

THE STATE OF FLORIDA'S Housing 2004



Douglas White,
Florida Housing Data
Clearinghouse, Shimberg Center,
University of Florida

Marc T. Smith,
Shimberg Center, University of
Florida

Dean Gatzlaff,
Real Estate Center, Florida State
University

Mary Lois White,
Albright College



UNIVERSITY OF
FLORIDA

Florida Housing Data Clearinghouse
Shimberg Center for Affordable Housing, M. E.
Rinker, Sr. School of Building Construction,
College of Design, Construction & Planning
University of Florida
www.flhousingdata.shimberg.ufl.edu

Major funding for this report provided by the
State of Florida.

Jim Martinez,
Florida Housing Data
Clearinghouse, Shimberg
Center, University of Florida

Diep Nguyen,
Florida Housing Data
Clearinghouse, Shimberg
Center, University of Florida

William O'Dell,
Florida Housing Data
Clearinghouse, Shimberg
Center, University of Florida

This publication, as well as an Appendix containing estimates of housing supply for each of Florida's sixty-seven counties and many Florida cities, are available on the Internet at www.flhousingdata.shimberg.ufl.edu.

The State of Florida's Housing 2004

Douglas White

Florida Housing Data Clearinghouse
Shimberg Center
University of Florida

Marc T. Smith

Shimberg Center
University of Florida

Dean Gatzlaff

Real Estate Center
Florida State University

Mary Lois White

Albright College

Jim Martinez

Florida Housing Data Clearinghouse
Shimberg Center
University of Florida

Diep Nguyen

Florida Housing Data Clearinghouse
Shimberg Center
University of Florida

William O'Dell

Florida Housing Data Clearinghouse
Shimberg Center
University of Florida

Florida Housing Data Clearinghouse, Shimberg Center for
Affordable Housing, M. E. Rinker, Sr. School of Building
Construction, College of Design, Construction and Planning,
University of Florida

Clearinghouse website: www.flhousingdata.shimberg.ufl.edu

Major funding for this report provided by the State of Florida

Acknowledgement

One of the primary objectives of the Florida Housing Data Clearinghouse is to provide state and local policy makers and program planners with a centralized source for estimates of current housing supply. The Shimberg Center for Affordable Housing wishes to acknowledge the continued support of the Florida Housing Finance Corporation for the preparation of this report titled *The State of Florida's Housing, 2004*. We also acknowledge the valuable input provided by the numerous county property appraiser offices throughout Florida who have provided us invaluable assistance in understanding and clarifying the information contained in *The State of Florida's Housing*.

The databases and reports produced by the Florida Housing Data Clearinghouse, including *The State of Florida's Housing*, are publicly accessible on the Internet and may be found in the following two ways: at www.shimberg.ufl.edu, select "Fla. Housing Data" to access all available materials or go directly to <http://www.flhousingdata.shimberg.ufl.edu/>. We welcome comments to make the report more valuable.

Robert C. Stroh, Sr., Ph. D.
Director, Shimberg Center

The State of Florida's Housing 2004

Contents

1.0 Introduction	3
2.0 Florida Population Changes Between 1990-2000	4
2.1 Introduction	
2.2 Statewide Population Changes	
2.3 County Level Population Growth	
2.4 Census Tract Population Growth	
2.5 Changes in Income	
2.6 Profile of St. Johns County	
2.7 Conclusion	
3.0 Florida's Housing Supply	25
3.1 Data Description	
3.2 Geography	
3.3 Single-family Housing	
3.4 Condominiums	
3.5 Multifamily Housing	
3.6 Summary	
4.0 Housing Prices and Affordability	47
4.1 Introduction	
4.2 Housing Affordability Index	
5.0 Florida House Price Trends: Market Comparisons and Forecasts	58
5.1 Introduction	
5.2 Statewide Measures of Single-Family House Prices in Florida	
5.3 District-Level Measures of Single-Family House Price Appreciation in Florida	
5.4 MSA-Level Measures of Single-Family House Price Appreciation in Florida	
5.5 County-Level Measures of House Price Appreciation in Florida	
5.6 Forecasts of State- and MSA-Level House Price Changes	
6.0 Conclusion	82

