

# Florida's Metropolitan Statistical Areas

June 2006



## What is an MSA?

MSAs, or metropolitan statistical areas, are Census Bureau-defined urbanized areas of at least 50,000 inhabitants that have a total metropolitan population of at least 100,000. Additional contiguous counties are included in the MSA if they meet certain requirements of commuting to the central counties and other selected requirements of metropolitan character (such as population density and percent urban).

As of December 2005, Florida has 19 MSAs.

## Population

With more than 5.4 million inhabitants, the Miami-Fort Lauderdale-Miami Beach MSA accounted for the largest share (about 31%) of Florida's population in 2005. Leading the state in 5 year population growth were the Naples-Marco Island MSA (26.4%) and the Cape Coral-Fort Myers MSA (24.6%).

Population		
Area	2005 Population	5 year growth
Cape Coral-Fort Myers, MSA	549,442	24.6%
Lee County	549,442	24.6%
Deltona-Daytona Beach-Ormond Beach, MSA	494,649	11.6%
Volusia County	494,649	11.6%
Fort Walton Beach-Crestview-Destin, MSA	188,939	10.8%
Okaloosa County	188,939	10.8%
Gainesville, MSA	256,985	10.6%
Alachua County	240,764	10.5%
Gilchrist County	16,221	12.4%
Jacksonville, MSA	1,277,763	13.8%
Baker County	23,953	7.6%
Clay County	169,623	20.5%
Duval County	861,150	10.6%
Nassau County	65,759	14.0%
St. Johns County	157,278	27.7%
Lakeland, MSA	541,840	12.0%
Polk County	541,840	12.0%
Miami-Fort Lauderdale-Miami Beach, MSA	5,428,962	8.4%
Broward County	1,740,987	7.3%
Miami-Dade County	2,422,075	7.5%
Palm Beach County	1,265,900	11.9%
Naples-Marco Island, MSA	317,788	26.4%
Collier County	317,788	26.4%
Ocala, MSA	304,926	17.8%
Marion County	304,926	17.8%
Orlando-Kissimmee, MSA	1,953,354	18.8%
Lake County	263,017	24.9%
Orange County	1,043,437	16.4%
Osceola County	235,156	36.3%
Seminole County	411,744	12.7%

Area	2005 Population	5 year growth
<b>Palm Bay-Melbourne-Titusville, MSA</b>	<b>531,970</b>	<b>11.7%</b>
Brevard County	531,970	11.7%
<b>Panama City-Lynn Haven, MSA</b>	<b>161,721</b>	<b>9.1%</b>
Bay County	161,721	9.1%
<b>Pensacola-Ferry Pass-Brent, MSA</b>	<b>440,066</b>	<b>6.8%</b>
Escambia County	303,623	3.1%
Santa Rosa County	136,443	15.9%
<b>Port St. Lucie-Fort Pierce, MSA</b>	<b>381,098</b>	<b>19.3%</b>
Martin County	141,059	11.3%
St. Lucie County	240,039	24.6%
<b>Punta Gorda, MSA</b>	<b>154,030</b>	<b>8.8%</b>
Charlotte County	154,030	8.8%
<b>Sarasota-Bradenton-Venice, MSA</b>	<b>672,231</b>	<b>13.9%</b>
Manatee County	304,364	15.3%
Sarasota County	367,867	12.9%
<b>Sebastian-Vero Beach, MSA</b>	<b>130,043</b>	<b>15.1%</b>
Indian River	130,043	15.1%
<b>Tallahassee, MSA</b>	<b>359,924</b>	<b>12.4%</b>
Gadsden County	47,713	5.8%
Jefferson County	14,233	10.3%
Leon County	271,111	13.2%
Wakulla County	26,867	17.5%
<b>Tampa-St. Petersburg-Clearwater, MSA</b>	<b>2,636,972</b>	<b>10.1%</b>
Hernando County	150,784	15.3%
Hillsborough County	1,131,546	13.3%
Pasco County	406,898	18.0%
Pinellas County	947,744	2.8%
<b>Florida</b>	<b>17,789,864</b>	<b>10.8%</b>
<b>United States</b>	<b>296,410,404</b>	<b>5.0%</b>

Source: U.S. Census Bureau; Bureau of Economic and Business Research (UF)

## Labor Force & Employment

The state of Florida continues to rank 1<sup>st</sup> in the nation in number of new jobs created, and 1<sup>st</sup> among the nation's ten most populous states in the rate of job growth. Over the last 10 years, nearly all of Florida's MSAs have experienced falling unemployment rates. Since 1995, the Port St. Lucie-Fort Pierce MSA has seen a whopping 6.3% reduction in its unemployment rate. As of 2005, all of Florida's MSAs remained well below the national unemployment rate of 5.1%.

