$795
Construction	509	2,302	1,793	352.3%	\$27,575	\$804	\$37,778	\$1,102
Wholesale trade	379	2,311	1,932	509.8%	\$66,050	\$1,926	\$90,489	\$2,639
Manufacturing	154	1,368	1,214	788.2%	\$36,636	\$1,069	\$50,192	\$1,464
Educational services	98	2,142	2,044	2086.0%	\$29,449	\$859	\$40,345	\$1,177
Forestry, fishing, hunting, and agriculture	0	68	68					
Management of companies & enterprises		43						
Transportation, Warehousing and Utilities		1,650						

Miami Beach Industry Resident Labor Supply

	Jobs:	Resident Workers:	Surplus/ Shortage:		Average Wage:	Mo. for Housing (35%):	Est. HH Income:	35%:
2001								
Accommodation & food services	13,398	7,339	-6,059	-45.2%				
Health care & social assistance	6,507	3,911	-2,596	-39.9%	\$0	\$0	\$0	\$0
Retail trade	4,082	4,138	56	1.4%	\$17,314	\$505	\$23,721	\$692
Other services (except public administration)	2,726	2,513	-213	-7.8%	\$0	\$0	\$0	\$0
Professional, scientific, & technical services	2,216	3,924	1,708	77.1%	\$0	\$0	\$0	\$0
Administrative & support & waste management & reme	2,060	2,135	75	3.7%	\$17,327	\$505	\$23,738	\$692
Real estate & rental & leasing	2,056	2,290	234	11.4%	\$0	\$0	\$0	\$0
Arts, entertainment, & recreation	1,832	1,559	-273	-14.9%	\$0	\$0	\$0	\$0
Information	1,509	2,069	560	37.1%	\$0	\$0	\$0	\$0
Finance & insurance	934	1,958	1,024	109.6%	\$46,811	\$1,365	\$64,131	\$1,870
Educational services	652	2,209	1,557	238.8%	\$0	\$0	\$0	\$0
Wholesale trade	546	2,168	1,622	297.0%	\$0	\$0	\$0	\$0
Manufacturing	166	1,518	1,352	814.3%	\$0	\$0	\$0	\$0
Management of companies & enterprises		43						
Public Administration		1,269						
Construction		2,022						
Transportation, Warehousing and Utilities		1,690						
Forestry, fishing, hunting, and agriculture		102						

2000								
Accommodation & food services	12,509	6,841	-5,668	-45.3%				
Health care & social assistance	6,205	3,959	-2,246	-36.2%	\$0	\$0	\$0	\$0
Retail trade	4,479	4,432	-47	-1.0%	\$17,138	\$500	\$23,479	\$685
Other services (except public administration)	2,783	2,633	-150	-5.4%	\$0	\$0	\$0	\$0
Real estate & rental & leasing	2,272	2,152	-120	-5.3%	\$0	\$0	\$0	\$0
Professional, scientific, & technical services	2,155	3,840	1,685	78.2%	\$0	\$0	\$0	\$0
Arts, entertainment, & recreation	1,830	1,453	-377	-20.6%	\$0	\$0	\$0	\$0
Administrative & support & waste management & reme	1,760	2,089	329	18.7%	\$17,331	\$505	\$23,743	\$693
Information	1,230	2,077	847	68.9%	\$0	\$0	\$0	\$0
Finance & insurance	954	1,840	886	92.9%	\$46,811	\$1,365	\$64,132	\$1,871
Educational services	645	2,236	1,591	246.7%	\$0	\$0	\$0	\$0
Wholesale trade	585	1,989	1,404	240.0%	\$0	\$0	\$0	\$0
Manufacturing	268	1,639	1,371	511.5%	\$0	\$0	\$0	\$0
Transportation, Warehousing and Utilities		1,701						
Construction		1,712						
Public Administration		1,357						
Management of companies & enterprises		42						
Forestry, fishing, hunting, and agriculture		133						

Miami Beach Industry Resident Labor Supply 1997-2005

Information

	Jobs:	Resident Workers:	Supply/ Shortage:	Output:	Average Wage:	Labor Cost:
2000	1,230	2,077	847 68.9%	\$0	\$0	
2001	1,509	2,069	560 37.1%	\$0	\$0	
2002	1,278	2,025	747 58.5%	\$228,941	\$55,733	24.3%
2003	1,271	1,996	725 57.1%	\$238,328	\$47,086	24.3%
2004	1,137	1,993	856 75.3%	\$246,669	\$47,231	24.6%
2005	1,278	2,123	845 66.2%	\$253,329	\$48,832	25.3%

Management of companies & enterprises

	Jobs:	Resident Workers:	Supply/ Shortage:	Output:	Average Wage:	Labor Cost:
2000		42				
2001		43				
2002		43				
2003		43				
2004		45				
2005		48				

Manufacturing

	Jobs:	Resident Workers:	Supply/ Shortage:	Output:	Average Wage:	Labor Cost:
2000	268	1,639	1,371 511.5%	\$0	\$0	
2001	166	1,518	1,352 814.3%	\$0	\$0	
2002	154	1,368	1,214 788.2%	\$146,558	\$36,636	25.0%
2003	168	1,227	1,059 630.6%	\$154,766	\$36,719	25.6%
2004	163	1,100	937 574.6%	\$163,278	\$32,051	24.8%
2005	130	1,171	1,041 801.1%	\$171,442	\$34,075	25.3%

Other services (except public administration)

	Jobs:	Resident Workers:	Supply/ Shortage:	Output:	Average Wage:	Labor Cost:
2000	2,783	2,633	-150 -5.4%	\$0	\$0	
2001	2,726	2,513	-213 -7.8%	\$0	\$0	
2002	1,596	2,346	750 47.0%	\$67,337	\$17,401	25.8%
2003	1,838	2,196	358 19.5%	\$70,098	\$18,200	25.8%
2004	1,742	2,071	329 18.9%	\$72,551	\$18,612	26.1%
2005	1,764	2,206	442 25.1%	\$74,510	\$20,276	26.8%

Professional, scientific, & technical services

	Jobs:	Resident Workers:	Supply/ Shortage:	Output:	Average Wage:	Labor Cost:
2000	2,155	3,840	1,685 78.2%	\$0	\$0	
2001	2,216	3,924	1,708 77.1%	\$0	\$0	
2002	1,332	3,941	2,609 195.9%	\$129,824	\$40,495	31.2%
2003	1,709	3,989	2,280 133.4%	\$135,147	\$43,030	31.2%
2004	2,464	4,092	1,628 66.1%	\$139,877	\$39,602	31.5%
2005	2,648	4,359	1,711 64.6%	\$143,654	\$45,697	32.4%

Public Administration

	Jobs:	Resident Workers:	Supply/ Shortage:	Output:	Average Wage:	Labor Cost:
2000		1,357				
2001		1,269				
2002	1,908	1,157	-751 -39.3%	\$145,429	\$48,253	33.2%
2003	1,908	1,054	-854 -44.8%	\$143,106	\$48,698	34.0%
2004	1,897	962	-935 -49.3%	\$152,678	\$51,859	34.0%
2005	1,945	1,024	-921 -47.3%	\$174,610	\$55,797	32.0%

Real estate & rental & leasing

	Jobs:	Resident Workers:	Supply/ Shortage:	Output:	Average Wage:	Labor Cost:
2000	2,272	2,152	-120 -5.3%	\$0	\$0	
2001	2,056	2,290	234 11.4%	\$0	\$0	
2002	1,350	2,389	1,039 77.0%	\$198,605	\$28,195	14.2%
2003	1,134	2,508	1,374 121.2%	\$206,748	\$30,030	14.2%
2004	1,330	2,664	1,334 100.3%	\$213,984	\$30,483	14.4%
2005	1,373	2,838	1,465 106.7%	\$219,762	\$33,388	14.7%

Retail trade

	Jobs:	Resident Workers:	Supply/ Shortage:	Output:	Average Wage:	Labor Cost:
2000	4,479	4,432	-47 -1.0%	\$143,372	\$17,138	12.0%
2001	4,082	4,138	56 1.4%	\$144,847	\$17,314	12.0%
2002	4,056	3,766	-290 -7.2%	\$158,977	\$18,378	11.6%
2003	4,569	3,420	-1,149 -25.1%	\$166,131	\$19,203	11.3%
2004	4,450	3,111	-1,339 -30.1%	\$176,929	\$20,031	10.9%
2005	4,777	3,314	-1,463 -30.6%	\$181,706	\$20,763	11.2%

Miami Beach Industry Resident Labor Supply 1997-2005

Transportation, Warehousing and Utilities

	Jobs:	Resident Workers:	Supply/ Shortage:		Output:	Average Wage:	Labor Cost:
2000		1,701					
2001		1,690					
2002		1,650					
2003	278	1,622	1,344	483.5%		\$29,477	
2004	205	1,615	1,410	688.0%		\$39,022	
2005	235	1,721	1,486	632.3%		\$40,478	

Wholesale trade

	Jobs:	Resident Workers:	Supply/ Shortage:		Output:	Average Wage:	Labor Cost:
2000	585	1,989	1,404	240.0%	\$0	\$0	
2001	546	2,168	1,622	297.0%	\$0	\$0	
2002	379	2,311	1,932	509.8%	\$888,356	\$66,050	7.4%
2003	613	2,473	1,860	303.5%	\$907,012	\$67,262	7.5%
2004	667	2,674	2,007	300.8%	\$977,759	\$58,467	7.3%
2005	540	2,848	2,308	427.4%	1,004,158	\$45,883	7.5%

2002 Average Wage Comparison for Miami Beach, Miami, and Miami-Dade County

		Miami Beach	Miami		Miami Dade	
4511	Sporting goods, hobby, & musical instrument stores	\$23,077	\$19,976	15.5%	\$17,752	30.0%
45111	Sporting goods stores	\$23,077	\$19,455	18.6%	\$19,852	16.2%
451110		\$23,077	\$19,455	18.6%	\$19,852	16.2%
4512	Book, periodical, & music stores	\$17,105	\$16,351	4.6%	\$14,970	14.3%
452	General merchandise stores	\$15,400	\$16,904	-8.9%	\$19,368	-20.5%
453	Miscellaneous store retailers	\$22,750	\$18,225	24.8%	\$18,186	25.1%
4531	Florists	\$25,933	\$18,229	42.3%	\$17,221	50.6%
45311		\$25,933	\$18,229	42.3%	\$17,221	50.6%
453110		\$25,933	\$18,229	42.3%	\$17,221	50.6%
45322	Gift, novelty, & souvenir stores	\$17,396			\$14,408	20.7%
453220		\$17,396			\$14,408	20.7%
4533	Used merchandise stores	\$32,148	\$22,213	44.7%	\$17,689	81.7%
45331		\$32,148	\$22,213	44.7%	\$17,689	81.7%
453310		\$32,148	\$22,213	44.7%	\$17,689	81.7%
45391	Pet & pet supplies stores	\$19,091	\$14,790	29.1%	\$15,864	20.3%
453910		\$19,091	\$14,790	29.1%	\$15,864	20.3%
45392	Art dealers	\$25,493	\$24,137	5.6%	\$23,863	6.8%
453920		\$25,493	\$24,137	5.6%	\$23,863	6.8%
454	Nonstore retailers	\$24,730	\$30,497	-18.9%	\$27,308	-9.4%
4541	Electronic shopping & mail-order houses	\$34,710	\$33,529	3.5%	\$31,680	9.6%
45411		\$34,710	\$33,529	3.5%	\$31,680	9.6%
51	Information	\$55,733	\$45,058	23.7%	\$44,666	24.8%
511	Publishing industries (except Internet)	\$62,310	\$46,664	33.5%	\$47,434	31.4%
5111	Newspaper, periodical, book, & directory publishers	\$62,310	\$43,438	43.4%	\$41,325	50.8%
512	Motion picture & sound recording industries	\$49,722	\$25,505	95.0%	\$22,985	116.3%
5121	Motion picture & video industries	\$31,943	\$22,342	43.0%	\$16,548	93.0%
51211	Motion picture & video production	\$30,538	\$40,632	-24.8%	\$16,080	89.9%
512110		\$30,538	\$40,632	-24.8%	\$16,080	89.9%
5122	Sound recording industries	\$78,527	\$47,132	66.6%	\$54,052	45.3%
51223	Music publishers	\$53,216				
512230		\$53,216				
515	Broadcasting (except Internet)	\$64,205	\$56,323	14.0%	\$72,749	-11.7%
53	Real estate & rental & leasing	\$28,195	\$34,293	-17.8%	\$28,922	-2.5%
531	Real estate	\$28,938	\$37,703	-23.2%	\$29,955	-3.4%
5311	Lessors of real estate	\$19,728	\$37,018	-46.7%	\$27,368	-27.9%
53111	Lessors of residential buildings & dwellings	\$18,768	\$20,922	-10.3%	\$22,253	-15.7%
531110		\$18,768	\$20,922	-10.3%	\$22,253	-15.7%
5311101	Lessors of apartment buildings	\$18,181	\$20,544	-11.5%	\$22,142	-17.9%
5311109	Lessors of dwellings other than apartment buildings	\$28,414	\$22,710	25.1%	\$23,316	21.9%
53112	Lessors of nonresidential buildings (except miniwarehouses)	\$24,160	\$47,662	-49.3%	\$35,150	-31.3%
531120		\$24,160	\$47,662	-49.3%	\$35,150	-31.3%
5311201	Lessors of professional & other office buildings	\$22,979	\$63,727	-63.9%	\$45,771	-49.8%
5311203	Lessors of shopping centers & retail stores	\$23,355	\$23,560	-0.9%	\$23,121	1.0%
5312	Offices of real estate agents & brokers	\$34,760	\$43,320	-19.8%	\$37,781	-8.0%
53121		\$34,760	\$43,320	-19.8%	\$37,781	-8.0%
531210		\$34,760	\$43,320	-19.8%	\$37,781	-8.0%
5312101	Offices of residential real estate agents & brokers	\$35,885	\$35,609	0.8%	\$34,000	5.5%
5312109	Offices of nonresidential real estate agents & brokers	\$26,219	\$62,799	-58.2%	\$48,469	-45.9%
5313	Activities related to real estate	\$42,685	\$34,277	24.5%	\$28,802	48.2%
53131	Real estate property managers	\$38,270	\$33,354	14.7%	\$26,971	41.9%
531311	Residential property managers	\$34,101	\$27,401	24.5%	\$25,938	31.5%
531312	Nonresidential property managers	\$41,820	\$37,128	12.6%	\$27,588	51.6%
53139	Other activities related to real estate	\$57,027	\$48,196	18.3%	\$41,955	35.9%
531390		\$57,027	\$48,196	18.3%	\$41,955	35.9%
532	Rental & leasing services	\$19,901	\$21,161	-6.0%	\$25,519	-22.0%
5321	Automotive equipment rental & leasing	\$21,778			\$26,783	-18.7%
53211	Passenger car rental & leasing	\$21,778	\$18,570	17.3%	\$25,163	-13.5%
5322	Consumer goods rental	\$18,093	\$17,222	5.1%	\$17,145	5.5%
54	Professional, scientific, & technical services	\$40,495	\$66,195	-38.8%	\$52,321	-22.6%
541	Professional, scientific, & technical services	\$40,495	\$66,195	-38.8%	\$52,321	-22.6%
54111	Offices of lawyers	\$40,612	\$82,037	-50.5%	\$69,564	-41.6%
541110		\$40,612	\$82,037	-50.5%	\$69,564	-41.6%
5412	Accounting, tax preparation, bookkeeping, & payroll services	\$36,246	\$52,413	-30.8%	\$36,644	-1.1%
54121		\$36,246	\$52,413	-30.8%	\$36,644	-1.1%
541211	Offices of certified public accountants	\$60,423	\$58,529	3.2%	\$53,219	13.5%