Tables

2.1 Age and Gender	5
2.2 Florida's Migrant Population	5
2.3 County Population Growth 1990-2000	6
2.4 Origin of Florida's Population	8
2.5 Year 2000 Resident's Location of Residence in 1995 for Residents within the U.S.	10
2.6 Resident's Location of Work	12
2.7 Selected Population Growth Rates at the Census Tract Level	14
2.8 Population Increases by Age Group	16
2.9 Location of Residence in 1995	18
2.10 Median Income (1999 Dollars)	20
2.11 St. Johns County Census Tracts	22
2.12 Worker Population Growth – Census Tract Level	23

The State of Florida's Housing 2004

2.13 Location of Residence in 1995 – Census Tract Level	24
3.1 Single-family Housing Stock	30
3.2 Condominium Housing Stock	38
3.3 Multifamily Housing Stock with Two to Nine Units in Complex	43
3.4 Multifamily Housing Stock with Ten or more Units in Complex	45
4.1 Affordability Index	50
4.2 Affordability Index Ranking 2002	53
4.3 Just Value Comparison of Owner-Occupied and Non-Owner-Occupied Single-Family Homes	54
4.4 Comparison of 2002 Median Hourly Wages to Qualifying Income	56
5.1 Summary of Florida House Price Appreciation	59
5.2 Average Annual Percentage Appreciation and Period Rankings by District	62
5.3 Annual House Price Indices for Florida Districts	63
5.4 Annual House Price Appreciation (%) for Florida Districts	64
5.5 Correlation of Annual Appreciation Rates between Districts	65
5.6 Average Annual Percentage Appreciation and Period Rankings By MSA	67
5.7 Annual House Price Indices for Florida Metropolitan Statistical Areas	68
5.8 Annual House Price Appreciation (%) for Florida Metropolitan Statistical Areas	70
5.9 Average Annual Percentage Appreciation and Period Rankings By County	72
5.10 Annual House Price Appreciation (%) for Selected Counties	74
5.11 Explaining Past Changes in Real Single-Family House Prices	77
5.12 Average Annual Percentage Appreciation and Period Rankings By MSA	79
5.13 District, MSA and Counties listed by District Location	80

Figures

Figure 3.1 Florida's 6 Major Metropolitan Areas	27
Figure 3.2 Florida's Remaining 15 Metropolitan Areas	28
Figure 3.3 Florida's 4 Non-metropolitan Areas	29
Figure 3.4 Percentage of State's Single-Family Housing Stock	34
Figure 3.5 Median 2001 Sales Price Single-Family Home	35
Figure 3.6 Percentage of State's Condominium Stock	36
Figure 3.7 Median 2001 Sales Price for Condominiums	37
Figure 5.1 Florida Annual House Price Index and Appreciation	60
Figure 5.2 Florida Annual House Price Appreciation	61
Figure 5.3 Average Annual House Price Appreciation	61

1. Introduction

This study is a compendium of facts on Florida's housing. The data highlight the tremendous diversity in housing characteristics across the state, particularly between the 35 urban counties and the 32 rural counties, as well as between coastal and non-coastal counties. The characteristics of Florida's housing reflect the characteristics of the state's population. The population of the state is growing, creating a demand for additional housing, yet that growth is not distributed uniformly across the state. Growth is most often a coastal phenomenon. Further, the nature of the growth differs across the state as characterized by age, income, race, ethnicity, and county of origin. The following report is divided into four sections that examine the changes to Florida's population between 1990 and 2000, Florida's housing stock, the affordability of the housing stock, and price trends and forecasts for Florida's housing stock.

Over the past decade Florida has experienced widespread population growth. Chapter 2 examines this growth in detail providing statistics at both the county and census tract levels. In addition to this growth, many of Florida's communities have also experienced income growth from 1990 to 2000 above the rate of inflation that should afford residents an improved standard of living. These statistics, as well as others with regard to the relationship between Floridian's location choices for employment and residence, are detailed in Chapter 2.

