

BROWARD-by-the-NUMBERS

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The Southeast Florida MSA

The new Southeast Florida Metropolitan Statistical Area (MSA) is the sixth largest in the United States. This MSA has grown by over 1.1 million since 1990. By 2030, a projected 7.4 million people will reside in this MSA.

Until recently, the three major counties that comprise Southeast Florida (Broward, Miami-Dade and Palm Beach) were in two separate Metropolitan Statistical Areas (MSAs). Recently, the United States Office of Management and Budget (OMB) identified the three counties as one MSA. The OMB refers to the Southeast Florida MSA as the Miami-Fort Lauderdale-West Palm Beach MSA (MSA).

According to 2002 population estimates, the Southeast Florida MSA is the 6th largest in the United States with more than 5.1 million people.

RANK	Metropolitan Area	2002 Pop.*
1	New York-Newark-Edison, NY-NJ-PA	18,487,077
2	Los Angeles-Long Beach-Santa Ana, CA	12,707,765
3	Chicago-Naperville-Joliet, IL-IN-WI	9,202,111
4	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	5,708,335
5	Dallas-Fort Worth-Arlington, TX	5,398,207
6	Miami-Fort Lauderdale-West Palm Beach, FL	5,155,480
7	Washington-Arlington-Alexandria, DC-VA-MD-WV	4,926,258
8	Houston-Baytown-Sugarland, TX	4,902,519
9	Detroit-Warren-Livonia, MI	4,466,529
10	Boston-Cambridge-Quincy, MA-NH	4,429,608

* Estimated 2002 population based on U.S. Census 2000

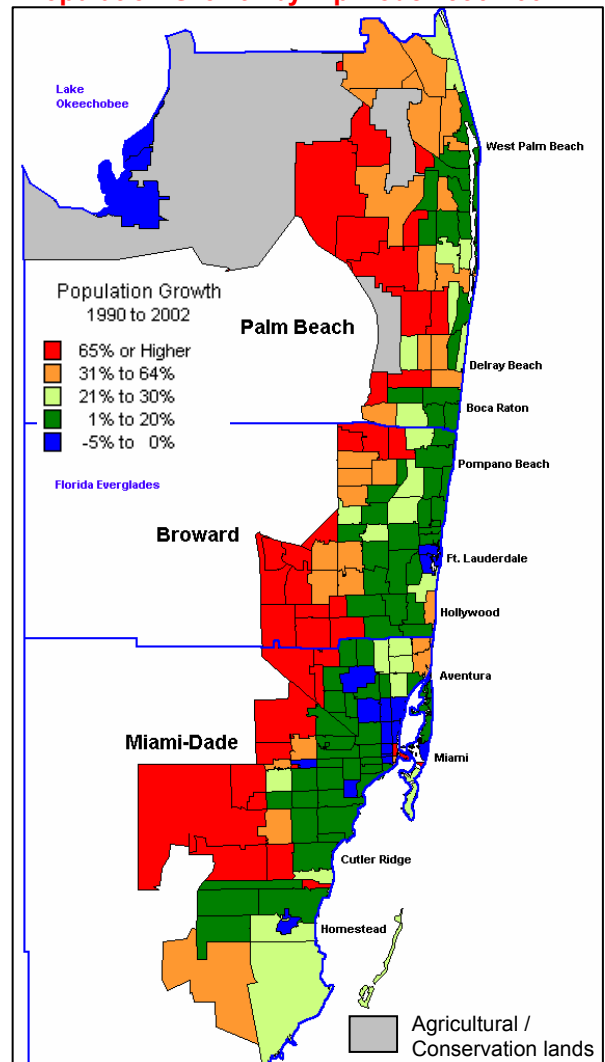
Source: Claritas, Inc., 2003

In 2000, the Miami-Fort Lauderdale Consolidated Metropolitan Statistical Area (CMSA) included only Broward and Miami-Dade counties and was the 12th largest CMSA in the nation. If Palm Beach were included in the CMSA, the combined area would have ranked 10th.