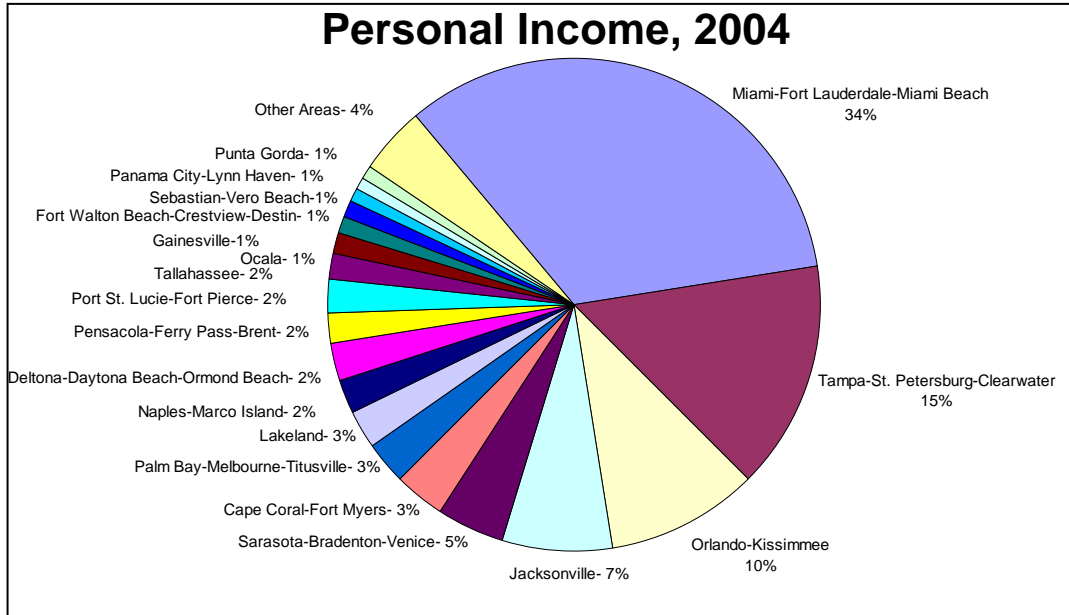
Logically, the MSAs with the largest populations also account for the largest shares of Florida's labor force. From 1995 to 2005, all of Florida's MSAs have seen labor force growth above the national rate. Some, like the Naples-Marco Island MSA and the Cape Coral-Fort Myers MSA, have experienced labor force increases of more than 50%, with 10 year growth rates of 72.7% and 52.3%, respectively.

Unemployment Rate				
Area	1995	2000	2005	10 year Change
Cape Coral-Fort Myers, MSA	4.1%	3.2%	2.9%	-1.2%
Fort Walton Beach-Crestview-Destin, MSA	4.4%	3.7%	2.9%	-1.5%
Gainesville, MSA	2.9%	3.0%	3.0%	0.1%
Sarasota-Bradenton-Venice, MSA	3.6%	3.2%	3.0%	-0.6%
Naples-Marco Island, MSA	7.0%	3.7%	3.2%	-3.8%
Tallahassee, MSA	3.1%	3.2%	3.3%	0.2%
Orlando-Kissimmee, MSA	4.4%	3.1%	3.5%	-0.9%
Deltona-Daytona Beach-Ormond Beach, MSA	4.8%	3.4%	3.6%	-1.2%
Ocala, MSA	5.3%	4.0%	3.6%	-1.7%
Palm Bay-Melbourne-Titusville, MSA	6.5%	3.6%	3.6%	-2.9%
Panama City-Lynn Haven, MSA	6.6%	4.6%	3.7%	-2.9%
Tampa-St. Petersburg-Clearwater, MSA	4.3%	3.4%	3.7%	-0.6%
Punta Gorda, MSA	4.7%	3.7%	3.8%	-0.9%
Jacksonville, MSA	3.7%	3.2%	3.9%	0.2%
Pensacola-Ferry Pass-Brent, MSA	4.2%	4.0%	3.9%	-0.3%
Lakeland, MSA	7.3%	4.1%	4.0%	-3.3%
Miami-Fort Lauderdale-Miami Beach, MSA	7.0%	4.4%	4.0%	-3.0%
Port St. Lucie-Fort Pierce, MSA	10.6%	5.1%	4.3%	-6.3%
Sebastian-Vero Beach, MSA	9.7%	5.1%	4.6%	-5.1%
<b>Florida</b>	<b>5.5%</b>	<b>3.8%</b>	<b>3.8%</b>	<b>-1.8%</b>
<b>United States</b>	<b>5.6%</b>	<b>4.0%</b>	<b>5.1%</b>	<b>-0.5%</b>