Property appraiser data files are used to examine Florida's housing stock in Chapter 3. First the housing stock is separated into three broad categories: single-family housing, condominiums, and multi-family housing, which are further separated into complexes with two to nine units and complexes with

ten or more units. This separation highlights the difference between the rural, urban, and coastal counties. Single-family housing units dominate, but condominiums are an important source of housing in some coastal counties. Other broad trends are discussed in this section including the total number of units, the median age of units, and the median sales price of units in each county. The coastal and large urban counties tend to have the largest number of units and the highest median sales prices when compared to the rest of the state.

The issue of housing affordability is examined in Chapter 4. The most affordable housing is generally located in rural counties in the interior and northern part of the state. In general, the least affordable counties are either coastal counties or located in major metropolitan areas. Besides examining the individual counties, Chapter 4 examines affordability at the state level and finds that after years of increasing affordability, housing became less affordable in Florida over the last year. This decline in affordability is likely due to the fact that housing prices have continued to appreciate rapidly in the state while personal income has experienced little growth over the last two years.

The movement in house prices and the rate of appreciation in housing is discussed in Chapter 5. Florida is currently experiencing the highest five-year real rate of increase in housing prices that it has ever seen. House prices have increased by almost 7.0 percent per year over and above the general rate of inflation the last three years. Housing prices are predicted to continue rising with the southern portion of the state and the six largest metropolitan areas experiencing higher than average increases; lower than average price



The State of Florida's Housing 2004

increases are forecast in the northwest part of the state.

This report first discusses changes to Florida's population that occurred between 1990 and 2000. Second, it details characteristics of the housing stock in the state. Third, it discusses issues in the affordability of housing in the state. Finally, it discusses the movement in house prices and the rate of appreciation in housing. The expectation is that the information included in this study will help readers to understand the diversity, the needs, the public policy concerns, and the opportunities of Florida's many housing markets.

2. Florida Population Changes Between 1990-2000

Mary Lois White, Ph.D., Department
of Economics and Business, Albright
College

Douglas White, Florida Housing Data
Clearinghouse, Shimberg Center,
University of Florida

2.1 Introduction

Florida is well known for its diverse population. In the discussion that follows, changes in Florida's population demographics will be examined at the aggregate state level and in more detail at the county and census tract levels¹. The smaller census tract units will be valuable in determining the changes that are occurring within Florida's counties, pinpointing where Florida's growth is occurring, and identifying the sources of that growth. This section will examine whether Florida's population growth is widespread throughout the state or if it is occurring in isolated pockets. It will also examine whether the population growth is due to increases in the native

Floridian population, increases in the number of citizens migrating from other states, or increases in the foreign born population. Finally, it will explore whether local population gains within Florida are due to losses of population from other areas within the state.

2.2 Statewide Population Changes

Between 1990-2000, the state of Florida's population grew approximately 24%, from 12,937,926 to 15,982,378. Table 2.1 shows that although many often associate Florida with its elderly population, those individuals aged 65 and older comprise only 18% of the total population, a decline from 1990 when they accounted for 19% of the population. This is due to the fact that they had a slower rate of growth than most of the other age categories. The youngest age group, for those under 18, showed some of the highest growth rates, 27% for both males and females.

Florida is also commonly associated with its foreign born population. In fact, much of its growth was due to increases in this population. As Table 2.2 illustrates, of the 3,044,452 new Florida residents, 33% were foreign born and 20% migrated from another U.S. state. In 1990, only 13% of Florida's residents were foreign born, by the year 2000 this had increased to 17%. In contrast, almost half of Florida's residents, 48%, were citizens born in another U.S. state. However, this is down from 1990 when 55% of the population reported being born in another U.S. state. The change was not due to fewer residents having been born in another U. S. state as there were almost 600,000 additional out-of-state persons reported in 2000. Instead, this change in composition is due to the fact that the foreign born population grew at a higher rate than the out of state population.