2002 Average Wage Comparison for Miami Beach, Miami, and Miami-Dade County

		Miami Beach	Miami		Miami Dade	
712	Museums, historical sites, & similar institutions	\$28,826	\$25,047	15.1%	\$25,817	11.7%
7121		\$28,826	\$25,047	15.1%	\$25,817	11.7%
713	Amusement, gambling, & recreation industries	\$14,503	\$20,386	-28.9%	\$16,655	-12.9%
72	Accommodation & food services	\$17,919	\$14,398	24.5%	\$14,534	23.3%
721	Accommodation	\$19,999	\$19,389	3.1%	\$19,220	4.1%
722	Food services & drinking places	\$15,726	\$12,409	26.7%	\$12,615	24.7%
7221	Full-service restaurants	\$16,811	\$13,454	25.0%	\$14,053	19.6%
72211		\$16,811	\$13,454	25.0%	\$14,053	19.6%
722110		\$16,811	\$13,454	25.0%	\$14,053	19.6%
7222	Limited-service eating places	\$11,752	\$10,756	9.3%	\$10,306	14.0%
72221		\$11,752	\$10,756	9.3%	\$10,306	14.0%
722211	Limited-service restaurants	\$11,742	\$10,800	8.7%	\$10,208	15.0%
722212	Cafeterias, buffets, & grill buffets	\$9,269	\$10,843	-14.5%	\$11,940	-22.4%
722213	Snack & nonalcoholic beverage bars	\$13,006	\$10,066	29.2%	\$10,516	23.7%
7223	Special food services	\$9,363	\$13,724	-31.8%	\$14,694	-36.3%
7224	Drinking places (alcoholic beverages)	\$16,989	\$14,150	20.1%	\$13,789	23.2%
72241		\$16,989	\$14,150	20.1%	\$13,789	23.2%
722410		\$16,989	\$14,150	20.1%	\$13,789	23.2%
81	Other services (except public administration)	\$17,401	\$21,733	-19.9%	\$20,888	-16.7%
811	Repair & maintenance	\$21,269	\$26,034	-18.3%	\$25,277	-15.9%
8111	Automotive repair & maintenance	\$23,851	\$21,625	10.3%	\$22,176	7.6%
81111	Automotive mechanical & electrical repair & maintenance	\$23,724	\$23,245	2.1%	\$22,196	6.9%
811111	General automotive repair	\$23,724	\$25,293	-6.2%	\$22,727	4.4%
812	Personal & laundry services	\$14,278	\$14,056	1.6%	\$15,700	-9.1%
8121	Personal care services	\$15,197	\$14,265	6.5%	\$15,180	0.1%
81211	Hair, nail, & skin care services	\$15,588	\$14,465	7.8%	\$15,547	0.3%
812112	Beauty salons	\$16,278	\$14,348	13.4%	\$15,723	3.5%
81219	Other personal care services	\$11,393	\$11,673	-2.4%	\$12,832	-11.2%
8123	Drycleaning & laundry services	\$19,700	\$15,664	25.8%	\$16,304	20.8%
81231	Coin-operated laundries & drycleaners	\$13,714	\$13,679	0.3%	\$13,524	1.4%
812310		\$13,714	\$13,679	0.3%	\$13,524	1.4%
8123102	Coin-operated laundries & drycleaning stores	\$13,714				
81232	Drycleaning & laundry services (except coin-operated)	\$21,196	\$12,504	69.5%	\$14,552	45.7%
812320		\$21,196	\$12,504	69.5%	\$14,552	45.7%
8129	Other personal services	\$11,998			\$13,436	-10.7%
81292	Photofinishing	\$20,600	\$20,042	2.8%	\$17,633	16.8%
81293	Parking lots & garages	\$11,707	\$8,124	44.1%	\$10,751	8.9%
812930		\$11,707	\$8,124	44.1%	\$10,751	8.9%

2005 Miami Beach Industry and Miami MSA Occupational Wages

	Wage			Annual Wage			35% per month		
	Mean	Median	Entry	Mean	Median	Entry	Mean	Median	Entry
27-1013 Fine Artists, Including Painters, Sculptors, and Illustrators	\$14	\$14	\$7	\$29,578	\$30,035	\$15,330	\$863	\$876	\$447
27-2011 Actors	\$25	\$18	\$10	\$51,771	\$38,168	\$21,154	\$1,510	\$1,113	\$617
27-2022 Coaches and Scouts	\$5,078	\$9,037	\$25,304	\$5,078	\$39,037	\$25,304	\$1,606	\$1,139	\$738
27-2023 Umpires, Referees, and Other Sports Officials	\$25,248	\$21,506	\$17,930	\$25,248	\$21,506	\$17,930	\$736	\$627	\$523
27-2031 Dancers	\$16	\$16	\$10	\$33,093	\$33,093	\$20,654	\$965	\$965	\$602
27-2041 Music Directors and Composers	\$13	\$14	\$7	\$28,038	\$28,974	\$13,749	\$818	\$845	\$401
27-3012 Public Address System and Other Announcers	\$16	\$15	\$9	\$34,008	\$31,470	\$17,826	\$992	\$918	\$520
27-3043 Writers and Authors	\$21	\$19	\$11	\$43,659	\$39,270	\$22,901	\$1,273	\$1,145	\$668
29-9091 Athletic Trainers	\$40,662	\$36,601	\$32,799	\$40,662	\$36,601	\$32,799	\$1,186	\$1,068	\$957
39-3091 Amusement and Recreation Attendants	\$8	\$8	\$6	\$17,618	\$16,349	\$12,792	\$514	\$477	\$373
39-3093 Locker Room, Coatroom, and Dressing Room Attendants	\$10	\$9	\$8	\$19,822	\$18,637	\$15,912	\$578	\$544	\$464
39-9031 Fitness Trainers and Aerobics Instructors	\$12	\$11	\$7	\$25,002	\$23,483	\$14,061	\$729	\$685	\$410
39-9032 Recreation Workers	\$11	\$10	\$7	\$22,755	\$21,008	\$14,331	\$664	\$613	\$418
Construction	\$32,634			\$32,634			\$952		
11-9021 Construction Managers	\$48	\$42	\$31	\$100,672	\$87,131	\$64,272	\$2,936	\$2,541	\$1,875
47-2011 Boilermakers	\$18	\$19	\$15	\$38,022	\$39,042	\$32,219	\$1,109	\$1,139	\$940
47-2021 Brickmasons and Blockmasons	\$16	\$16	\$11	\$32,718	\$32,698	\$21,861	\$954	\$954	\$638
47-2022 Stonemasons	\$11	\$11	\$9	\$23,587	\$22,069	\$18,283	\$688	\$644	\$533
47-2031 Carpenters	\$15	\$15	\$10	\$31,616	\$31,221	\$20,654	\$922	\$911	\$602
47-2042 Floor Layers, Except Carpet, Wood, and Hard Tiles	\$13	\$13	\$11	\$27,227	\$26,686	\$22,006	\$794	\$778	\$642
47-2043 Floor Sanders and Finishers	\$13	\$13	\$11	\$28,059	\$27,893	\$21,923	\$818	\$814	\$639
47-2044 Tile and Marble Setters	\$14	\$14	\$10	\$29,203	\$28,725	\$21,029	\$852	\$838	\$613
47-2051 Cement Masons and Concrete Finishers	\$15	\$14	\$10	\$30,389	\$29,910	\$20,197	\$886	\$872	\$589
47-2061 Construction Laborers	\$12	\$12	\$9	\$25,979	\$24,731	\$17,846	\$758	\$721	\$521
47-2081 Drywall and Ceiling Tile Installers	\$16	\$16	\$12	\$32,968	\$32,885	\$25,750	\$962	\$959	\$751
47-2111 Electricians	\$17	\$17	\$12	\$36,130	\$34,923	\$24,336	\$1,054	\$1,019	\$710
47-2131 Insulation Workers, Floor, Ceiling, and Wall	\$15	\$13	\$10	\$31,762	\$27,955	\$21,632	\$926	\$815	\$631
47-2141 Painters, Construction and Maintenance	\$15	\$13	\$10	\$30,618	\$27,373	\$20,342	\$893	\$798	\$593
47-2151 Pipelayers	\$15	\$15	\$12	\$30,742	\$30,930	\$24,045	\$897	\$902	\$701
47-2161 Plasterers and Stucco Masons	\$18	\$18	\$12	\$38,022	\$38,022	\$24,627	\$1,109	\$1,109	\$718
47-2171 Reinforcing Iron and Rebar Workers	\$16	\$16	\$14	\$32,573	\$32,947	\$29,474	\$950	\$961	\$860
47-2181 Roofers	\$16	\$17	\$12	\$33,758	\$34,861	\$24,190	\$985	\$1,017	\$706
47-3011 Helpers-Brickmasons, Blockmasons, Stonemasons, and Carpenters	\$9	\$10	\$9	\$26,770	\$25,355	\$19,115	\$781	\$740	\$558
47-3012 Helpers-Carpenters	\$12	\$12	\$10	\$19,032	\$19,822	\$15,330	\$555	\$578	\$447
47-3013 Helpers-Electricians	\$10	\$10	\$8	\$24,773	\$25,792	\$21,320	\$723	\$752	\$622
47-3014 Helpers-Painters, Paperhangers, Plasterers, and Stucco	\$10	\$10	\$8	\$21,611	\$20,467	\$16,390	\$630	\$597	\$478
47-3015 Helpers-Pipelayers, Plumbers, Pipefitters, and Steamfitters	\$10	\$10	\$8	\$20,842	\$20,176	\$16,869	\$608	\$588	\$492
47-3016 Helpers-Roaders	\$10	\$10	\$7	\$19,802	\$20,238	\$15,517	\$578	\$590	\$453
47-3016 Helpers-Roaders	\$10	\$10	\$8	\$20,675	\$20,946	\$17,514	\$603	\$611	\$511
Educational services	\$34,331			\$34,331			\$1,001		
11-9031 Education Administrators, Preschool and Child Care	\$23	\$23	\$14	\$47,216	\$48,277	\$28,288	\$1,377	\$1,408	\$825
11-9032 Education Administrators, Elementary and Secondary	\$73,304	\$71,380	\$58,064	\$73,304	\$71,380	\$58,064	\$2,138	\$2,082	\$1,694
11-9033 Education Administrators, Postsecondary	\$39	\$35	\$26	\$80,621	\$72,363	\$54,371	\$2,351	\$2,111	\$1,586
11-9039 Education Administrators, All Other	\$33	\$26	\$18	\$68,182	\$53,518	\$36,858	\$1,989	\$1,561	\$1,075
21-1012 Educational, Vocational, and School Counselors	\$26	\$25	\$18	\$54,974	\$52,770	\$37,149	\$1,603	\$1,539	\$1,084
25-2011 Preschool Teachers, Except Special Education	\$13	\$10	\$7	\$26,874	\$21,133	\$15,434	\$784	\$616	\$450
25-2012 Kindergarten Teachers, Except Special Education	\$49,583	\$44,601	\$35,008	\$49,583	\$44,601	\$35,008	\$1,446	\$1,301	\$1,021
11-9031 Education Administrators, Preschool and Child Care	\$23	\$23	\$14	\$47,216	\$48,277	\$28,288	\$1,377	\$1,408	\$825
11-9032 Education Administrators, Elementary and Secondary	\$73,304	\$71,380	\$58,064	\$73,304	\$71,380	\$58,064	\$2,138	\$2,082	\$1,694
11-9033 Education Administrators, Postsecondary	\$39	\$35	\$26	\$80,621	\$72,363	\$54,371	\$2,351	\$2,111	\$1,586
11-9039 Education Administrators, All Other	\$33	\$26	\$18	\$68,182	\$53,518	\$36,858	\$1,989	\$1,561	\$1,075
21-1012 Educational, Vocational, and School Counselors	\$26	\$25	\$18	\$54,974	\$52,770	\$37,149	\$1,603	\$1,539	\$1,084
25-2011 Preschool Teachers, Except Special Education	\$13	\$10	\$7	\$26,874	\$21,133	\$15,434	\$784	\$616	\$450
25-2012 Kindergarten Teachers, Except Special Education	\$49,583	\$44,601	\$35,008	\$49,583	\$44,601	\$35,008	\$1,446	\$1,301	\$1,021

Wage for the overall industry is the average wage paid by all establishments in that industry in Miami Beach; Wages for individual occupations are for the Miami Metropolitan Statistical Area