Between 1990 and 2002, growth in the Southeast Florida MSA has occurred in the western areas as shown in the map to the right. The red areas indicate where 65% or

more growth has occurred in the 12-year period. Orange areas show an increase between 31 to 64%.

Population Growth by Zip Code 1990-2002



The Southeast Florida MSA population grew by over 950,000 between 1990 and 2000. Broward County saw the greatest growth (367,000) followed by Miami-Dade (316,000) and Palm Beach (268,000). Palm Beach County's growth rate was the highest at 31% over the 10-year period. Broward's growth rate was 29% and Miami-Dade's was 16%. Between 2000 and 2002, the Southeast Florida MSA gained 200,000 persons over the two-year period.

Population Density-How does the MSA compare?

The Southeast Florida MSA ranks as the 13th most densely settled MSA in the United States. However, this calculation includes large areas west of the development boundary. (including water conservation areas, the Everglades National Park and the Everglades Agricultural Area). If you remove those areas from the calculation, the density increases from 1,006 to 2,040 persons per square mile, making it the third most densely settled MSA in the United States. Although the tri-county region does not have the urban downtown densities of some of the more urban areas on the list (Philadelphia or Chicago), the density of South Florida's suburban areas is higher than other metropolitan areas.

Metropolitan Statistical Area (MSA)	Pop/Sq. Mile
New York-New ark-Edison, NY-NJ-PA	2,836
Los Angeles-Long Beach-Santa Ana, CA	2,620
San Francisco-Oakland-Fremont, CA	1,712
Chicago-Naperville-Joliet, IL-IN-WI	1,654
Trenton-Ewing, NJ	1,580
Honolulu, HI	1,474
New Haven-Milford, CT	1,400
San Jose, CA	1,348
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	1,325
Detroit-Warren-Livonia, MI	1,142
Providence-New Bedford-Fall River, RI-MA	1,040
Milwaukee-Waukesha-West Allis, WI	1,031
Miami-Ft. Lauderdale-W. Palm Beach, FL	1,006
Baltimore-Towson, MD	996
Tampa-St. Petersburg-Clearwater, FL	971

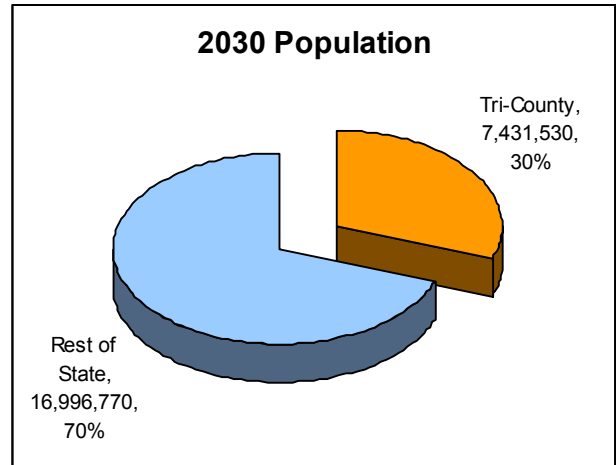
2,040
Without the
Everglades



Source: Claritas, Inc., 2002

Future Projections

The Southeast Florida MSA is projected to grow to 7.4 million by 2030. This is an increase of 48% between 2000 and 2030 and an annual growth rate of 1.6%. Miami-Dade is projected to grow to 3.1 million while Broward is projected to have 2.5 million. By 2030 Palm Beach will have a population of 1.8 million. The Southeast Florida MSA will represent 30% of Florida's population in 2030 down slightly from 31% in 2000.



	2000	2010	2020	2030
Broward	1,623,018	1,910,142	2,206,972	2,482,000
Miami-Dade	2,253,362	2,548,177	2,836,672	3,102,200
Palm Beach	1,131,184	1,378,331	1,619,945	1,845,300
Tri-County	5,009,564	5,838,660	6,665,609	7,431,530
% of Florida	31.3%	30.8%	30.6%	30.4%
Florida	15,982,378	18,978,396	21,807,078	24,428,300

Source: University of Florida, Bureau of Economic and Business Research

Note: The author would like to thank the Sun-Sentinel for compiling some of the information for this report.