¹ When comparing Census Tracts between decennial Censuses, extreme care must be taken to make sure that the tracts are geographically consistent. Consistency has been accomplished by using GeoLytics' cd "1990 Long Form in 2000 Boundaries". For detailed information see GeoLytics' website, <http://www.geolytics.com>.

Table 2.1 Age and Gender

	1990 Population	Percent of Population	2000 Population	Percent of Population	Growth
Male: Total	6,255,065	48%	7,787,742	49%	25%
Under 18	1,468,443	11%	1,863,922	12%	27%
18-21	342,495	3%	400,473	3%	17%
22-34	1,330,240	10%	1,316,358	8%	-1%
35-54	1,523,592	12%	2,263,852	14%	49%
55-64	583,275	5%	728,946	5%	25%
65+	1,007,020	8%	1,214,191	8%	21%
Female: Total	6,682,848	52%	8,194,636	51%	23%
Under 18	1,396,057	11%	1,770,650	11%	27%
18-21	330,492	3%	379,313	2%	15%
22-34	1,316,836	10%	1,290,685	8%	-2%
35-54	1,592,565	12%	2,336,902	15%	47%
55-64	685,275	5%	825,140	5%	20%
65+	1,361,623	11%	1,591,946	10%	17%

Table 2.2 Florida's Migrant Population

County	1990 Population			2000 Population			% of Total Increase		
	Total	% Foreign Born	% Other U.S. State	Total	% Foreign Born	% Other U.S. State	Total Increase	Foreign Born	Out of State
State	12,937,926	13%	55%	15,982,378	17%	48%	3,044,452	33%	20%

2.3 County Level Population Growth

Florida's growth was widespread throughout the state. Table 2.3 details the population growth experienced by each of Florida's 67 counties between 1990-2000. Many of the counties that experienced the highest rates of growth are in either North Central Florida or the geographic region known as the Panhandle. The counties with the largest percentage increases were Flagler, Sumter, Collier, Wakulla, and Osceola Counties, with increases of 74%, 69%, 65%, 61%, and 60%, respectively. However, all of

these counties experienced actual population increases of less than 100,000 while during the same time period, Miami-Dade and Broward experienced population increases of 316,268 and 367,530, respectively. Although Broward is growing faster than Miami-Dade, Miami-Dade is still the largest county in Florida with a population of 2,253,362. In comparison, Florida's smallest county is Liberty with 7,021 residents in 2000.



The State of Florida's Housing, 2004

Table 2.3 County Population Growth 1990-2000

County	1990	2000	Growth	Increase
Alachua	181,596	217,955	20%	36,359
Baker	18,486	22,259	20%	3,773
Bay	126,994	148,217	17%	21,223
Bradford	22,515	26,088	16%	3,573
Brevard	398,978	476,230	19%	77,252
Broward	1,255,488	1,623,018	29%	367,530
Calhoun	11,011	13,017	18%	2,006
Charlotte	110,975	141,627	28%	30,652
Citrus	93,515	118,085	26%	24,570
Clay	105,986	140,814	33%	34,828
Collier	152,099	251,377	65%	99,278
Columbia	42,613	56,513	33%	13,900
DeSoto	23,865	32,209	35%	8,344
Dixie	10,585	13,827	31%	3,242
Duval	672,971	778,879	16%	105,908
Escambia	262,499	294,410	12%	31,911
Flagler	28,701	49,832	74%	21,131
Franklin	8,967	11,057	23%	2,090
Gadsden	41,105	45,087	10%	3,982
Gilchrist	9,667	14,437	49%	4,770
Glades	7,627	10,576	39%	2,949
Gulf	11,504	13,332	16%	1,828
Hamilton	10,930	13,327	22%	2,397
Hardee	19,499	26,938	38%	7,439
Hendry	25,773	36,210	40%	10,437
Hernando	101,115	130,802	29%	29,687
Highlands	68,432	87,366	28%	18,934
Hillsborough	834,054	998,948	20%	164,894
Holmes	15,778	18,564	18%	2,786
Indian River	90,208	112,947	25%	22,739
Jackson	41,375	46,755	13%	5,380
Jefferson	11,296	12,902	14%	1,606
Lafayette	5,578	7,022	26%	1,444
Lake	152,104	210,528	38%	58,424