2005 Miami Beach Industry and Miami MSA Occupational Wages

	Wage			Exper	Annual Wage			Exper	35% per month						
	Mean	Median	Entry		Mean	Median	Entry		Mean	Median	Entry	Exper			
29-1111															
29-1121	Registered Nurses	\$28	\$28	\$21	\$58,053	\$57,699	\$44,387	\$64,875	\$1,693	\$1,683	\$1,295	\$1,892			
29-1122	Audiologists	\$38	\$45	\$22	\$78,166	\$93,080	\$45,053	\$94,723	\$2,280	\$2,715	\$1,314	\$2,763			
29-1123	Occupational Therapists	\$28	\$28	\$22	\$58,344	\$57,949	\$45,718	\$64,667	\$1,702	\$1,690	\$1,333	\$1,886			
29-1124	Physical Therapists	\$32	\$30	\$24	\$66,186	\$62,026	\$49,109	\$74,693	\$1,930	\$1,809	\$1,432	\$2,179			
29-1125	Radiation Therapists	\$30	\$29	\$23	\$63,253	\$59,426	\$46,862	\$71,448	\$1,845	\$1,733	\$1,367	\$2,084			
29-1126	Recreational Therapists	\$17	\$18	\$11	\$35,214	\$36,982	\$23,358	\$41,184	\$1,027	\$1,079	\$681	\$1,201			
29-1127	Respiratory Therapists	\$20	\$19	\$16	\$41,392	\$39,312	\$33,238	\$45,469	\$1,207	\$1,147	\$969	\$1,326			
29-1129	Speech-Language Pathologists	\$29	\$29	\$21	\$60,362	\$59,384	\$43,098	\$68,973	\$1,761	\$1,732	\$1,257	\$2,012			
29-1129	Therapists, All Other	\$31	\$31	\$20	\$65,250	\$64,147	\$41,226	\$77,251	\$1,903	\$1,871	\$1,202	\$2,253			
29-1131	Veterinarians	\$44	\$42	\$31	\$91,104	\$87,048	\$64,501	\$104,437	\$2,657	\$2,539	\$1,881	\$3,046			
29-1199	Health Diagnosing and Treating Practitioners, All Other	\$24	\$21	\$11	\$50,149	\$43,181	\$32,275	\$63,565	\$1,463	\$1,259	\$679	\$1,854			
29-2011	Medical and Clinical Laboratory Technologists	\$22	\$21	\$18	\$45,178	\$44,574	\$37,253	\$49,150	\$1,318	\$1,300	\$1,087	\$1,434			
29-2012	Medical and Clinical Laboratory Technicians	\$15	\$14	\$10	\$32,178	\$29,661	\$21,258	\$37,648	\$939	\$865	\$620	\$1,098			
29-2021	Dental Hygienists	\$24	\$25	\$19	\$49,837	\$51,355	\$40,186	\$54,662	\$1,454	\$1,498	\$1,172	\$1,594			
29-2031	Cardiovascular Technologists and Technicians	\$16	\$14	\$11	\$33,218	\$29,453	\$22,630	\$38,522	\$969	\$859	\$660	\$1,124			
29-2032	Diagnostic Medical Sonographers	\$25	\$25	\$19	\$52,021	\$52,354	\$39,624	\$58,219	\$1,517	\$1,527	\$1,156	\$1,698			
29-2033	Nuclear Medicine Technologists	\$30	\$30	\$25	\$61,901	\$63,211	\$51,210	\$67,246	\$1,805	\$1,844	\$1,494	\$1,961			
29-2034	Radiologic Technologists and Technicians	\$22	\$22	\$16	\$45,510	\$44,928	\$33,842	\$51,334	\$1,327	\$1,310	\$987	\$1,497			
29-2041	Emergency Medical Technicians and Paramedics	\$15	\$13	\$11	\$30,597	\$27,893	\$22,485	\$34,653	\$892	\$814	\$656	\$1,011			
29-2051	Dietetic Technicians	\$14	\$13	\$9	\$29,120	\$27,539	\$19,011	\$34,154	\$849	\$803	\$554	\$996			
29-2052	Pharmacy Technicians	\$11	\$11	\$9	\$23,587	\$22,630	\$18,720	\$26,021	\$688	\$660	\$546	\$759			
29-2053	Psychiatric Technicians	\$12	\$11	\$9	\$24,627	\$23,317	\$19,698	\$27,082	\$718	\$680	\$575	\$790			
29-2054	Respiratory Therapy Technicians	\$18	\$17	\$15	\$36,920	\$36,213	\$32,032	\$39,374	\$1,077	\$1,056	\$934	\$1,148			
29-2055	Surgical Technologists	\$17	\$17	\$13	\$35,006	\$34,507	\$26,645	\$39,229	\$1,021	\$1,006	\$777	\$1,144			
29-2056	Veterinary Technologists and Technicians	\$12	\$11	\$9	\$24,232	\$23,109	\$19,448	\$26,624	\$707	\$674	\$567	\$777			
29-2061	Licensed Practical and Licensed Vocational Nurses	\$18	\$18	\$14	\$36,608	\$36,504	\$29,037	\$40,394	\$1,068	\$1,065	\$847	\$1,178			
29-2071	Medical Records and Health Information Technicians	\$13	\$12	\$9	\$26,936	\$24,003	\$18,970	\$30,930	\$786	\$700	\$553	\$902			
29-2081	Opticians, Dispensing	\$16	\$16	\$9	\$32,968	\$33,550	\$18,075	\$40,435	\$962	\$979	\$527	\$1,179			
29-2099	Health Technologists and Technicians, All Other	\$15	\$14	\$11	\$31,054	\$28,850	\$22,672	\$35,256	\$906	\$841	\$661	\$1,028			
29-9011	Occupational Health and Safety Specialists	\$25	\$23	\$18	\$51,958	\$48,589	\$37,981	\$58,926	\$1,515	\$1,417	\$1,108	\$1,719			
29-9012	Occupational Health and Safety Technicians	\$35	\$37	\$23	\$73,736	\$77,501	\$46,862	\$87,173	\$2,151	\$2,260	\$1,367	\$2,543			
29-9099	Healthcare Practitioners and Technical Workers, All Other	\$18	\$15	\$11	\$36,920	\$31,512	\$23,566	\$43,597	\$1,077	\$919	\$687	\$1,272			
31-1011	Home Health Aides	\$9	\$8	\$7	\$17,701	\$17,555	\$14,165	\$19,469	\$516	\$512	\$413	\$568			
31-1012	Nursing Aides, Orderlies, and Attendants	\$10	\$9	\$8	\$20,654	\$19,739	\$15,933	\$23,026	\$602	\$576	\$465	\$672			
31-1013	Psychiatric Aides	\$10	\$10	\$9	\$21,570	\$20,883	\$18,554	\$23,109	\$629	\$609	\$541	\$674			
31-2011	Occupational Therapist Assistants	\$20	\$21	\$16	\$42,453	\$42,869	\$32,843	\$47,258	\$1,238	\$1,250	\$958	\$1,378			
31-2012	Occupational Therapist Aides	\$11	\$10	\$10	\$22,526	\$21,403	\$20,925	\$23,317	\$657	\$624	\$610	\$680			
31-2021	Physical Therapist Assistants	\$21	\$21	\$16	\$43,514	\$43,950	\$34,091	\$48,214	\$1,269	\$1,282	\$994	\$1,406			
31-2022	Physical Therapist Aides	\$10	\$10	\$8	\$20,446	\$20,322	\$16,952	\$22,194	\$596	\$593	\$494	\$647			
31-9091	Dental Assistants	\$12	\$12	\$10	\$25,626	\$25,542	\$19,906	\$28,496	\$747	\$745	\$581	\$831			
31-9092	Medical Assistants	\$12	\$12	\$9	\$25,355	\$25,064	\$19,178	\$28,454	\$740	\$731	\$559	\$830			
31-9093	Medical Equipment Preparers	\$10	\$10	\$8	\$21,715	\$21,216	\$17,472	\$23,837	\$633	\$619	\$510	\$695			
31-9094	Medical Transcriptionists	\$15	\$15	\$12	\$30,805	\$30,846	\$24,939	\$33,738	\$898	\$900	\$727	\$984			
31-9095	Pharmacy Aides	\$14	\$14	\$9	\$29,931	\$29,557	\$19,261	\$35,256	\$873	\$862	\$562	\$1,028			
31-9099	Healthcare Support Workers, All Other	\$11	\$10	\$8	\$22,818	\$21,653	\$17,035	\$25,709	\$666	\$632	\$497	\$750			
43-4199	Information and Record Clerks, All Other	\$17	\$15	\$11	\$35,006	\$31,949	\$23,275	\$40,872	\$1,021	\$932	\$679	\$1,192			
43-6013	Medical Secretaries	\$14	\$13	\$10	\$28,579	\$26,770	\$20,987	\$32,344	\$834	\$781	\$612	\$943			
51-9081	Dental Laboratory Technicians	\$20	\$16	\$8	\$40,581	\$33,821	\$16,037	\$52,832	\$1,184	\$986	\$468	\$1,541			
51-9083	Ophthalmic Laboratory Technicians	\$10	\$9	\$7	\$20,654	\$18,034	\$14,830	\$23,566	\$602	\$526	\$433	\$687			

Wage for the overall industry is the average wage paid by all establishments in that industry in Miami Beach; Wages for individual occupations are for the Miami Metropolitan Statistical Area

2005 Miami Beach Industry and Miami MSA Occupational Wages

	Wage			Exper	Annual Wage			Exper	35% per month			
	Mean	Median	Entry		Mean	Median	Entry		Mean	Median	Entry	
39-5093	\$8	\$8	\$7	\$8	\$16,411	\$16,494	\$15,267	\$16,952	\$479	\$481	\$445	\$494
39-5094	\$16	\$14	\$9	\$20	\$33,779	\$28,912	\$19,490	\$40,914	\$985	\$843	\$568	\$1,193
39-9011	\$8	\$8	\$6	\$9	\$16,432	\$15,746	\$12,813	\$18,242	\$479	\$459	\$374	\$532
39-9021	\$8	\$8	\$7	\$8	\$16,474	\$16,370	\$14,643	\$17,389	\$480	\$477	\$427	\$507
39-9099	\$10	\$9	\$7	\$12	\$21,008	\$18,866	\$14,414	\$24,315	\$613	\$550	\$420	\$709
43-5021	\$11	\$11	\$7	\$14	\$23,754	\$22,110	\$13,936	\$28,662	\$693	\$645	\$406	\$836
49-3021	\$16	\$16	\$10	\$19	\$34,965	\$33,467	\$21,590	\$41,642	\$1,020	\$976	\$598	\$1,215
49-3023	\$17	\$16	\$10	\$20	\$30,555	\$28,621	\$23,213	\$34,216	\$891	\$835	\$630	\$998
49-3051	\$15	\$14	\$11	\$16	\$48,818	\$45,469	\$32,219	\$57,117	\$1,424	\$1,326	\$940	\$1,666
49-3052	\$23	\$22	\$15	\$27	\$20,530	\$19,531	\$15,184	\$23,213	\$599	\$570	\$443	\$677
49-3093	\$10	\$9	\$7	\$11	\$37,710	\$35,589	\$25,334	\$43,930	\$1,100	\$1,038	\$739	\$1,281
49-9021	\$18	\$17	\$12	\$21	\$23,546	\$18,138	\$13,166	\$28,704	\$687	\$529	\$384	\$837
51-6011	\$8	\$8	\$6	\$9	\$16,598	\$16,266	\$12,792	\$18,595	\$484	\$474	\$373	\$542
51-9131	\$9	\$8	\$6	\$10	\$18,450	\$16,931	\$13,270	\$21,029	\$538	\$494	\$387	\$613
51-9132	\$9	\$8	\$6	\$10	\$18,616	\$16,224	\$13,395	\$21,195	\$543	\$473	\$391	\$618
53-6021	\$7	\$7	\$6	\$7	\$14,290	\$13,624	\$12,792	\$15,142	\$417	\$397	\$373	\$442

Professional, scientific, & technical services

11-2031	\$39	\$33	\$22	\$47	\$80,392	\$68,661	\$45,573	\$97,802	\$2,345	\$2,003	\$1,329	\$2,853
11-9041	\$51	\$47	\$35	\$60	\$106,434	\$96,803	\$71,781	\$123,760	\$3,104	\$2,823	\$2,094	\$3,610
13-2011	\$30	\$26	\$18	\$36	\$63,232	\$54,184	\$38,189	\$75,774	\$1,844	\$1,580	\$1,114	\$2,210
17-1011	\$36	\$33	\$24	\$43	\$75,837	\$69,659	\$50,170	\$88,670	\$2,212	\$2,032	\$1,463	\$2,586
17-1012	\$25	\$22	\$20	\$27	\$51,813	\$45,011	\$41,787	\$56,805	\$1,511	\$1,313	\$1,219	\$1,657
17-1022	\$27	\$26	\$14	\$33	\$55,453	\$53,955	\$29,973	\$68,203	\$1,617	\$1,574	\$874	\$1,989
17-2011	\$39	\$40	\$30	\$43	\$80,954	\$82,597	\$62,587	\$90,147	\$2,361	\$2,409	\$1,825	\$2,629
17-2031	\$24	\$23	\$18	\$28	\$50,565	\$47,216	\$36,462	\$57,637	\$1,475	\$1,377	\$1,063	\$1,681
17-2041	\$37	\$36	\$28	\$41	\$76,211	\$74,360	\$57,408	\$85,613	\$2,223	\$2,169	\$1,674	\$2,497
17-2051	\$35	\$34	\$23	\$42	\$73,694	\$71,698	\$47,299	\$86,902	\$2,149	\$2,091	\$1,380	\$2,535
17-2071	\$36	\$35	\$23	\$42	\$73,861	\$72,093	\$46,987	\$87,256	\$2,154	\$2,103	\$1,370	\$2,545
17-2072	\$34	\$35	\$23	\$42	\$70,741	\$72,717	\$46,883	\$82,701	\$2,063	\$2,121	\$1,367	\$2,412
17-2081	\$32	\$31	\$23	\$37	\$67,288	\$65,374	\$48,838	\$76,523	\$1,963	\$1,907	\$1,424	\$2,232
17-3011	\$19	\$19	\$14	\$21	\$39,603	\$39,250	\$29,931	\$44,429	\$1,155	\$1,145	\$873	\$1,296
17-3012	\$18	\$17	\$12	\$20	\$36,650	\$34,528	\$25,854	\$42,058	\$1,069	\$1,007	\$754	\$1,227
17-3013	\$23	\$21	\$14	\$27	\$47,341	\$42,806	\$28,995	\$56,534	\$1,381	\$1,249	\$846	\$1,649
17-3019	\$19	\$18	\$14	\$22	\$39,333	\$37,357	\$28,350	\$44,803	\$1,147	\$1,090	\$827	\$1,307
17-3021	\$22	\$22	\$20	\$23	\$46,114	\$45,198	\$40,622	\$48,859	\$1,345	\$1,318	\$1,185	\$1,425
17-3022	\$21	\$20	\$14	\$25	\$44,221	\$42,058	\$28,558	\$52,042	\$1,290	\$1,227	\$833	\$1,518
17-3023	\$19	\$22	\$9	\$24	\$39,770	\$45,469	\$18,741	\$50,294	\$1,160	\$1,326	\$547	\$1,467
17-3025	\$19	\$17	\$16	\$20	\$38,938	\$35,547	\$32,240	\$42,286	\$1,136	\$1,037	\$940	\$1,233
17-3027	\$20	\$20	\$15	\$22	\$40,830	\$42,162	\$31,075	\$45,698	\$1,191	\$1,230	\$906	\$1,333
17-3031	\$14	\$12	\$9	\$16	\$28,766	\$24,877	\$19,302	\$33,488	\$839	\$726	\$563	\$977
19-3051	\$37	\$36	\$27	\$42	\$76,960	\$74,630	\$55,890	\$87,506	\$2,245	\$2,177	\$1,630	\$2,552
23-1011	\$53	\$43	\$25	\$67	\$109,512	\$89,627	\$51,480	\$138,549	\$3,194	\$2,614	\$1,502	\$4,041
23-1021	\$37	\$33	\$24	\$43	\$76,773	\$68,307	\$49,774	\$90,272	\$2,239	\$1,992	\$1,452	\$2,633
23-2011	\$22	\$22	\$16	\$25	\$45,947	\$45,261	\$33,342	\$52,229	\$1,340	\$1,320	\$972	\$1,523
23-2091	\$32	\$32	\$30	\$32	\$65,666	\$67,496	\$63,398	\$66,768	\$1,915	\$1,959	\$1,849	\$1,947
23-2092	\$20	\$20	\$14	\$24	\$42,619	\$40,914	\$29,266	\$49,296	\$1,243	\$1,193	\$854	\$1,438
23-2093	\$17	\$15	\$12	\$20	\$35,672	\$32,178	\$25,563	\$40,706	\$1,040	\$939	\$746	\$1,187

Wage for the overall industry is the average wage paid by all establishments in that industry in Miami Beach; Wages for individual occupations are for the Miami Metropolitan Statistical Area

HOSPITALITY SPENDING

Room, Food and Alcohol Sales, Comparison of All Areas

Revenue Per Available Room (RevPAR) by Area, District

Room, Food and Alcohol Sales by Area, District

Areas - South Beach, Middle Beach, North Beach

Districts - Ocean Dr, Lincoln Rd, Collins Avenue, Washington Avenue



MIAMI BEACH
FLORIDA'S 24-HOUR MARKETPLACE
ECONOMIC DEVELOPMENT DEPARTMENT

Miami Beach Resort Revenue - Comparison by Area

Rooms		Total	North Beach:	Middle Beach:	South Beach:	Ocean Drive	Lincoln Road	Collins 16-23	Collins 5-16	Washington
2000	\$428,817,788	\$28,382,897	159,096,348	\$241,338,543	\$30,165,451		125,720,432	\$25,800,015	\$8,749,809	
	Percent of Citywide	7%	37%	56%	7%		29%	6%	2%	
	Percent of South Beach				12%		52%	11%	4%	
2001	\$428,639,560	\$31,053,814	146,635,411	\$250,950,335	\$27,758,994		121,899,063	\$28,461,432	\$7,647,463	
	Percent of Citywide	7%	34%	59%	6%		28%	7%	2%	
	Percent of South Beach				11%		49%	11%	3%	
2002	\$398,387,642	\$27,416,908	121,606,307	\$249,364,427	\$22,823,291		119,299,511	\$28,192,569	\$7,642,683	
	Percent of Citywide	7%	31%	63%	6%		30%	7%	2%	
	Percent of South Beach				9%		48%	11%	3%	
2003	\$448,860,409	\$23,845,322	133,184,858	\$291,830,229	\$25,264,907		144,229,922	\$39,706,175	\$10,906,188	
	Percent of Citywide	5%	30%	65%	6%		32%	9%	2%	
	Percent of South Beach				9%		49%	14%	4%	
2004	\$572,317,991	\$29,211,776	154,256,652	\$388,849,563	\$29,474,128		185,239,627	\$46,301,473	\$16,961,503	
	Percent of Citywide	5%	27%	68%	5%		32%	8%	3%	
	Percent of South Beach				8%		48%	12%	4%	
2005	\$692,853,803	\$57,980,586	177,607,096	\$457,266,121	\$38,216,078		224,109,826	\$55,697,495	\$17,677,510	
	Percent of Citywide	8%	26%	66%	6%		32%	8%	3%	
	Percent of South Beach				8%		49%	12%	4%	