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TECHNICAL APPENDIX

Table 1: Metropolitan Statistical Areas Ranked by Population: 2002

Rank	Area Name	Population 2002	Density (pop/sq. mi.)
1	New York - Newark-Edison, NY-NJ-PA	18,487,077	2,836
2	Los Angeles-Long Beach-Santa Ana, CA	12,707,765	2,620
3	Chicago-Naperville-Joliet, IL-IN-WI	9,202,111	1,654
4	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	5,708,335	1,325
5	Dallas-Fort Worth-Arlington, TX	5,398,207	617
6	Miami-Fort Lauderdale, West Palm Beach, FL	5,155,480	1,006
7	Washington-Arlington-Alexandria, DC-MD-VA-WV	4,926,258	797
8	Houston-Baytown-Sugarland, TX	4,902,519	601
9	Detroit-Warren-Livonia, MI	4,466,529	1,142
10	Boston-Cambridge-Quincy, MA-NH	4,429,608	957

Source: Claritas, Inc., 2003

Table 2: Consolidated Metropolitan Statistical Areas Ranked by Population: 2000

Rank	Area Name	Census Population		Change, 1990 to 2000	
		April 1, 2000	April 1, 1990	Number	Percent
1	New York--Northern New Jersey--Long Island, NY--NJ--CT--PA CMSA	21,199,865	19,549,649	1,650,216	8.4%
2	Los Angeles--Riverside--Orange County, CA CMSA	16,373,645	14,531,529	1,842,116	12.7%
3	Chicago--Gary--Kenosha, IL--IN--WI CMSA	9,157,540	8,239,820	917,720	11.1%
4	Washington--Baltimore, DC--MD--VA--WV CMSA	7,608,070	6,727,050	881,020	13.1%
5	San Francisco--Oakland--San Jose, CA CMSA	7,039,362	6,253,311	786,051	12.6%
6	Philadelphia--Wilmington--Atlantic City, PA--NJ--DE--MD CMSA	6,188,463	5,892,937	295,526	5.0%
7	Boston--Worcester--Lawrence, MA--NH--ME--CT CMSA	5,819,100	5,455,403	363,697	6.7%
8	Detroit--Ann Arbor--Flint, MI CMSA	5,456,428	5,187,171	269,257	5.2%
9	Dallas--Fort Worth, TX CMSA	5,221,801	4,037,282	1,184,519	29.3%
10	Houston--Galveston--Brazoria, TX CMSA	4,669,571	3,731,131	938,440	25.2%
11	Atlanta, GA MSA	4,112,198	2,959,950	1,152,248	38.9%
12	Miami--Fort Lauderdale, FL CMSA	3,876,380	3,192,582	683,798	21.4%
45	West Palm Beach--Boca Raton, FL MSA	1,131,184	863,518	267,666	31.0%
10	Miami -Fort Lauderdale - West Palm Beach MSA	5,007,564	4,056,100	951,464	23.5%

Note: 1990 Census population counts are published in 1990 census reports and do not include changes published subsequently due to boundary or other changes. Metropolitan Areas are defined on June 30, 1999 by the Office of Management and Budget.

Source: 2000 U.S. Census Bureau

Table 3 – Population Projections 2000-2030

Year	Broward	Miami-Dade	Palm Beach	Southeast MSA	MSA as % of Florida	Rest of Florida	Florida
2000	1,623,018	2,253,362	1,131,184	5,009,564	31.3%	10,972,814	15,982,378
2010	1,910,142	2,548,177	1,378,331	5,838,660	30.8%	13,139,736	18,978,396
2020	2,206,972	2,836,672	1,619,945	6,665,609	30.6%	15,141,469	21,807,078
2030	2,482,000	3,102,200	1,845,300	7,431,530	30.4%	16,996,770	24,428,300

Source: Bureau of Economic and Business Research, University of Florida