Table 2.4 describes the sources of these counties' population gains. For example, Miami-Dade had a total increase in its population of 316,268. Of this increase, 86% was due to increases in the number of foreign born residents. This indicates that Miami-Dade had an increase of 273,196 foreign-born residents, but Broward was close behind with 212,113. In comparison, Monroe's total population increased by only 1,565, of which the increase in the foreign born population accounted for 246% of that change. Therefore the foreign born population actually increased by a total

of 3,850. However, the final column indicates that the change in Monroe's population born out of state *decreased* by an amount equal to 164% of Monroe's total population change, and thus, the number of residents that were born in another U.S. state decreased by 2,560². This large decrease offset the increase in foreign-born residents and is the reason why Monroe's population did not experience more growth. The only county to actually experience a decrease in the size of its foreign-born population was Jackson County.

In addition to Monroe, the following

Table 2.3 County Population Growth 1990-2000 (continued)

County	1990	2000	Growth	Increase
Lee	335,113	440,888	32%	105,775
Leon	192,493	239,452	24%	46,959
Levy	25,923	34,450	33%	8,527
Liberty	5,569	7,021	26%	1,452
Madison	16,544	18,733	13%	2,189
Manatee	211,707	264,002	25%	52,295
Marion	194,833	258,916	33%	64,083
Martin	100,900	126,731	26%	25,831
Miami-Dade	1,937,094	2,253,362	16%	316,268
Monroe	78,024	79,589	2%	1,565
Nassau	43,941	57,663	31%	13,722
Okaloosa	143,776	170,498	19%	26,722
Okeechobee	29,591	35,910	21%	6,319
Orange	677,491	896,344	32%	218,853
Osceola	107,728	172,493	60%	64,765
Palm Beach	863,518	1,131,184	31%	267,666
Pasco	281,131	344,765	23%	63,634
Pinellas	851,659	921,482	8%	69,823
Polk	405,382	483,924	19%	78,542
Putnam	65,070	70,423	8%	5,353
St. Johns	83,829	123,135	47%	39,306
St. Lucie	150,171	192,695	28%	42,524
Santa Rosa	81,907	117,743	44%	35,836
Sarasota	277,776	325,957	17%	48,181
Seminole	287,529	365,196	27%	77,667
Sumter	31,577	53,345	69%	21,768
Suwannee	26,780	34,844	30%	8,064
Taylor	17,136	19,256	12%	2,120
Union	10,252	13,442	31%	3,190
Volusia	370,712	443,343	20%	72,631
Wakulla	14,202	22,863	61%	8,661
Walton	27,760	40,601	46%	12,841
Washington	16,919	20,973	24%	4,054
State Total	12,937,926	15,982,378	24%	3,044,452

counties experienced decreases in the number of residents born in another U.S. state: Broward, Gadsden, Liberty, Miami-Dade, Pinellas, and Putnam. The counties that gained the most from state-to-state migration are: Calhoun, Charlotte, Citrus, Flagler, Gulf, Hernando, Indian River, St. Johns, Santa Rosa, Sumter, and Walton. All of these counties can attribute 50% or more of their population increase to new residents

from other states. However, in absolute terms, Palm Beach County had the largest increase in residents born in another U.S. state with 73,103.

In total, Broward had the largest overall increase in new residents with 367,530 additional persons compared to 1990. Overall, the group with the highest growth rate during the decade was the population born within the state.

² The table can be used to determine the change in the foreign born population and the change in the population born in another U.S. state in the following manner. To determine the total foreign-born increase multiply the total population increase by the "Foreign Born Percent of Total Increase." E.g., for Monroe County, (total increase*foreign born %)=(1,565*246%)=3,850.