Food		Total	North Beach:	Middle Beach:	South Beach:	Ocean Drive	Lincoln Road	Collins 16-23	Collins 5-16	Washington
2000	\$353,913,083	\$19,018,346	\$67,036,529	\$267,858,208	\$60,754,621	\$38,123,182	\$35,406,315	\$13,030,480	\$21,740,920	
	Percent of Citywide	5%	19%	76%	17%	11%	10%	4%	6%	
	Percent of South Beach				23%	14%	13%	5%	8%	
2001	\$359,680,913	\$20,039,043	\$61,165,300	\$278,476,570	\$55,830,628	\$43,235,989	\$35,815,241	\$12,989,704	\$21,711,392	
	Percent of Citywide	6%	17%	77%	16%	12%	10%	4%	6%	
	Percent of South Beach				20%	16%	13%	5%	8%	
2002	\$358,237,510	\$19,652,246	\$55,154,586	\$283,430,678	\$54,558,222	\$48,473,337	\$37,503,669	\$15,726,736	\$24,126,325	
	Percent of Citywide	5%	15%	79%	15%	14%	10%	4%	7%	
	Percent of South Beach				19%	17%	13%	6%	9%	
2003	\$404,795,744	\$21,844,916	\$62,039,727	\$320,911,101	\$57,582,733	\$50,505,253	\$46,142,522	\$21,103,267	\$25,324,707	
	Percent of Citywide	5%	15%	79%	14%	12%	11%	5%	6%	
	Percent of South Beach				18%	16%	14%	7%	8%	
2004	\$471,977,643	\$37,856,352	\$64,199,660	\$369,921,631	\$58,535,225	\$69,833,980	\$54,404,306	\$45,190,045	\$25,302,833	
	Percent of Citywide	8%	14%	78%	12%	15%	12%	10%	5%	
	Percent of South Beach				16%	19%	15%	12%	7%	
2005	\$515,541,028	\$28,758,703	\$69,679,551	\$417,102,774	\$65,215,121	\$77,912,381	\$63,497,786	\$91,054,544	\$25,826,013	
	Percent of Citywide	6%	14%	81%	13%	15%	12%	18%	5%	
	Percent of South Beach				16%	19%	15%	22%	6%	

Alcohol		Total	North Beach:	Middle Beach:	South Beach:	Ocean Drive	Lincoln Road	Collins 16-23	Collins 5-16	Washington
2000	\$174,723,236	\$4,063,522	\$18,078,490	\$152,581,224	\$35,743,053	\$15,755,484	\$18,159,124	\$5,697,098	\$39,344,348	
	Percent of Citywide	2%	10%	87%	20%	9%	10%	3%	23%	
	Percent of South Beach				23%	10%	12%	4%	26%	
2001	\$186,483,300	\$4,323,551	\$22,618,172	\$159,541,577	\$33,543,650	\$19,433,864	\$20,071,407	\$7,285,839	\$28,590,303	
	Percent of Citywide	2%	12%	86%	18%	10%	11%	4%	15%	
	Percent of South Beach				21%	12%	13%	5%	18%	
2002	\$193,665,250	\$4,662,212	\$20,122,387	\$168,880,651	\$34,189,057	\$24,099,698	\$28,585,538	\$8,141,292	\$25,344,593	
	Percent of Citywide	2%	10%	87%	18%	12%	15%	4%	13%	
	Percent of South Beach				20%	14%	17%	5%	15%	
2003	\$213,433,804	\$4,847,260	\$18,639,996	\$189,946,548	\$38,079,297	\$22,717,731	\$38,367,356	\$7,432,595	\$26,031,616	
	Percent of Citywide	2%	9%	89%	18%	11%	18%	3%	12%	
	Percent of South Beach				20%	12%	20%	4%	14%	
2004	\$248,169,350	\$5,091,257	\$19,729,697	\$223,348,396	\$41,295,462	\$28,861,332	\$41,676,253	\$16,678,917	\$29,184,056	
	Percent of Citywide	2%	8%	90%	17%	12%	17%	7%	12%	
	Percent of South Beach				18%	13%	19%	7%	13%	
2005	\$276,594,691	\$6,428,227	\$19,776,973	\$250,389,491	\$46,506,093	\$28,171,087	\$54,060,556	\$36,301,389	\$35,733,352	
	Percent of Citywide	2%	7%	91%	17%	10%	20%	13%	13%	
	Percent of South Beach				19%	11%	22%	14%	14%	

Hospitality Revenues

Lincoln Road

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Alcohol													
1996	\$395,061	\$480,577	\$406,989	\$449,586	\$370,860	\$353,591	\$272,025	\$345,786	\$327,429	\$306,454	\$423,578	\$521,156	\$4,653,092
1997	\$645,829	\$584,198	\$587,033	\$917,490	\$657,524	\$444,894	\$485,280	\$497,946	\$433,145	\$538,217	\$628,104	\$691,646	\$7,111,306
1998	\$731,647	\$898,958	\$829,137	\$713,091	\$690,746	\$649,522	\$485,535	\$482,753	\$671,115	\$722,872	\$945,570	\$871,138	\$8,692,084
1999	\$1,138,580	\$1,087,306	\$1,583,207	\$1,271,950	\$1,325,406	\$1,119,413	\$1,416,590	\$987,371	\$1,294,736	\$1,373,776	\$1,512,674	\$992,488	\$15,103,497
2000	\$1,635,330	\$1,305,575	\$1,423,722	\$1,343,844	\$1,035,968	\$914,810	\$931,691	\$955,866	\$1,016,865	\$1,606,763	\$1,603,916	\$1,981,134	\$15,755,484
2001	\$1,611,379	\$1,664,978	\$1,603,964	\$2,619,343	\$1,493,498	\$1,286,850	\$1,177,710	\$1,516,963	\$1,377,273	\$1,314,414	\$1,549,159	\$2,218,333	\$19,433,864
2002	\$2,180,133	\$2,183,453	\$2,527,108	\$2,878,959	\$1,720,438	\$1,974,495	\$1,516,322	\$1,665,468	\$1,625,615	\$1,543,430	\$2,070,052	\$2,214,225	\$24,099,698
2003	\$2,070,539	\$1,977,962	\$2,137,935	\$1,975,677	\$1,624,200	\$2,325,431	\$1,287,884	\$1,469,983	\$1,467,273	\$2,168,673	\$1,829,551	\$2,382,623	\$22,717,731
2004	\$2,361,857	\$2,083,177	\$5,153,050	\$2,292,998	\$1,986,305	\$2,027,021	\$1,847,825	\$1,448,438	\$2,458,988	\$2,372,562	\$2,345,999	\$2,483,112	\$28,861,332
2005	\$2,773,128	\$3,129,637	\$3,061,970	\$2,726,232	\$1,745,853	\$2,091,497	\$1,803,736	\$1,791,340	\$1,909,862	\$2,243,053	\$2,402,485	\$2,492,294	\$28,171,087
Food													
1996	\$1,754,487	\$2,348,033	\$1,767,272	\$1,763,384	\$1,675,318	\$1,323,538	\$1,269,087	\$1,365,963	\$1,358,479	\$1,374,329	\$1,588,063	\$1,989,004	\$19,576,957
1997	\$2,240,587	\$2,170,533	\$2,340,021	\$2,841,548	\$2,150,851	\$2,046,963	\$1,677,119	\$2,003,178	\$1,780,801	\$1,873,677	\$2,061,000	\$2,232,797	\$25,419,075
1998	\$2,490,168	\$2,944,187	\$2,629,566	\$2,421,316	\$2,340,022	\$1,946,479	\$1,898,375	\$1,929,548	\$1,675,449	\$1,814,803	\$2,721,827	\$2,571,479	\$27,383,219
1999	\$3,059,907	\$3,002,134	\$3,294,130	\$3,008,654	\$2,603,361	\$2,366,849	\$2,356,627	\$1,905,159	\$2,365,230	\$2,787,474	\$2,785,402	\$3,171,653	\$32,706,580
2000	\$3,553,147	\$3,294,018	\$3,781,707	\$3,118,524	\$3,051,690	\$2,474,691	\$3,016,494	\$2,577,561	\$2,655,656	\$3,273,623	\$3,486,612	\$3,839,459	\$38,123,182
2001	\$4,204,200	\$4,517,883	\$4,367,887	\$3,771,235	\$3,581,010	\$3,469,859	\$3,034,523	\$3,149,415	\$2,351,683	\$2,323,604	\$3,489,356	\$4,975,334	\$43,235,989
2002	\$4,768,499	\$4,559,185	\$5,031,982	\$5,255,101	\$3,068,344	\$3,883,891	\$2,949,448	\$2,918,873	\$2,887,528	\$3,525,280	\$3,969,512	\$5,655,694	\$48,473,337
2003	\$4,804,650	\$4,941,880	\$4,929,968	\$4,950,379	\$4,434,030	\$3,439,850	\$3,519,925	\$3,731,138	\$3,010,271	\$3,674,834	\$4,041,068	\$5,027,260	\$50,505,253
2004	\$6,014,708	\$5,002,205	\$12,471,084	\$5,275,775	\$4,537,273	\$4,796,861	\$4,619,939	\$3,024,824	\$5,409,233	\$5,805,470	\$6,260,592	\$6,616,016	\$69,833,980
2005	\$6,873,753	\$7,967,061	\$7,532,695	\$6,455,545	\$5,485,222	\$5,914,850	\$5,236,099	\$5,060,278	\$5,579,768	\$6,488,385	\$7,561,301	\$7,757,424	\$77,912,381

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Alcohol													
1996	\$273,652	\$286,199	\$309,514	\$215,661	\$254,353	\$169,013	\$182,128	\$127,095	\$244,235	\$252,547	\$179,525	\$363,728	\$795,800
1997	\$241,433	\$292,706	\$251,150	\$226,632	\$193,994	\$193,567	\$165,396	\$128,183	\$136,889	\$154,963	\$237,950	\$231,766	\$2,686,529
1998	\$243,063	\$267,520	\$322,574	\$243,043	\$719,586	\$247,478	\$276,351	\$250,456	\$287,818	\$128,384	\$212,989	\$220,964	\$2,392,287
1999	\$408,942	\$392,716	\$572,722	\$502,640	\$449,576	\$443,173	\$450,173	\$531,994	\$514,801	\$323,420	\$327,766	\$354,575	\$3,863,650
2000	\$584,356	\$578,686	\$710,552	\$527,789	\$610,879	\$479,595	\$403,237	\$387,555	\$596,197	\$793,290	\$802,193	\$506,923	\$5,697,098
2001	\$610,927	\$586,105	\$856,274	\$1,319,803	\$386,796	\$335,200	\$377,278	\$486,469	\$1,428,277	\$480,197	\$572,957	\$701,009	\$7,285,839
2002	\$590,007	\$750,725	\$934,905	\$610,465	\$589,718	\$412,488	\$997,072	\$457,224	\$406,465	\$540,931	\$554,788	\$587,807	\$8,141,292
2003	\$786,376	\$707,980	\$644,922	\$625,707	\$436,088	\$493,547	\$466,623	\$1,470,370	\$2,603,951	\$2,584,677	\$2,770,479	\$3,088,197	\$16,678,917
2004	\$3,196,516	\$3,560,215	\$5,849,813	\$2,768,322	\$2,052,096	\$2,640,475	\$2,395,468	\$2,396,880	\$2,428,857	\$2,841,935	\$3,044,060	\$3,126,752	\$36,301,389
Food													
1996	\$648,698	\$622,636	\$677,356	\$770,960	\$624,359	\$442,808	\$655,909	\$520,241	\$560,365	\$423,460	\$495,527	\$758,733	\$1,677,720
1997	\$708,757	\$816,456	\$761,876	\$732,331	\$599,551	\$537,702	\$502,665	\$525,957	\$475,241	\$471,836	\$604,639	\$670,764	\$7,270,571
1998	\$769,455	\$867,443	\$994,144	\$864,145	\$847,823	\$676,410	\$793,020	\$804,497	\$724,827	\$509,232	\$554,488	\$646,299	\$7,370,555
1999	\$1,155,493	\$977,548	\$1,469,458	\$1,223,912	\$1,037,895	\$902,542	\$1,008,675	\$1,281,832	\$818,278	\$861,551	\$871,243	\$971,384	\$10,045,942
2000	\$1,355,926	\$1,322,852	\$1,581,557	\$1,318,238	\$1,273,491	\$947,184	\$905,015	\$951,623	\$790,813	\$1,017,949	\$1,066,308	\$1,070,590	\$13,030,480
2001	\$1,318,082	\$1,177,709	\$1,659,964	\$1,431,786	\$940,194	\$839,225	\$989,487	\$1,263,159	\$1,076,852	\$970,821	\$2,168,407	\$1,891,050	\$12,989,704
2002	\$2,062,646	\$2,013,049	\$2,499,078	\$1,936,561	\$1,634,102	\$1,393,757	\$992,493	\$1,663,120	\$1,351,934	\$1,773,236	\$1,753,368	\$2,029,923	\$21,103,267
2003	\$2,123,297	\$2,294,412	\$2,195,733	\$2,049,632	\$1,567,295	\$1,876,992	\$1,882,103	\$3,531,812	\$6,216,106	\$6,224,571	\$7,331,610	\$7,896,482	\$45,190,045
2004	\$7,766,712	\$8,994,532	\$14,502,677	\$7,196,928	\$5,191,519	\$6,912,779	\$6,192,033	\$5,555,781	\$5,493,522	\$6,767,595	\$8,279,236	\$8,201,230	\$91,054,544
Rooms													
1996	\$1,433,758	\$1,473,661	\$1,365,065	\$1,226,545	\$1,004,033	\$513,271	\$744,050	\$628,382	\$751,713	\$883,179	\$1,013,281	\$1,058,438	\$2,954,898
1997	\$1,647,080	\$1,609,671	\$1,623,189	\$999,594	\$803,214	\$779,356	\$702,373	\$793,573	\$881,708	\$603,717	\$1,053,168	\$1,099,094	\$11,896,457
1998	\$2,405,740	\$2,249,554	\$2,887,662	\$1,489,044	\$2,097,210	\$1,187,292	\$1,087,174	\$1,231,805	\$1,167,951	\$831,500	\$1,242,191	\$1,728,568	\$13,642,017
1999	\$2,623,788	\$2,966,434	\$3,788,966	\$2,509,613	\$2,332,172	\$1,329,336	\$1,436,964	\$1,512,890	\$1,556,628	\$1,605,107	\$2,223,234	\$2,444,680	\$22,163,085
2000	\$4,469,266	\$3,058,540	\$3,988,284	\$2,431,143	\$3,637,110	\$1,688,273	\$1,652,344	\$1,547,261	\$1,129,179	\$1,318,204	\$1,169,678	\$2,372,150	\$25,800,015
2001	\$2,237,332	\$2,718,778	\$3,847,899	\$2,262,912	\$1,937,626	\$1,626,484	\$1,635,142	\$2,241,826	\$1,678,239	\$2,117,890	\$2,604,621	\$3,283,820	\$28,461,432
2002	\$3,669,574	\$4,470,044	\$6,141,412	\$3,312,012	\$3,088,891	\$1,943,690	\$2,487,137	\$2,578,877	\$2,098,442	\$3,142,973	\$3,233,418	\$3,539,705	\$39,706,175
2003	\$4,261,211	\$5,122,311	\$6,662,708	\$4,021,335	\$2,432,491	\$2,913,823	\$3,215,068	\$1,538,530	\$3,314,253	\$3,355,177	\$3,994,438	\$5,470,128	\$46,301,473
2004	\$5,716,084	\$7,698,172	\$8,960,279	\$4,855,980	\$2,612,465	\$3,871,642	\$3,431,484	\$2,731,485	\$3,079,200	\$4,392,356	\$4,611,328	\$3,737,020	\$55,697,495