Labor Force				
Area	1995	2000	2005	10 year growth
Miami-Fort Lauderdale-Miami Beach, MSA	2,259,462	2,500,458	2,681,202	18.7%
Tampa-St. Petersburg-Clearwater, MSA	1,125,062	1,200,043	1,294,975	15.1%
Orlando-Kissimmee, MSA	780,316	895,171	1,010,250	29.5%
Jacksonville, MSA	530,211	589,348	625,367	17.9%
Sarasota-Bradenton-Venice, MSA	236,984	272,084	323,280	36.4%
Cape Coral-Fort Myers, MSA	175,188	207,750	266,861	52.3%
Lakeland, MSA	199,783	231,280	257,973	29.1%
Palm Bay-Melbourne-Titusville, MSA	208,104	232,007	252,338	21.3%
Deltona-Daytona Beach-Ormond Beach, MSA	179,087	209,694	240,086	34.1%
Pensacola-Ferry Pass-Brent, MSA	171,984	187,473	197,175	14.6%
Tallahassee, MSA	162,030	172,551	175,567	8.4%
Port St. Lucie-Fort Pierce, MSA	122,462	143,813	172,100	40.5%
Naples-Marco Island, MSA	83,596	116,109	144,344	72.7%
Gainesville, MSA	107,868	122,625	126,909	17.7%
Ocala, MSA	92,024	109,216	123,214	33.9%
Fort Walton Beach-Crestview-Destin, MSA	76,813	80,410	96,258	25.3%
Panama City-Lynn Haven, MSA	64,790	71,998	80,072	23.6%
Punta Gorda, MSA	45,268	55,163	62,279	37.6%
Sebastian-Vero Beach, MSA	42,835	51,057	57,294	33.8%
<b>Florida</b>	<b>7,045,431</b>	<b>7,869,690</b>	<b>8,653,669</b>	<b>22.8%</b>
<b>United States</b>	<b>132,315,167</b>	<b>142,585,750</b>	<b>149,298,833</b>	<b>12.8%</b>

## Income

Accounting for more than a third of the state's total personal income, the Miami-Fort Lauderdale-Miami Beach MSA contributed \$183.6 billion in personal income in 2004. While all of Florida's MSAs have experienced personal income growth of at least 20% over the past 5 years, the Cape Coral-Fort Myers MSA led the way with a nearly 45% increase from 1999 to 2004.



Personal Income		
Area	2004 Personal Income (\$ billions)	5 year PI growth
Miami-Fort Lauderdale-Miami Beach, MSA	\$183.6	26.9%
Tampa-St. Petersburg-Clearwater, MSA	\$81.9	28.6%
Orlando-Kissimmee, MSA	\$55.1	33.7%
Jacksonville, MSA	\$39.5	30.4%
Sarasota-Bradenton-Venice, MSA	\$25.0	27.9%
Cape Coral-Fort Myers, MSA	\$17.0	44.6%
Palm Bay-Melbourne-Titusville, MSA	\$15.6	34.7%
Lakeland, MSA	\$14.0	26.5%
Naples-Marco Island, MSA	\$12.7	36.1%
Deltona-Daytona Beach-Ormond Beach, MSA	\$12.5	29.8%
Pensacola-Ferry Pass-Brent, MSA	\$11.5	27.1%
Port St. Lucie-Fort Pierce, MSA	\$11.5	26.6%
Tallahassee, MSA	\$9.3	22.6%
Ocala, MSA	\$7.2	31.3%
Gainesville, MSA	\$6.6	26.3%
Fort Walton Beach-Crestview-Destin, MSA	\$6.0	36.3%
Sebastian-Vero Beach, MSA	\$5.1	27.3%
Panama City-Lynn Haven, MSA	\$4.4	32.1%
Punta Gorda, MSA	\$4.1	20.4%
<b>Florida</b>	<b>\$547.1</b>	<b>29.1%</b>
<b>United States</b>	<b>\$9,705.5</b>	<b>24.5%</b>