The State of Florida's Housing, 2004

Table 2.4 Origin of Florida's Population

County	1990 Population			2000 Population			% of Total Increase		
	Total	% Foreign Born	% Other U.S. State	Total	% Foreign Born	% Other U.S. State	Total Increase	Foreign Born	Out of State
Alachua	181,596	6%	44%	217,955	7%	43%	36,359	14%	33%
Baker	18,486	1%	27%	22,259	1%	29%	3,773	3%	35%
Bay	126,994	3%	55%	148,217	4%	53%	21,223	5%	36%
Bradford	22,515	1%	33%	26,088	2%	30%	3,573	7%	12%
Brevard	398,978	5%	68%	476,230	7%	63%	77,252	13%	38%
Broward	1,255,488	16%	59%	1,623,018	25%	44%	367,530	58%	-6%
Calhoun	11,011	1%	25%	13,017	2%	32%	2,006	10%	68%
Charlotte	110,975	6%	79%	141,627	8%	75%	30,652	14%	58%
Citrus	93,515	5%	71%	118,085	5%	69%	24,570	5%	59%
Clay	105,986	3%	58%	140,814	5%	53%	34,828	9%	38%
Collier	152,099	10%	69%	251,377	18%	61%	99,278	30%	48%
Columbia	42,613	2%	38%	56,513	2%	39%	13,900	4%	42%
DeSoto	23,865	6%	47%	32,209	19%	39%	8,344	57%	15%
Dixie	10,585	1%	38%	13,827	2%	38%	3,242	6%	36%
Duval	672,971	3%	49%	778,879	6%	44%	105,908	21%	13%
Escambia	262,499	3%	53%	294,410	4%	51%	31,911	12%	32%
Flagler	28,701	8%	70%	49,832	10%	70%	21,131	12%	69%
Franklin	8,967	2%	36%	11,057	2%	37%	2,090	2%	43%
Gadsden	41,105	1%	26%	45,087	4%	23%	3,982	34%	-1%
Gilchrist	9,667	1%	38%	14,437	2%	38%	4,770	3%	37%
Glades	7,627	5%	46%	10,576	8%	42%	2,949	17%	29%
Gulf	11,504	1%	32%	13,332	2%	35%	1,828	7%	56%
Hamilton	10,930	2%	34%	13,327	2%	35%	2,397	5%	43%
Hardee	19,499	6%	38%	26,938	17%	31%	7,439	47%	11%
Hendry	25,773	15%	37%	36,210	24%	30%	10,437	47%	14%
Hernando	101,115	6%	74%	130,802	5%	70%	29,687	5%	56%
Highlands	68,432	5%	63%	87,366	9%	56%	18,934	25%	31%
Hillsborough	834,054	8%	50%	998,948	12%	45%	164,894	31%	16%
Holmes	15,778	1%	45%	18,564	2%	45%	2,786	3%	44%
Indian River	90,208	6%	66%	112,947	8%	63%	22,739	16%	50%
Jackson	41,375	2%	35%	46,755	2%	34%	5,380	-4%	32%
Jefferson	11,296	1%	33%	12,902	1%	33%	1,606	3%	29%
Lafayette	5,578	4%	21%	7,022	7%	25%	1,444	17%	39%
Lake	152,104	3%	64%	210,528	5%	60%	58,424	9%	49%

Table 2.4 Origin of Florida's Population (continued)