RETAIL TRADE



MIAMI BEACH
FLORIDA'S 24-HOUR MARKETPLACE
ECONOMIC DEVELOPMENT DEPARTMENT

Miami Beach Retail Characteristics, 2002

	Number of establishments	Total Sales	Total Payroll	Number of employees	Emp per Est.	Avg Sq Feet	Sales per establishment	Sales/Sq Ft	Average Wage	Output	Labor Cost	Businesses per 100K Residents	Square Feet per 10K Residents
442	Furniture & home furnishings stores	\$15,983,000	\$2,345,000	150	8	3,795	\$799,150	\$211	\$15,633	\$106,553	14.7%	22.74	8,836
	All establishments						19 in South Beach 2 in South Beach					1 in North Beach	
	Establishments not operated for the entire year												
	Establishments operated entire year with sales/receipts/revenue less than \$100,000												
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more						4 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						3 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						3 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999						7 in South Beach						
	Establishments operated for the entire year						17 in South Beach						
4421	Furniture stores	\$5,486,000	\$830,000	38	4	1,923	\$548,600	\$285	\$21,842	\$144,368	15.1%	11.37	2,239
	All establishments						9 in South Beach 2 in South Beach					1 in North Beach	
	Establishments not operated for the entire year												
	Establishments operated entire year with sales/receipts/revenue less than \$100,000												
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more						1 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						2 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						2 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999						2 in South Beach						
	Establishments operated for the entire year						7 in South Beach						
44211	Furniture stores	\$5,486,000	\$830,000	38	4	1,923	\$548,600	\$285	\$21,842	\$144,368	15.1%	11.37	2,239
	All establishments						9 in South Beach 2 in South Beach					1 in North Beach	
	Establishments not operated for the entire year												
	Establishments operated entire year with sales/receipts/revenue less than \$100,000												
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more						1 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						2 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						2 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999						2 in South Beach						
	Establishments operated for the entire year						7 in South Beach						
4422	Home furnishings stores	\$10,497,000	\$1,515,000	112	11	5,667	\$1,049,700	\$185	\$13,527	\$93,723	14.4%	11.37	6,598
	All establishments						10 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more						3 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						1 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						1 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999						5 in South Beach						
	Establishments operated for the entire year						10 in South Beach						

Source and Methodology: U.S. Census Bureau, 2002 Economic Census; Sales per Square Foot estimates are based on a citywide average of 518 square feet per employee; Real estate taxes are estimated at \$5.25 per square foot.

Miami Beach Retail Characteristics, 2002

	Number of establishments	Total Sales	Total Payroll	Number of employees	Emp per Est.	Avg Sq Feet	Sales per establishment	Sales/Sq Ft	Average Wage	Output	Labor Cost	Businesses per 100K Residents	Square Feet per 10K Residents
444	11	\$8,879,000	\$1,430,000	62	6	2,852	\$807,182	\$283	\$23,065	\$143,210	16.1%	12.51	3,652
	All establishments												
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more												
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999												
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999												
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999												
	Establishments operated for the entire year												
44413	5	\$4,125,000	\$654,000	34	7	3,441	\$825,000	\$240	\$19,235	\$121,324	15.9%	5.69	2,003
	All establishments												
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more												
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999												
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999												
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999												
	Establishments operated for the entire year												
445	82	\$195,344,000	\$24,005,000	1327	16	8,189	\$2,382,244	\$291	\$18,090	\$147,207	12.3%	93.25	78,172
	All establishments												
	Establishments not operated for the entire year												
	Establishments operated entire year with sales/receipts/revenue less than \$100,000												
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more												
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999												
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999												
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999												
	Establishments operated for the entire year												
4451	58	\$184,476,000	\$22,271,000	1192	21	10,399	\$3,180,621	\$306	\$18,684	\$154,762	12.1%	65.96	70,219
	All establishments												
	Establishments not operated for the entire year												
	Establishments operated entire year with sales/receipts/revenue less than \$100,000												
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more												
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999												
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999												
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999												
	Establishments operated for the entire year												

Source and Methodology: U.S. Census Bureau, 2002 Economic Census; Sales per Square Foot estimates are based on a citywide average of 518 square feet per employee; Real estate taxes are estimated at \$5.25 per square foot

Miami Beach Retail Characteristics, 2002

	Number of establishments	Total Sales	Total Payroll	Number of employees	Emp Est.	Avg Sq Feet	Sales per establishment	Sales/Sq Ft	Average Wage	Output	Labor Cost	Businesses per 100K Residents	Square Feet per 10K Residents
44531 Beer, wine, & liquor stores	13	\$7,674,000	\$1,071,000	87	7	3,386	\$590,308	\$174	\$12,310	\$88,207	14.0%	14.78	5,125
	All establishments						6 in South Beach 1 in South Beach 2 in South Beach		3 in Mid Beach 2 in Mid Beach			4 in North Beach 3 in North Beach	
	Establishments not operated for the entire year												
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more												
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999												
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999												
	Establishments operated for the entire year						5 in South Beach		1 in Mid Beach 1 in Mid Beach			1 in North Beach 1 in North Beach	
446 Health & personal care stores	51	\$137,457,000	\$13,261,000	731	14	7,253	\$2,695,235	\$372	\$18,141	\$188,040	9.6%	58.00	43,062
	All establishments						35 in South Beach 6 in South Beach 1 in South Beach 13 in South Beach 1 in South Beach 6 in South Beach 8 in South Beach 29 in South Beach		1 in Mid Beach 3 in Mid Beach 4 in Mid Beach 1 in Mid Beach 1 in Mid Beach 2 in Mid Beach 8 in Mid Beach			7 in North Beach 1 in North Beach 1 in North Beach 4 in North Beach 1 in North Beach	
	Establishments not operated for the entire year												
	Establishments operated entire year with sales/receipts/revenue less than \$100,000												
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more												
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999												
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999												
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999												
	Establishments operated for the entire year												
4461 Health & personal care stores	51	\$137,457,000	\$13,261,000	731	14	7,253	\$2,695,235	\$372	\$18,141	\$188,040	9.6%	58.00	43,062
	All establishments						35 in South Beach 6 in South Beach 1 in South Beach 13 in South Beach 1 in South Beach 6 in South Beach 8 in South Beach 29 in South Beach		1 in Mid Beach 3 in Mid Beach 4 in Mid Beach 1 in Mid Beach 1 in Mid Beach 2 in Mid Beach 8 in Mid Beach			7 in North Beach 1 in North Beach 1 in North Beach 4 in North Beach 1 in North Beach	
	Establishments not operated for the entire year												
	Establishments operated entire year with sales/receipts/revenue less than \$100,000												
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more												
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999												
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999												
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999												
	Establishments operated for the entire year												
44611 Pharmacies & drug stores	22	\$117,874,000	\$10,821,000	607	28	13,961	\$5,357,909	\$384	\$17,827	\$194,191	9.2%	25.02	35,757
	All establishments						12 in South Beach 1 in South Beach		7 in Mid Beach 2 in Mid Beach			6 in North Beach 1 in North Beach 1 in North Beach 4 in North Beach 1 in North Beach	
	Establishments not operated for the entire year												
	Establishments operated entire year with sales/receipts/revenue less than \$100,000												
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more												
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$499,999												
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999												
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999												
	Establishments operated for the entire year												
44612 Cosmetics, beauty supplies, & perfume stores	4	\$5,781,000	\$740,000	37	9	4,681	\$1,445,250	\$309	\$20,000	\$156,243	12.8%	4.55	2,180
	All establishments						4 in South Beach 1 in South Beach 3 in South Beach 4 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more												
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999												
	Establishments operated for the entire year												

Source and Methodology: U.S. Census Bureau, 2002 Economic Census; Sales per Square Foot estimates are based on a citywide average of 518 square feet per employee; Real estate taxes are estimated at \$5.25 per square foot.

Miami Beach Retail Characteristics, 2002

	Number of establishments	Total Sales	Total Payroll	Number of employees	Emp per Est.	Avg Sq Feet	Sales per establishment	Sales/Sq Ft	Average Wage	Output	Labor Cost	Businesses per 100K Residents	Square Feet per 10K Residents
44719	Other gasoline stations	\$4,517,000	\$224,000	13	3	1,645	\$1,129,250	\$687	\$17,231	\$347,462	5.0%	4.55	766
	All establishments						1 in South Beach						5 in North Beach
	Establishments not operated for the entire year						1 in South Beach						2 in North Beach
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more												3 in North Beach
	Establishments operated for the entire year												3 in North Beach
448	Clothing & clothing accessories stores	\$131,375,000	\$16,330,000	977	7	3,340	\$887,669	\$266	\$16,714	\$134,468	12.4%	168.31	57,554
	All establishments						131 in South Beach						6 in North Beach
	Establishments not operated for the entire year						27 in South Beach						2 in North Beach
	Establishments operated entire year with sales/receipts/revenue less than \$100,000						4 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$100,000 or more						36 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						12 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						23 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999						29 in South Beach						
	Establishments operated for the entire year						104 in South Beach						4 in North Beach
4481	Clothing stores	\$95,380,000	\$12,342,000	794	8	3,863	\$917,115	\$237	\$15,544	\$120,126	12.9%	118.27	46,773
	All establishments						96 in South Beach						4 in North Beach
	Establishments not operated for the entire year						23 in South Beach						1 in North Beach
	Establishments operated entire year with sales/receipts/revenue less than \$100,000						3 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$100,000 or more						29 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						9 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						14 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999						18 in South Beach						
	Establishments operated for the entire year						73 in South Beach						3 in North Beach
44811	Men's clothing stores	\$3,690,000	\$372,000	27	4	1,952	\$527,143	\$270	\$13,778	\$136,667	10.1%	7.96	1,591
	All establishments						7 in South Beach						1 in North Beach
	Establishments not operated for the entire year						2 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more						1 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						1 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						2 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999						1 in South Beach						
	Establishments operated for the entire year						5 in South Beach						1 in North Beach

Source and Methodology: U.S. Census Bureau, 2002 Economic Census; Sales per Square Foot estimates are based on a citywide average of 518 square feet per employee; Real estate taxes are estimated at \$5.25 per square foot

Miami Beach Retail Characteristics, 2002

	Number of establishments	Total Sales	Total Payroll	Number of employees	Emp per Est.	Avg Sq Feet	Sales per establishment	Sales/Sq Ft	Average Wage	Output	Labor Cost	Businesses per 100K Residents	Square Feet per 10K Residents
44821	Shoe stores	\$13,390,000	\$1,616,000	100	5	2,410	\$637,619	\$265	\$16,160	\$133,900	12.1%	23.88	5,891
	All establishments						21 in South Beach		2 in Mid Beach				
	Establishments not operated for the entire year						2 in South Beach		1 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue less than \$100,000						1 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more						5 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						3 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						3 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999						7 in South Beach		1 in Mid Beach				
	Establishments operated for the entire year						19 in South Beach		1 in Mid Beach				
4483	Jewelry, luggage, & leather goods stores	\$22,605,000	\$2,372,000	83	4	1,826	\$982,826	\$538	\$28,578	\$272,349	10.5%	26.16	4,889
	All establishments						14 in South Beach		7 in Mid Beach				
	Establishments not operated for the entire year						2 in South Beach		1 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue less than \$100,000								1 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more						2 in South Beach		3 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						6 in South Beach		1 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						4 in South Beach		1 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999						12 in South Beach		6 in Mid Beach				
	Establishments operated for the entire year												
451	Sporting goods, hobby, book, & music stores	\$15,613,000	\$1,875,000	96	5	2,699	\$867,389	\$321	\$19,531	\$162,635	12.0%	20.47	5,655
	All establishments						13 in South Beach		4 in Mid Beach				
	Establishments not operated for the entire year								2 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more						4 in South Beach		1 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						2 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						4 in South Beach		1 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999						3 in South Beach						
	Establishments operated for the entire year						13 in South Beach		2 in Mid Beach				
4511	Sporting goods, hobby, & musical instrument stores	\$6,367,000	\$900,000	39	4	1,973	\$636,700	\$323	\$23,077	\$163,256	14.1%	11.37	2,297
	All establishments						8 in South Beach		2 in Mid Beach				
	Establishments not operated for the entire year								1 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more						1 in South Beach		1 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						3 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						3 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999						8 in South Beach		1 in Mid Beach				
	Establishments operated for the entire year												

Source and Methodology: Us Census Bureau, 2002 Economic Census; Sales per Square Foot estimates are based on a citywide average of 518 square feet per employee; Real estate taxes are estimated at \$5.25 per square foot

Miami Beach Retail Characteristics, 2002

	Number of establishments	Total Sales	Total Payroll	Number of employees	Emp per Sq Feet	Avg Sq Feet	Sales per establishment	Sales/Sq Ft	Average Wage	Output	Labor Cost	Businesses per 100K Residents	Square Feet per 10K Residents
4531	Florists	\$2,389,000	\$778,000	30	6	3,036	\$477,800	\$157	\$25,933	\$79,633	32.6%	5.69	1,767
	All establishments						2 in South Beach		2 in Mid Beach			3 in North Beach	
	Establishments not operated for the entire year											2 in North Beach	
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more						1 in South Beach		1 in Mid Beach			1 in North Beach	
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						1 in South Beach		1 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						2 in South Beach		2 in Mid Beach			1 in North Beach	
4531	Florists	\$2,389,000	\$778,000	30	6	3,036	\$477,800	\$157	\$25,933	\$79,633	32.6%	5.69	1,767
	All establishments						2 in South Beach		2 in Mid Beach			3 in North Beach	
	Establishments not operated for the entire year											2 in North Beach	
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more						1 in South Beach		1 in Mid Beach			1 in North Beach	
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						1 in South Beach		1 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						2 in South Beach		2 in Mid Beach			1 in North Beach	
4532	Gift, novelty, & souvenir stores	\$5,795,000	\$835,000	48	3	1,278	\$305,000	\$239	\$17,396	\$120,729	14.4%	21.61	2,828
	All establishments						12 in South Beach		3 in Mid Beach			3 in North Beach	
	Establishments not operated for the entire year						5 in South Beach					2 in North Beach	
	Establishments operated entire year with sales/receipts/revenue less than \$100,000						1 in South Beach		1 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more						1 in South Beach		1 in Mid Beach			1 in North Beach	
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						1 in South Beach		2 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						3 in South Beach		3 in Mid Beach			3 in North Beach	
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999						1 in South Beach						
	Establishments operated for the entire year						7 in South Beach		3 in Mid Beach				
4533	Used merchandise stores	\$5,018,000	\$868,000	27	2	1,242	\$456,182	\$367	\$32,148	\$185,852	17.3%	12.51	1,591
	All establishments						8 in South Beach		2 in Mid Beach			1 in North Beach	
	Establishments not operated for the entire year						1 in South Beach						
	Establishments operated entire year with sales/receipts/revenue less than \$100,000						2 in South Beach		1 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more						1 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						1 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						2 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999						1 in South Beach		1 in Mid Beach			1 in North Beach	
	Establishments operated for the entire year						7 in South Beach		2 in Mid Beach			1 in North Beach	