Source: Bureau of Economic Analysis



In 2004, the Naples-Marco Island MSA continued to lead the state in highest per capita personal income, at \$42,846. The MSA with the highest 5-year growth rate was Fort Walton Beach-Crestview-Destin, which experienced a 27.4% increase in per capita personal income from 1999-2004.

Per Capita Personal Income		
Area	2004 Per Capita Income (\$ billions)	5 year PI growth
Naples-Marco Island, MSA	\$42,846	12.4%
Sebastian-Vero Beach, MSA	\$40,677	13.7%
Sarasota-Bradenton-Venice, MSA	\$38,348	14.2%
Miami-Fort Lauderdale-Miami Beach, MSA	\$34,278	16.8%
Cape Coral-Fort Myers, MSA	\$33,073	21.3%
Fort Walton Beach-Crestview-Destin, MSA	\$33,068	27.4%
Jacksonville, MSA	\$32,283	18.2%
Tampa-St. Petersburg-Clearwater, MSA	\$31,677	17.8%
Port St. Lucie-Fort Pierce, MSA	\$31,505	9.8%
Palm Bay-Melbourne-Titusville, MSA	\$30,142	22.5%
Orlando-Kissimmee, MSA	\$29,576	15.4%
Panama City-Lynn Haven, MSA	\$28,064	24.0%
Tallahassee, MSA	\$27,990	17.3%
Gainesville, MSA	\$27,528	21.8%
Lakeland, MSA	\$26,698	15.4%
Pensacola-Ferry Pass-Brent, MSA	\$26,521	19.8%
Deltona-Daytona Beach-Ormond Beach, MSA	\$26,118	18.8%
Punta Gorda, MSA	\$26,003	7.3%
Ocala, MSA	\$24,749	14.8%
<b>Florida</b>	<b>\$31,469</b>	<b>17.0%</b>
<b>United States</b>	<b>\$33,050</b>	<b>18.3%</b>

Source: Bureau of Economic Analysis

## Cost of Living

While cost of living data is not available for every MSA, the following tables are useful in understanding housing costs and the average cost of living expenses around the state.

Median Home Price	
Metropolitan Statistical Area (MSA)	\$ Price
Ocala	\$143,500
Pensacola-Ferry Pass-Brent	\$162,100
Tallahassee	\$167,600
Jacksonville	\$175,200
Gainesville	\$184,000
Deltona-Daytona Beach-Ormond Beach	\$192,500
Tampa-St. Petersburg-Clearwater	\$205,300
Palm Bay-Melbourne-Titusville	\$209,700
Orlando-Kissimmee	\$243,600
Cape Coral-Fort Myers	\$269,200
Sarasota-Bradenton-Venice	\$354,200
Miami-Fort Lauderdale-Miami Beach	\$370,100

Source: National Association of Realtors

ACCRA Cost of Living Index (U.S. Average = 100)			
Urban Area	COL Index	Urban Area	COL Index
Punta Gorda-Charlotte	91.8	Orlando	99.5
Jacksonville	92.7	Fort Walton Beach	100.4
St. Petersburg-Clearwater	94.8	Palm Coast-Flagler County	100.8
Bradenton	96.9	Vero Beach-Indian River	101.3
Daytona Beach	97.7	Fort Myers-Cape Coral	104.0
Panama City	97.8	Sarasota	107.0
Tampa	98.2	West Palm Beach-Boca Raton	113.1
Pensacola	98.8	Miami	114.4
Gainesville	99.0	Fort Lauderdale	116.0

Source: ACCRA