County	1990 Population			2000 Population			% of Total Increase		
	Total	% Foreign Born	% Other U.S. State	Total	% Foreign Born	% Other U.S. State	Total Increase	Foreign Born	Out of State
Lee	335,113	5%	72%	440,888	9%	66%	105,775	22%	47%
Leon	192,493	4%	44%	239,452	5%	41%	46,959	9%	27%
Levy	25,923	2%	45%	34,450	3%	45%	8,527	3%	47%
Liberty	5,569	1%	22%	7,021	2%	15%	1,452	6%	-11%
Madison	16,544	1%	30%	18,733	2%	29%	2,189	13%	20%
Manatee	211,707	5%	68%	264,002	8%	62%	52,295	21%	37%
Marion	194,833	4%	60%	258,916	5%	58%	64,083	10%	52%
Martin	100,900	7%	72%	126,731	8%	67%	25,831	13%	49%
Miami-Dade	1,937,094	45%	25%	2,253,362	51%	16%	316,268	86%	-36%
Monroe	78,024	10%	61%	79,589	15%	57%	1,565	246%	-164%
Nassau	43,941	2%	46%	57,663	3%	45%	13,722	6%	43%
Okaloosa	143,776	4%	65%	170,498	5%	62%	26,722	10%	48%
Okeechobee	29,591	6%	50%	35,910	12%	43%	6,319	36%	7%
Orange	677,491	8%	58%	896,344	14%	46%	218,853	36%	11%
Osceola	107,728	7%	64%	172,493	14%	50%	64,765	25%	27%
Palm Beach	863,518	12%	63%	1,131,184	17%	55%	267,666	34%	27%
Pasco	281,131	6%	73%	344,765	7%	66%	63,634	12%	37%
Pinellas	851,659	7%	70%	921,482	10%	62%	69,823	39%	-30%
Polk	405,382	4%	54%	483,924	7%	48%	78,542	24%	19%
Putnam	65,070	2%	46%	70,423	3%	42%	5,353	18%	-2%
St. Johns	83,829	4%	58%	123,135	5%	58%	39,306	8%	59%
St. Lucie	150,171	6%	63%	192,695	10%	57%	42,524	25%	36%
Santa Rosa	81,907	2%	54%	117,743	3%	55%	35,836	5%	56%
Sarasota	277,776	6%	76%	325,957	9%	70%	48,181	29%	38%
Seminole	287,529	6%	63%	365,196	9%	56%	77,667	20%	28%
Sumter	31,577	2%	50%	53,345	6%	57%	21,768	11%	68%
Suwannee	26,780	2%	35%	34,844	5%	35%	8,064	15%	36%
Taylor	17,136	1%	29%	19,256	2%	28%	2,120	8%	23%
Union	10,252	2%	27%	13,442	2%	30%	3,190	1%	39%
Volusia	370,712	6%	66%	443,343	6%	62%	72,631	10%	39%
Wakulla	14,202	1%	36%	22,863	1%	36%	8,661	2%	37%
Walton	27,760	2%	51%	40,601	3%	53%	12,841	7%	56%
Washington	16,919	2%	36%	20,973	2%	39%	4,054	3%	49%
State	12,937,926	13%	55%	15,982,378	17%	48%	3,044,452	33%	20%

The State of Florida's Housing 2004

Although Table 2.4 indicates the high rates of growth coming from out of state, it does not indicate to what degree local growth is from within state county-to-county migration. Table 2.5 identifies the percentage of each county's residents, aged 5 years and older, that lived in the United States in 1995 and lived in the same county in 2000. Of those that did not live in the same county, the table also indicates what percentage of those individuals migrated into the county from another Florida county or from another U.S. state. Eighty-two percent of Miami-Dade's residents, 61% of Duval County's residents, and 60% of Hillsborough County's residents lived in the same county five years ago. In contrast, only 21% of Sumter County's residents and 25% of the residents in Glades County and Gilchrist County that lived in these counties in 2000 lived in those counties five years ago. The counties that relied more heavily on migration from out-of-state are Bay, Charlotte, Collier, Lee, Okaloosa, and Sarasota, with 72%, 71%, 73%, 75%, 77%, and 72% of their new residents coming from other U. S. states.