Source and Methodology: U.S. Census Bureau, 2002 Economic Census; Sales per Square Foot estimates are based on a citywide average of 518 square feet per employee; Real estate taxes are estimated at \$5.25 per square foot

Miami Beach Retail Characteristics, 2002

	Number of establishments	Total Sales	Total Payroll	Number of employees	Emp per Est.	Avg Sq Feet	Sales per establishment	Sales/Sq Ft	Average Wage	Output	Labor Cost	Businesses per 100K Residents	Square Feet per 10K Residents
4541	Electronic shopping & mail-order houses	\$10,967,000	\$1,076,000	31	3	1,426	\$997,000	\$699	\$34,710	\$353,774	9.8%	12.51	1,826
	All establishments						6 in South Beach		3 in Mid Beach	2 in North Beach			
	Establishments not operated for the entire year						1 in South Beach		2 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more						2 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						1 in South Beach		1 in Mid Beach	1 in North Beach			
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						2 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999						5 in South Beach		1 in Mid Beach	1 in North Beach			
	Establishments operated for the entire year								1 in Mid Beach	2 in North Beach			
45411	Electronic shopping & mail-order houses	\$10,967,000	\$1,076,000	31	3	1,426	\$997,000	\$699	\$34,710	\$353,774	9.8%	12.51	1,826
	All establishments						6 in South Beach		3 in Mid Beach	2 in North Beach			
	Establishments not operated for the entire year						1 in South Beach		2 in Mid Beach				
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more						2 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999						1 in South Beach		1 in Mid Beach	1 in North Beach			
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999						2 in South Beach						
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999						5 in South Beach		1 in Mid Beach	1 in North Beach			
	Establishments operated for the entire year								1 in Mid Beach	2 in North Beach			

Source and Methodology: U.S. Census Bureau, 2002 Economic Census; Sales per Square Foot estimates are based on a citywide average of 518 square feet per employee; Real estate taxes are estimated at \$5.25 per square foot.

REAL ESTATE

Quarterly and Annual Residential Sales Figures; Annual by Area; Monthly Sales Figures
Citywide and Neighborhood Sales Summaries

Commercial, Apartment Building and Single Family Sales in 2006

Condominium Sales Distribution, 2006 Sales Listing, Affordability by Zip Code



MIAMI BEACH
FLORIDA'S 24-HOUR MARKETPLACE
ECONOMIC DEVELOPMENT DEPARTMENT

Miami Beach Quarterly and Annual Residential Real Estate Sales

		Qtr 1:	Qtr 2:	Qtr 3:	Qtr 4:	Annual:
Condominium						
2006	Count	803	799	460	34	2,096
2005	Count	936	1,303	1,015	860	4,114
2004	Count	776	1,239	854	804	3,673
2003	Count	515	833	857	681	2,886
2002	Count	629	811	753	384	2,577
2001	Count	483	791	692	314	2,280
2000	Count	545	679	625	663	2,512
2006	Mean Price	506,999	445,965	459,461	487,453	472,983
2005	Mean Price	407,238	420,967	451,622	446,832	430,814
2004	Mean Price	300,304	318,270	332,722	363,210	327,672
2003	Mean Price	241,292	271,573	278,343	261,211	265,735
2002	Mean Price	214,430	229,742	226,629	224,913	224,375
2001	Mean Price	187,910	190,445	184,654	182,689	187,082
2000	Mean Price	178,228	195,208	180,098	178,651	183,394
2006	Median Price	340,000	325,000	334,000	316,450	333,750
2005	Median Price	280,000	301,000	345,000	315,000	310,000
2004	Median Price	207,000	235,000	250,000	265,000	242,000
2003	Median Price	175,000	195,000	195,000	191,000	190,000
2002	Median Price	157,000	170,000	175,100	180,200	170,000
2001	Median Price	142,000	152,000	138,950	145,000	145,000
2000	Median Price	125,000	131,300	128,000	139,000	130,000
2006	Total Volume	407,120,375	356,326,000	211,352,200	16,573,400	991,371,975
2005	Total Volume	381,174,700	548,519,640	458,396,776	384,275,943	1,772,367,059
2004	Total Volume	233,036,200	394,336,525	284,144,950	292,020,700	1,203,538,375
2003	Total Volume	124,265,498	226,220,674	238,539,966	177,884,650	766,910,788
2002	Total Volume	134,876,194	186,320,432	170,651,880	86,366,664	578,215,170
2001	Total Volume	90,760,301	150,642,196	127,780,899	57,364,299	426,547,695
2000	Total Volume	97,134,000	132,546,300	112,561,000	118,445,410	460,686,710
Residential						
2006	Count	74	100	61	2	237
2005	Count	105	145	108	80	438
2004	Count	87	154	88	83	412
2003	Count	47	110	104	78	339
2002	Count	101	134	85	45	365
2001	Count	70	127	138	48	383
2000	Count	95	137	98	104	434
2006	Mean Price	2,077,276	1,991,819	1,197,254	1,110,000	1,806,552
2005	Mean Price	1,722,974	1,501,166	1,679,324	1,836,597	1,659,535
2004	Mean Price	1,337,500	1,285,551	1,470,157	1,043,017	1,287,091
2003	Mean Price	958,050	860,419	926,344	1,015,577	929,880
2002	Mean Price	711,789	881,748	803,131	662,116	789,332
2001	Mean Price	836,668	640,275	738,605	500,403	694,069
2000	Mean Price	688,205	604,387	844,118	574,741	669,763
2006	Median Price	1,312,500	917,500	925,000	1,110,000	1,085,000
2005	Median Price	900,000	910,000	1,000,000	1,150,000	950,000
2004	Median Price	725,000	797,500	764,500	750,000	769,500
2003	Median Price	575,000	605,000	555,000	633,000	600,000
2002	Median Price	475,000	533,500	500,000	480,000	500,000
2001	Median Price	462,500	429,300	464,500	407,500	435,000
2000	Median Price	400,000	400,000	401,250	422,400	403,750
2006	Total Volume	153,718,400	199,181,900	73,032,500	2,220,000	428,152,800
2005	Total Volume	180,912,300	217,669,100	181,367,033	146,927,750	726,876,183
2004	Total Volume	116,362,466	197,974,800	129,373,800	86,570,400	530,281,466
2003	Total Volume	45,028,366	94,646,133	96,339,800	79,215,000	315,229,299
2002	Total Volume	71,890,733	118,154,233	68,266,166	29,795,200	288,106,332
2001	Total Volume	58,566,766	81,314,948	101,927,533	24,019,366	265,828,613
2000	Total Volume	65,379,500	82,801,075	82,723,600	59,773,100	290,677,275

Note: Figures for the most recent period(s) with reported sales are incomplete. Data is updated weekly, and there is a time lag between the time the sale occurs and the time it is recorded.

Miami Beach Monthly Residential Real Estate Sales

	Jan:	Feb:	Mar:	Apr:	May:	Jun:	Jul:	Aug:	Sep:	Oct:	Nov:	Dec:
Residential												
2006 Count	16	22	36	35	45	20	16	25	20	2		
2005 Count	36	34	35	41	59	45	40	39	29	13	32	35
2004 Count	27	28	32	54	40	60	47	26	15	10	32	41
2003 Count	9	17	21	18	42	50	43	27	34	31	20	27
2002 Count	22	33	46	40	41	53	33	33	19	37	7	1
2001 Count	21	27	22	38	53	36	54	54	30	5	12	31
2000 Count	24	41	30	42	44	51	35	37	26	41	25	38
2006 Mean Price	1,957,281	2,460,427	1,896,458	2,871,369	1,598,813	1,336,870	1,117,019	1,156,496	1,312,390	1,110,000		
2005 Mean Price	1,482,867	1,830,091	1,865,886	1,201,312	1,691,754	1,524,484	1,767,038	1,675,559	1,563,403	2,481,019	1,196,059	2,182,874
2004 Mean Price	1,523,807	1,220,761	1,282,449	1,167,115	1,258,928	1,409,892	1,265,372	2,130,096	967,920	991,700	888,453	1,176,168
2003 Mean Price	816,518	727,500	1,205,343	991,450	938,648	747,536	639,077	1,146,500	1,114,824	801,610	1,119,015	1,184,622
2002 Mean Price	882,659	570,601	731,357	751,408	1,080,241	826,567	737,045	923,550	708,763	705,141	496,429	230,000
2001 Mean Price	934,013	827,026	755,582	452,408	743,290	686,919	901,930	697,497	518,617	427,200	690,250	438,721
2000 Mean Price	450,338	826,546	689,433	546,414	622,402	636,588	865,874	508,349	1,292,658	577,512	674,160	506,345
2006 Median Price	1,172,500	1,220,000	1,501,750	850,000	975,000	1,052,500	962,000	790,000	1,224,750	1,110,000		
2005 Median Price	808,100	912,500	1,140,000	808,300	914,000	1,000,000	1,170,000	1,101,000	825,000	820,000	995,050	1,417,800
2004 Median Price	800,000	642,500	668,000	717,500	706,250	927,500	760,000	822,500	750,000	818,500	698,500	827,000
2003 Median Price	475,000	530,000	780,000	722,500	650,000	556,500	510,000	562,500	715,000	587,000	732,500	810,000
2002 Median Price	490,000	430,000	510,000	532,500	515,000	560,000	540,500	527,166	411,500	465,000	540,000	230,000
2001 Median Price	350,000	380,000	655,000	360,000	429,300	530,000	487,500	480,000	391,500	373,000	376,250	435,000
2000 Median Price	307,800	455,000	443,000	347,500	440,000	415,000	510,000	360,000	407,500	455,000	420,000	388,300
2006 Total Volume	31,316,500	54,129,400	68,272,500	100,497,900	71,946,600	26,737,400	17,872,300	28,912,400	26,247,800	2,220,000		
2005 Total Volume	53,383,200	62,223,100	65,306,000	49,253,800	99,813,500	68,601,800	70,681,533	65,346,800	45,338,700	32,253,250	38,273,900	76,400,600
2004 Total Volume	41,142,800	34,181,300	41,038,366	63,024,200	50,357,100	84,593,500	59,472,500	55,382,500	14,518,800	9,917,000	28,430,500	48,222,900
2003 Total Volume	7,348,666	12,367,500	25,312,200	17,846,100	39,423,233	37,376,800	27,480,300	30,955,500	37,904,000	24,849,900	22,380,300	31,984,800
2002 Total Volume	19,614,266	18,829,833	33,642,400	30,056,300	44,289,900	43,808,033	24,322,500	30,477,166	13,466,500	26,090,200	3,475,000	230,000
2001 Total Volume	19,614,266	22,329,700	16,622,800	17,191,500	39,394,348	24,729,100	48,704,200	37,664,833	15,558,500	2,136,000	8,283,000	13,600,366
2000 Total Volume	10,808,100	33,888,400	20,683,000	22,949,375	27,385,700	32,466,000	30,305,600	18,808,900	33,609,100	23,678,000	16,854,000	19,241,100

Note: Figures for the most recent period(s) with reported sales are incomplete. Data is updated weekly, and there is a time lags between the time the sale occurs and the time it is recorded.

DEVELOPMENT

New Construction 2000-2004

New Condominiums

New Commercial construction

Active Construction Projects



MIAMI BEACH
FLORIDA'S 24-HOUR MARKETPLACE
ECONOMIC DEVELOPMENT DEPARTMENT

New Condominium Construction 2000-2004

	Year Completed	Units	2005 Value	Per Unit
200 OCEAN DRIVE CONDO	2000	21	\$8,829,700	\$420,462
ABSOLUT CONDO	2004	20	\$8,472,000	\$423,600
AKOYA CONDO	2004	420	\$154,963,000	\$368,960
BENTLEY BEACH CONDO	2003	114	\$36,921,340	\$323,871
BLUE DIAMOND CONDO	2000	343	\$200,177,620	\$583,608
CAPRI XII CONDO	2004	6	\$1,850,000	\$308,333
COLLINS PARK CONDO	2000	10	\$2,561,230	\$256,123
CONTINUUM ON SOUTH BEACH CONDO	2003	310	\$369,950,660	\$1,193,389
COSTA DEL MAR CONDO	2002	6	\$1,202,930	\$200,488
EUCLID 600 CONDO	2004	6	\$1,319,400	\$219,900
GREEN DIAMOND CONDO	2001	343	\$196,600,130	\$573,178
ILONA CONDO	2002	16	\$5,476,000	\$342,250
MURANO AT PORTOFINO CONDO	2002	189	\$180,324,340	\$954,097
MURANO GRANDE AT PORTOFINO CONDO	2003	268	\$181,248,440	\$676,300
OCEAN PLACE CONDO	2004	49	\$20,881,375	\$426,151
OCEANBLUE CONDO OF MIAMI BEACH	2004	104	\$27,264,000	\$262,154
SETAI RESORT & RESIDENCES CONDO	2004	133	\$137,367,660	\$1,032,840
SUNDANCE CONDO	2003	19	\$6,992,270	\$368,014
SUNSET HARBOUR SOUTH CONDO	2000	7	\$1,209,860	\$172,837
THE ALLIAGE CONDO	2004	12	\$4,011,000	\$334,250
THE AMBASSADORS CONDO	2000	28	\$5,869,380	\$209,621
THE COSMOPOLITAN RESIDENCES ON	2004	233	\$66,344,797	\$284,742
THE COURTS AT SOUTH BEACH	2001	26	\$11,043,562	\$424,752
THE COURTS AT SOUTH BEACH CONDO	2003	69	\$23,965,524	\$347,326
THE DANTON CONDO	2003	12	\$3,014,040	\$251,170
THE FOUNTAINHEAD CONDO	2002	4	\$1,379,840	\$344,960
THE GRAND VENETIAN CONDO	2001	125	\$51,354,791	\$410,838
THE LOFTS AT SOUTH BEACH CONDO	2004	27	\$7,853,860	\$290,884
THE MANHATTAN CONDO	2004	6	\$1,797,446	\$299,574
THE MERCURY SOUTH BEACH CONDO	2001	4	\$735,220	\$183,805
THE NEVILLE CONDO	2000	12	\$3,101,680	\$258,473
THE WAVERLY AT SOUTH BEACH CONDO	2001	408	\$127,562,934	\$312,654
TRIBECA CONDO	2004	12	\$3,481,350	\$290,113
VILAMUR CONDO	2004	10	\$3,064,000	\$306,400
VILLA DI MARE CONDO	2002	12	\$20,493,550	\$1,707,796
WASHINGTON CORNER CONDO	2001	15	\$4,025,000	\$268,333
Total Units		3,399	\$1,882,709,929	\$553,901

New Commercial Construction 2000-2004

		2005 Value	Number of Units	Square Feet
0037 - WAREHOUSE OR STORAGE				
2004	1784 WEST AVE	\$358,707	0	7,895
			<u>0</u>	<u>7,895</u>
0040 - MUNICIPAL				
2003	227 22 ST	\$3,647,442	0	43,256
			<u>0</u>	<u>43,256</u>
0044 - RELIGIOUS				
2002	6950 INDIAN CREEK DR	\$1,111,542	0	13,721
			<u>0</u>	<u>13,721</u>

Major Private Investment

		Type of Work	# of Units	Sq Ft
Complete 2005			462	
Fontainebleau II	4441 COLLINS AV	New Construction	462	
Planned			311	
Ritz-Carlton Club & Residences	2901 COLLINS AV	New Construction		
Fontainebleau III	4441 COLLINS AV	New Construction	311	
W Hotel	2201 COLLINS AV	New Construction		
Under Construction				
Carlyle	1260 OCEAN DR	Renovation		

2002 ECONOMIC CENSUS



MIAMI BEACH
FLORIDA'S 24-HOUR MARKETPLACE
ECONOMIC DEVELOPMENT DEPARTMENT

Miami Beach 2002 Economic Census

NAICS Code	Industry or Subsector	Establishments	Jobs	Firm Size	Sales	Sales per establishment	Productivity	Wage	Labor Cost
444	Building material & garden equipment & supplies dealers	11	62	5.6	\$8,879,000	\$807,182	\$143,210	\$23,065	16.1%
4441	Building material & supplies dealers	9							
44412	Paint & wallpaper stores	2							
444120									
44413	Hardware stores	5	34	6.8	\$4,125,000	\$825,000	\$121,324	\$19,235	15.9%
444130									
44419	Other building material dealers	2							
4442	Lawn & garden equipment & supplies stores	2							
44422	Nursery, garden center, & farm supply stores								
445	Food & beverage stores	82	1,327	16.2	\$195,344,000	\$2,382,244	\$147,207	\$18,090	12.3%
4451	Grocery stores	58	1,192	20.6	\$184,476,000	\$3,180,621	\$154,762	\$18,684	12.1%
44511	Supermarkets & other grocery (except convenience) stores	41	1,131	27.6	\$174,522,000	\$4,256,634	\$154,308	\$18,811	12.2%
445110									
44512	Convenience stores	17	61	3.6	\$9,954,000	\$585,529	\$163,180	\$16,328	10.0%
445120									
4452	Specialty food stores	11	48	4.4	\$3,194,000	\$290,364	\$66,542	\$13,813	20.8%
4453	Beer, wine, & liquor stores	13	87	6.7	\$7,674,000	\$590,308	\$88,207	\$12,310	14.0%
44531									
445310									
446	Health & personal care stores	51	731	14.3	\$137,457,000	\$2,695,235	\$188,040	\$18,141	9.6%
4461	Health & personal care stores	51	731	14.3	\$137,457,000	\$2,695,235	\$188,040	\$18,141	9.6%
44611	Pharmacies & drug stores	22	607	27.6	\$117,874,000	\$5,357,909	\$194,191	\$17,827	9.2%
446110									
4461101		19							
4461102	Proprietary stores	3							
44612	Cosmetics, beauty supplies, & perfume stores	4	37	9.3	\$5,781,000	\$1,445,250	\$156,243	\$20,000	12.8%
446120									
44613	Optical goods stores	14	41	2.9	\$7,421,000	\$530,071	\$181,000	\$21,073	11.6%
446130									
44619	Other health & personal care stores	11	46	4.2	\$6,381,000	\$580,091	\$138,717	\$18,174	13.1%
446191	Food (health) supplement stores	10							
447	Gasoline stations	18	130	7.2	\$35,973,000	\$1,998,500	\$276,715	\$17,031	6.2%
4471	Gasoline stations	18	130	7.2	\$35,973,000	\$1,998,500	\$276,715	\$17,031	6.2%
44711	Gasoline stations with convenience stores	14	117	8.4	\$31,456,000	\$2,246,857	\$268,855	\$17,009	6.3%
447110									
44719	Other gasoline stations	4	13	3.3	\$4,517,000	\$1,129,250	\$347,462	\$17,231	5.0%
448	Clothing & clothing accessories stores	148	977	6.6	\$131,375,000	\$887,669	\$134,468	\$16,714	12.4%
4481	Clothing stores	104	794	7.6	\$95,380,000	\$917,115	\$120,126	\$15,544	12.9%
44811	Men's clothing stores	7	27	3.9	\$3,690,000	\$527,143	\$136,667	\$13,778	10.1%
448110									
44812	Women's clothing stores	41	235	5.7	\$27,594,000	\$673,024	\$117,421	\$16,157	13.8%
448120									
44813	Children's & infants' clothing stores	1							
44814	Family clothing stores	44	476	10.8	\$60,397,000	\$1,372,659	\$126,884	\$15,718	12.4%
448140									
44815	Clothing accessories stores	5	15	3.0	\$2,018,000	\$403,600	\$134,533	\$19,800	14.7%
448150									
44819	Other clothing stores	6							
448190									
4482	Shoe stores	21	100	4.8	\$13,390,000	\$637,619	\$133,900	\$16,160	12.1%
44821									
448210									
4482102	Women's shoe stores	3	21	7.0	\$938,000	\$312,667	\$44,667	\$6,143	13.8%
4482104	Family shoe stores	11	36	3.3	\$6,088,000	\$553,455	\$169,111	\$20,500	12.1%
4482105	Athletic footwear stores	7	43	6.1	\$6,364,000	\$909,143	\$148,000	\$17,419	11.8%
4483	Jewelry, luggage, & leather goods stores	23	83	3.6	\$22,605,000	\$982,826	\$272,349	\$28,578	10.5%

Miami Beach 2002 Economic Census

NAICS Code	Industry or Subsector	Establishments	Jobs	Firm Size	Sales	Sales per establishment	Productivity	Wage	Labor Cost
5121	Motion picture & video industries	40	209	5.2				\$31,943	
51211	Motion picture & video production	29	132	4.6				\$30,538	
512110									
51213	Motion picture & video exhibition	4							
512131	Motion picture theaters (except drive-ins)								
5122	Sound recording industries	18	129	7.2				\$78,527	
51223	Music publishers	7	37	5.3	\$13,546,000	\$1,935,143	\$366,108	\$53,216	14.5%
512230									
515	Broadcasting (except Internet)	7	503	71.9	\$120,504,000	\$17,214,857	\$239,571	\$64,205	26.8%
5151	Radio & television broadcasting	4							
517	Telecommunications	16							
518	Internet service providers, web search portals, & data processing	15							
5181	Internet service providers & web search portals	8							
51811									
518112	Web search portals	3							
53	Real estate & rental & leasing	343	1,350	3.9	\$268,117,000	\$781,682	\$198,605	\$28,195	14.2%
531	Real estate	313	1,239	4.0	\$252,712,000	\$807,387	\$203,964	\$28,938	14.2%
5311	Lessors of real estate	159	647	4.1	\$125,747,000	\$790,862	\$194,354	\$19,728	10.2%
53111	Lessors of residential buildings & dwellings	105	505	4.8	\$79,482,000	\$756,971	\$157,390	\$18,768	11.9%
531110									
5311101	Lessors of apartment buildings	92	476	5.2	\$74,693,000	\$811,880	\$156,918	\$18,181	11.6%
5311109	Lessors of dwellings other than apartment buildings	13	29	2.2	\$4,789,000	\$368,385	\$165,138	\$28,414	17.2%
53112	Lessors of nonresidential buildings (except miniwarehouses)	48	125	2.6	\$43,462,000	\$905,458	\$347,696	\$24,160	6.9%
531120									
5311201	Lessors of professional & other office buildings	22	48	2.2	\$11,979,000	\$544,500	\$249,563	\$22,979	9.2%
5311203	Lessors of shopping centers & retail stores	17	31	1.8	\$4,776,000	\$280,941	\$154,065	\$23,355	15.2%
5312	Offices of real estate agents & brokers	81	275	3.4	\$89,154,000	\$1,100,667	\$324,196	\$34,760	10.7%
53121									
531210									
5312101	Offices of residential real estate agents & brokers	69	243	3.5	\$85,277,000	\$1,235,899	\$350,934	\$35,885	10.2%
5312109	Offices of nonresidential real estate agents & brokers	12	32	2.7	\$3,877,000	\$323,083	\$121,156	\$26,219	21.6%
5313	Activities related to real estate	73	317	4.3	\$37,811,000	\$517,959	\$119,278	\$42,685	35.8%
53131	Real estate property managers	47	237	5.0	\$30,121,000	\$640,872	\$127,093	\$38,270	30.1%
531311	Residential property managers	31	109	3.5	\$18,238,000	\$588,323	\$167,321	\$34,101	20.4%
531312	Nonresidential property managers	16	128	8.0	\$11,883,000	\$742,688	\$92,836	\$41,820	45.0%
53139	Other activities related to real estate	22	75	3.4	\$7,096,000	\$322,545	\$94,613	\$57,027	60.3%
531390									
532	Rental & leasing services	30	111	3.7	\$15,405,000	\$513,500	\$138,784	\$19,901	14.3%
5321	Automotive equipment rental & leasing	10	45	4.5	\$6,177,000	\$617,700	\$137,267	\$21,778	15.9%
53211	Passenger car rental & leasing								
5322	Consumer goods rental	10	54	5.4	\$6,933,000	\$693,300	\$128,389	\$18,093	14.1%
54	Professional, scientific, & technical services	452	1,332	2.9	\$172,926,000	\$382,580	\$129,824	\$40,495	31.2%
541	Professional, scientific, & technical services	452	1,332	2.9	\$172,926,000	\$382,580	\$129,824	\$40,495	31.2%
5411	Legal services	103							
54111	Offices of lawyers	99	250	2.5	\$26,866,000	\$271,374	\$107,464	\$40,612	37.8%
541110									
5411101		98							

Miami Beach 2002 Economic Census

NAICS Code	Industry or Subsector	Establishments	Jobs	Firm Size	Sales	Sales per establishment	Productivity	Wage	Labor Cost
81	Other services (except public administration)	257	1,596	6.2	\$107,470,000	\$418,171	\$67,337	\$17,401	25.8%
811	Repair & maintenance	16	67	4.2	\$5,672,000	\$354,500	\$84,657	\$21,269	25.1%
8111	Automotive repair & maintenance	8	47	5.9	\$4,456,000	\$557,000	\$94,809	\$23,851	25.2%
81111	Automotive mechanical & electrical repair & maintenance	5	29	5.8	\$2,145,000	\$429,000	\$73,966	\$23,724	32.1%
811111	General automotive repair								
81112	Automotive body, paint, interior, & glass repair	2							
811121	Automotive body, paint, & interior repair & maintenance								
812	Personal & laundry services	134	789	5.9	\$34,806,000	\$259,746	\$44,114	\$14,278	32.4%
8121	Personal care services	68	300	4.4	\$12,818,000	\$188,500	\$42,727	\$15,197	35.6%
81211	Hair, nail, & skin care services	55	272	4.9	\$10,487,000	\$190,673	\$38,555	\$15,588	40.4%
812112	Beauty salons	48	245	5.1	\$9,829,000	\$204,771	\$40,118	\$16,278	40.6%
81219	Other personal care services	13	28	2.2	\$2,331,000	\$179,308	\$83,250	\$11,393	13.7%
812199	All other personal care services	12							
8123	Drycleaning & laundry services	18	70	3.9	\$4,777,000	\$265,389	\$68,243	\$19,700	28.9%
81231	Coin-operated laundries & drycleaners	9	14	1.6	\$1,161,000	\$129,000	\$82,929	\$13,714	16.5%
812310									
8123102	Coin-operated laundries & drycleaning stores								
81232	Drycleaning & laundry services (except coin-operated)		56	6.2	\$3,616,000	\$401,778	\$64,571	\$21,196	32.8%
812320									
8123202	Drycleaning plants	7							
8129	Other personal services	45	400	8.9	\$14,947,000	\$332,156	\$37,368	\$11,998	32.1%
81292	Photofinishing	6	15	2.5	\$1,963,000	\$327,167	\$130,867	\$20,600	15.7%
81293	Parking lots & garages	20	304	15.2	\$7,257,000	\$362,850	\$23,872	\$11,707	49.0%
812930									
81299	All other personal services	18							
812990									
8129909	All other miscellaneous personal services	15							

2002 Miami Beach Business Distribution and Revenue

			South Beach	Middle Beach	North Beach	City Wide
444120	Paint & wallpaper stores	Total Sales: Total Jobs:				
		Avg Sales: Avg Wage:				
	All establishments				2	2
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more				1	1
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999				1	1
	Establishments operated for the entire year				2	2
444130	Hardware stores	Total Sales: \$4,125,000 Total Jobs: 34				
		Avg Sales: \$825,000 Avg Wage: \$19,235				
	All establishments		2	2	1	5
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more			1		1
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999			1		1
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		1			1
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		1		1	2
	Establishments operated for the entire year		2	2	1	5
445110	Supermarkets & other grocery (except convenience) stores	Total Sales: \$174,522,000 Total Jobs: 1,131				
		Avg Sales: \$4,256,634 Avg Wage: \$18,811				
	All establishments		23	8	12	43
	Establishments not operated for the entire year		5		2	7
	Establishments operated entire year with sales/receipts/revenue less than \$100,000			2		2
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		6	2	3	11
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999				2	2
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		6	2	3	11
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		6	2	2	10
	Establishments operated for the entire year		18	8	10	36
445120	Convenience stores	Total Sales: \$9,954,000 Total Jobs: 61				
		Avg Sales: \$585,529 Avg Wage: \$16,328				
	All establishments		8	3	7	18
	Establishments not operated for the entire year			1	1	2
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		3		1	4
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		1		1	2
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		3	2	3	8
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		1		1	2
	Establishments operated for the entire year		8	2	6	16
445310	Beer, wine, & liquor stores	Total Sales: \$7,674,000 Total Jobs: 87				
		Avg Sales: \$590,308 Avg Wage: \$12,310				
	All establishments		6	3	4	13
	Establishments not operated for the entire year		1	2	3	6
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		2			2
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		1		1	2
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		2	1		3
	Establishments operated for the entire year		5	1	1	7
446110	Pharmacies & drug stores	Total Sales: \$117,874,000 Total Jobs: 607				
		Avg Sales: \$5,357,909 Avg Wage: \$17,827				
	All establishments		12	7	6	25
	Establishments not operated for the entire year		1	2	1	4
	Establishments operated entire year with sales/receipts/revenue less than \$100,000				1	1
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		9	4	4	17
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		2	1		3
	Establishments operated for the entire year		11	5	5	21

2002 Miami Beach Business Distribution and Revenue

			South Beach	Middle Beach	North Beach	City Wide
448140	Family clothing stores	Total Sales: \$60,397,000 Total Jobs: 476	Avg Sales: \$1,372,659 Avg Wage: \$15,718			
	All establishments		43		1	44
	Establishments not operated for the entire year		9			9
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		1			1
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		15			15
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		4			4
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		6		1	7
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		8			8
	Establishments operated for the entire year		34		1	35
448150	Clothing accessories stores	Total Sales: \$2,018,000 Total Jobs: 15	Avg Sales: \$403,600 Avg Wage: \$19,800			
	All establishments		3	4		7
	Establishments not operated for the entire year		2	1		3
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		1			1
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999			1		1
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999			1		1
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999			1		1
	Establishments operated for the entire year		1	3		4
448190	Other clothing stores	Total Sales: Total Jobs:	Avg Sales: Avg Wage:			
	All establishments		4		1	5
	Establishments not operated for the entire year		1			1
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		2			2
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999				1	1
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		1			1
	Establishments operated for the entire year		3		1	4
448210	Shoe stores	Total Sales: \$13,390,000 Total Jobs: 100	Avg Sales: \$637,619 Avg Wage: \$16,160			
	All establishments		21	2		23
	Establishments not operated for the entire year		2	1		3
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		1			1
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		5			5
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		3			3
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		3			3
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		7	1		8
	Establishments operated for the entire year		19	1		20
448310	Jewelry stores	Total Sales: Total Jobs:	Avg Sales: Avg Wage:			
	All establishments		13	7	2	22
	Establishments not operated for the entire year		2	1	1	4
	Establishments operated entire year with sales/receipts/revenue less than \$100,000			1		1
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		2	3		5
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999				1	1
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		5	1		6
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		4	1		5
	Establishments operated for the entire year		11	6	1	18

2002 Miami Beach Business Distribution and Revenue

			South Beach	Middle Beach	North Beach	City Wide
453210	Office supplies & stationery stores	Total Sales: Total Jobs:				
		Avg Sales: Avg Wage:				
	All establishments		2			2
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		1			1
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		1			1
	Establishments operated for the entire year		2			2
453220	Gift, novelty, & souvenir stores	Total Sales: \$5,795,000 Total Jobs: 48				
		Avg Sales: \$305,000 Avg Wage: \$17,396				
	All establishments		12	3	3	18
	Establishments not operated for the entire year		5			5
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		1		2	3
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		1	1		2
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		1		1	2
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		3	2		5
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		1			1
	Establishments operated for the entire year		7	3	3	13
453310	Used merchandise stores	Total Sales: \$5,018,000 Total Jobs: 27				
		Avg Sales: \$456,182 Avg Wage: \$32,148				
	All establishments		8	2	1	11
	Establishments not operated for the entire year		1			1
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		2	1		3
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		1			1
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		1			1
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		2			2
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		1	1	1	3
	Establishments operated for the entire year		7	2	1	10
453910	Pet & pet supplies stores	Total Sales: \$2,109,000 Total Jobs: 11				
		Avg Sales: \$527,250 Avg Wage: \$19,091				
	All establishments		3	1		4
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		1			1
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		1			1
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		1			1
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999			1		1
	Establishments operated for the entire year		3	1		4
453920	Art dealers	Total Sales: \$11,739,000 Total Jobs: 73				
		Avg Sales: \$903,000 Avg Wage: \$25,493				
	All establishments		11	2		13
	Establishments not operated for the entire year		2	2		4
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		3			3
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		3			3
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		1			1
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		1			1
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		1			1
	Establishments operated for the entire year		9			9

2002 Miami Beach Business Distribution and Revenue

			South Beach	Middle Beach	North Beach	City Wide
561720	Janitorial services	Total Sales:				
		Total Jobs:				
		Avg Sales:				
		Avg Wage:				
	All establishments		4	2	1	7
	Establishments not operated for the entire year		1		1	2
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		1	1		2
Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		1			1	
Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		1	1		2	
Establishments operated for the entire year		3	2		5	
561920	Convention & trade show organizers	Total Sales: \$13,879,000				
		Total Jobs: 914				
		Avg Sales: \$1,542,111				
		Avg Wage: \$8,392				
	All establishments		6	3		9
	Establishments not operated for the entire year		1			1
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		2			2
Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		2	1		3	
Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999			1		1	
Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		1	1		2	
Establishments operated for the entire year		5	3		8	
611620	Sports & recreation instruction	Total Sales:				
		Total Jobs:				
		Avg Sales:				
		Avg Wage:				
	All establishments		4	1	2	7
	Establishments not operated for the entire year		4		1	5
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999			1		1
Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999				1	1	
Establishments operated for the entire year			1	1	2	
621111	Offices of physicians (except mental health specialists)	Total Sales: \$140,404,000				
		Total Jobs: 808				
		Avg Sales: \$784,380				
		Avg Wage: \$76,028				
	All establishments		42	140	14	196
	Establishments not operated for the entire year		9	25	3	37
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		4	3		7
Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		8	35	1	44	
Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		3	8	2	13	
Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		12	29	4	45	
Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		6	40	4	50	
Establishments operated for the entire year		33	115	11	159	
621112	Offices of physicians, mental health specialists	Total Sales: \$3,242,000				
		Total Jobs: 36				
		Avg Sales: \$216,133				
		Avg Wage: \$40,583				
	All establishments		3	9	3	15
	Establishments not operated for the entire year			2	1	3
	Establishments operated entire year with sales/receipts/revenue less than \$100,000			1		1
Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		2	1	2	5	
Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		1	5		6	
Establishments operated for the entire year		3	7	2	12	

2002 Miami Beach Business Distribution and Revenue

			South Beach	Middle Beach	North Beach	City Wide
623110	Nursing care facilities	Total Sales:				
		Total Jobs:				
		Avg Sales:				
		Avg Wage:				
	All establishments		3		5	8
623312	Homes for the elderly	Total Sales:				
		Total Jobs:				
		Avg Sales:				
		Avg Wage:				
All establishments		4		1	5	
Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		3		4	7	
Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999				1	1	
Establishments operated for the entire year		3		5	8	
624190	Other individual & family services	Total Sales:				
		Total Jobs:				
		Avg Sales:				
		Avg Wage:				
	All establishments		2	1	3	6
Establishments operated entire year with sales/receipts/revenue less than \$100,000			1	1	2	
Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		1		1	2	
Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		1			1	
Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999				1	1	
Establishments operated for the entire year		2	1	3	6	
624229	Other community housing services	Total Sales:				
		Total Jobs:				
		Avg Sales:				
		Avg Wage:				
	All establishments		2			2
Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		1			1	
Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		1			1	
Establishments operated for the entire year		2			2	
624410	Child day care services	Total Sales:				
		Total Jobs:				
		Avg Sales:				
		Avg Wage:				
	All establishments		2	2	6	10
	Establishments not operated for the entire year			1	1	2
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		1		2	3
Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		1	1	2	4	
Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999				1	1	
Establishments operated for the entire year		2	1	5	8	
711110	Theater companies & dinner theaters	Total Sales:				
		Total Jobs:				
		Avg Sales:				
	Avg Wage:					
All establishments		2		1	3	
Establishments not operated for the entire year		2		1	3	
711120	Dance companies	Total Sales:				
		Total Jobs:				
		Avg Sales:				
		Avg Wage:				
	All establishments		2			2
Establishments operated entire year with sales/receipts/revenue less than \$100,000		1			1	
Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		1			1	
Establishments operated for the entire year		2			2	

2002 Miami Beach Business Distribution and Revenue

			South Beach	Middle Beach	North Beach	City Wide
721110	Hotels (except casino hotels) & motels	Total Sales: Total Jobs:				
		Avg Sales: Avg Wage:				
	All establishments		70	28	12	110
	Establishments not operated for the entire year		11	5	1	17
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		28	15	5	48
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		8	5	3	16
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		6	1	2	9
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		17	2	1	20
	Establishments operated for the entire year		59	23	11	93
722110	Full-service restaurants	Total Sales: \$272,105,000 Total Jobs: 4,858				
		Avg Sales: \$1,447,367 Avg Wage: \$16,811				
	All establishments		137	26	32	195
	Establishments not operated for the entire year		28	10	8	46
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		4	1	2	7
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		56	1	8	65
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		14	3	6	23
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		15	5	6	26
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		20	6	2	28
	Establishments operated for the entire year		109	16	24	149
722111	Limited-service restaurants	Total Sales: \$47,843,000 Total Jobs: 960				
		Avg Sales: \$655,384 Avg Wage: \$11,742				
	All establishments		48	14	14	76
	Establishments not operated for the entire year		12	1	4	17
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		1	1		2
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		10	4	3	17
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		7	2	2	11
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		8	2	2	12
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		10	4	3	17
	Establishments operated for the entire year		36	13	10	59
722212	Cafeterias, buffets, & grill buffets	Total Sales: \$2,682,000 Total Jobs: 78				
		Avg Sales: \$223,500 Avg Wage: \$9,269				
	All establishments		7	2	4	13
	Establishments not operated for the entire year		2	1	2	5
	Establishments operated entire year with sales/receipts/revenue less than \$100,000		1	1		2
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		2		2	4
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		1			1
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		1			1
	Establishments operated for the entire year		5	1	2	8
722213	Snack & nonalcoholic beverage bars	Total Sales: \$8,477,000 Total Jobs: 162				
		Avg Sales: \$423,850 Avg Wage: \$13,006				
	All establishments		17	1	3	21
	Establishments not operated for the entire year		4			4
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more		2			2
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999		2		1	3
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999		7	1	2	10
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999		2			2
	Establishments operated for the entire year		13	1	3	17

2002 Miami Beach Business Distribution and Revenue

South Beach Middle Beach North Beach City Wide

		Total Sales:	Avg Sales:				
812320	Drycleaning & laundry services (except coin-operated)	\$3,616,000	\$401,778				
		Total Jobs: 56	Avg Wage: \$21,196				
	All establishments			5	2	4	11
	Establishments not operated for the entire year			3		2	5
	Establishments operated entire year with sales/receipts/revenue less than \$100,000				1		1
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more					1	1
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999				1	1	2
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999			1			1
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999			1			1
	Establishments operated for the entire year			2	2	2	6
812930	Parking lots & garages	\$7,257,000	\$362,850				
		Total Jobs: 304	Avg Wage: \$11,707				
	All establishments			13	9		22
	Establishments not operated for the entire year			1			1
	Establishments operated entire year with sales/receipts/revenue less than \$100,000			2	1		3
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more				2		2
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999			6	5		11
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999			2	1		3
	Establishments operated entire year with sales/receipts/revenue of \$500,000 to \$999,999			2			2
	Establishments operated for the entire year			12	9		21
812990	All other personal services	Total Sales:	Avg Sales:				
		Total Jobs:	Avg Wage:				
	All establishments			10	4	4	18
	Establishments not operated for the entire year			1	3	2	6
	Establishments operated entire year with sales/receipts/revenue less than \$100,000			3	1	2	6
	Establishments operated entire year with sales/receipts/revenue of \$1,000,000 or more			2			2
	Establishments operated entire year with sales/receipts/revenue of \$100,000 to \$249,999			2			2
	Establishments operated entire year with sales/receipts/revenue of \$250,000 to \$499,999			2			2
	Establishments operated for the entire year			9	1	2	12



MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

ECONOMIC DEVELOPMENT

Tel: 305.673.7193 , Fax: 305.673.7033

SOURCES AND METHODOLOGY

Miami-Dade County, Property Appraiser Office

- Recorded Real Estate Transactions
 - Folio
 - Area
 - Property Type (condominium, commercial, multi-family, single-family)
 - Property Address
 - Zip Code
 - Sale Date
 - Sale Price
 - Square Feet

- Basic calculations
 - Total Sales = SUM(Sale Price)
 - Average Price = AVG(Sale Price)
 - Median Price = MEDIAN(Sale Price)
 - Average Square Feet = AVG(Square Feet)
 - Price Per Square Foot = Average Price / Average Square Feet
 - Number of Sales = COUNT(Property Type)

- Property Tax Roll for the City of Miami Beach
 - Number of Single Family Homes
 - Number of Condominiums
 - Number of Multi-family Apartment Buildings
 - Number of Units within Multi-family Apartment Buildings
 - Number of Hotels
 - Citywide Assessed Value

Greater Miami Convention & Visitors Bureau

- Number of Overnight Visitors
- Number of South Beach Visitors
- Number of Lincoln Road Visitors

Smith Travel Research

- Hotel Occupancy Rate
- Average Room Rate

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FLORIDA'S 24-HOUR MARKETPLACE

HOSPITALITY | HEALTH CARE | RETAIL | TV/MUSIC | FINANCIAL SERVICES | INFO TECH | REAL ESTATE

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

- 1997 and 2002 Economic Census (USCB.EC)
 - Geographic Area Name
 - 2002 NACIS Code
 - Number of Establishments
 - Number of Employees
 - Total Sales
 - Total Wages

- Basic calculations
 - $\text{Output} = \text{Total Sales} / \text{Number of Employees}$
 - $\text{Average Wage} = \text{Total Payroll} / \text{Number of Employees}$
 - $\text{Labor Cost} = \text{Total Payroll} / \text{Total Sales}$
 - $\text{Sales per Establishment} = \text{Total Sales} / \text{Number of Establishments}$
 - $\text{Payroll per Establishment} = \text{Total Payroll} / \text{Number of Establishments}$
 - $\text{Employees per Establishment} = \text{Number of Employees} / \text{Number of Establishments}$

- County Business Patterns, 1998, 1999, 2000, 2001, 2002, 2003
 - Zip Code
 - Number of Establishments
 - Number of Establishments by number of employees
 - Total Employment
 - Total Payroll

U.S. Department of Labor, Bureau of Labor Statistics (BLS)

- Consumer Price Index for All Urban Customers (CPI-U),

- Productivity and Costs by Industry, 2003 & 2004
 - NAICS Code
 - Annual Output Percent Change (Output Index)
 - Annual Labor Cost Percent Change (Labor Cost Index)

- Major Sector Productivity and Costs Index, 1995-2005
 - Sector
 - Annual Output Percent Change (Output Index)
 - Annual Labor Cost Percent Change (Labor Cost Index)

Florida Agency for Workforce Innovation

- Florida Labor Market Statistics, 1995-2005 monthly for Miami Beach (FLMS)
 - Persons in Labor Force
 - Employed Persons
 - Unemployed Persons
 - Unemployment Rate

- Quarterly Census of Employment & Wages, 2003, 2004 & 2005 for Miami Beach (QCEW)

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- Area (citywide, South Beach, North Beach, Middle Beach, Ocean Dr, Lincoln Rd, Washington Ave, Collins Ave, Collins Park & Hotel District, 41st St)
- Food Sales
- Alcohol Sales
- Hotel Room Sales

Retail Trade:

- For Retail Trade Total Sales estimates for each year from 1998-2001, Total Sales provided by the Florida Department of Revenue, DOR Administered Sales Taxes, Reported Gross Sales for Miami Beach.

LOCAL LABOR SUPPLY

Labor Force by Industry:

- Census 2000 provides proportionate breakdown of the resident labor force by industry. The 2000 percentage is applied to the total employed labor (from FIMS for each other year (1997, 2002, 2003, 2004, and 2005):
 - $\text{Number of Residents in Selected Industry} = \text{Percent Residents in Selected Industry (C2K)} * \text{Employed}$

Resident Workforce

- Census 2000 provides information on the percentage of the resident labor force that also work within their place of residence (Miami Beach). This is applied to the total employed labor (FIMS) for each other year.
 - $\text{Resident Workforce} = \text{Work In Place of Residence} * \text{Employed}$

Analysis

- Comparing the number of the resident labor force that work in a selected industry with the number of local jobs in that industry will help determine the minimum Labor Supply for that industry:
 - $\text{Net Labor Supply} = \text{Number of Residents in Selected Industry} - \text{Number of Local Jobs in Selected Industry}$
 - $\text{Net Labor Supply Ratio} = \text{Net Labor Supply} / \text{Number of Local Jobs}$
 - If the result is a negative number, then there are more local jobs than local residents to fill the jobs in a selected industry resulting in a Labor Supply Gap. Since 100% of the residents that work in that industry do not work in Miami Beach, this number represents the minimum Labor Supply Gap.
 - If the result is a positive number, then there are more local residents in a selected industry than there are local jobs available to that industry, resulting in a local Labor Supply Surplus. Since 100% of the residents that work in that industry do not work in Miami Beach, this number represents the minimum Labor Supply Surplus

RETAIL STATUS AND INDICATORS

Square Feet Estimates:

- More space per resident
- More revenue per resident
- Lower sales per square foot
- Marketing / Awareness Review
 - Less square feet per resident
 - More revenue per resident
 - Lower sales per square foot
- Need Creative Solutions or More Research
 - Less square feet per resident
 - Less revenue per resident
 - Lower sales per square foot

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