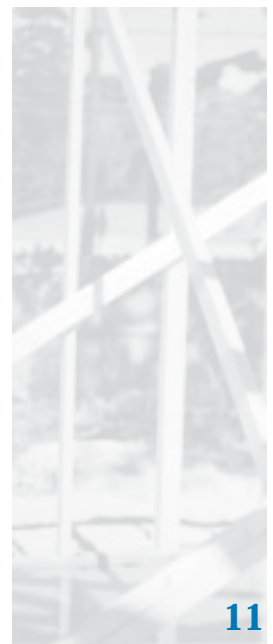
Fourteen counties relied heavily on within-state migrants rather than out-of-state migrants. Following each county's name is the percent of their new residents that lived elsewhere within the state of Florida in 1995: Baker (76%), Bradford (78%), Dixie (82%), Gilchrist (80%), Hamilton (72%), Jefferson (79%), Lafayette (79%), Levy (70%), Liberty (85%), Madison (74%), Taylor (71%), Union (76%), Wakulla (76%), and Washington (73%). It is possible that these counties experienced much of their growth in areas near their borders with other major metropolitan areas. For instance, Baker and Bradford are located near Duval County, one of the largest in the state. Madison and Wakulla Counties are located near Leon County, the location of the state capital and home to two state universities. If this is true, then these counties should also experience growth in the number of workers that work out-of-their county of residence. Table 2.6 details the percentage of each county's workers that work within their county of residence.

Table 2.5 Year 2000 Resident's Location of Residence in 1995 for Residents within the U. S.

County	Lived in Same County	Lived in Different County	Lived in Different County, Same State	Lived in Different County, Different State
Alachua	41%	59%	67%	33%
Baker	41%	59%	76%	24%
Bay	55%	45%	28%	72%
Bradford	36%	64%	78%	22%
Brevard	55%	45%	31%	69%
Broward	58%	42%	46%	54%
Calhoun	51%	49%	78%	22%
Charlotte	37%	63%	29%	71%
Citrus	38%	62%	38%	62%
Clay	33%	67%	51%	49%
Collier	46%	54%	27%	73%
Columbia	44%	56%	64%	36%
DeSoto	47%	53%	52%	48%
Dixie	34%	66%	82%	18%
Duval	61%	39%	35%	65%
Escambia	52%	48%	31%	69%
Flagler	31%	69%	33%	67%

Table 2.5 Year 2000 Resident's Location of Residence in 1995 for Residents within the U. S. (continued)

County	Lived in Same County	Lived in Different County	Lived in Different County, Same State	Lived in Different County, Different State
Franklin	42%	58%	61%	39%
Gadsden	54%	46%	65%	35%
Gilchrist	25%	75%	80%	20%
Glades	25%	75%	69%	31%
Gulf	41%	59%	64%	36%
Hamilton	40%	60%	72%	28%
Hardee	58%	42%	66%	34%
Hendry	56%	44%	63%	37%
Hernando	39%	61%	41%	59%
Highlands	47%	53%	45%	55%
Hillsborough	60%	40%	38%	62%
Holmes	43%	57%	68%	32%
Indian River	45%	55%	42%	58%
Jackson	47%	53%	63%	37%
Jefferson	42%	58%	79%	21%
Lafayette	33%	67%	79%	21%
Lake	37%	63%	52%	48%
Lee	50%	50%	25%	75%
Leon	46%	54%	64%	36%
Levy	35%	65%	70%	30%
Liberty	34%	66%	85%	15%
Madison	52%	48%	74%	26%
Manatee	48%	52%	38%	62%
Marion	47%	53%	43%	57%
Martin	39%	61%	50%	50%
Miami-Dade	82%	18%	31%	69%
Monroe	45%	55%	35%	65%
Nassau	43%	57%	52%	48%
Okaloosa	45%	55%	23%	77%
Okeechobee	55%	45%	64%	36%
Orange	51%	49%	46%	54%
Osceola	42%	58%	40%	60%
Palm Beach	56%	44%	36%	64%
Pasco	41%	59%	48%	52%
Pinellas	59%	41%	31%	69%
Polk	59%	41%	41%	59%
Putnam	50%	50%	61%	39%
St. Johns	35%	65%	44%	56%
St. Lucie	49%	51%	48%	52%
Santa Rosa	37%	63%	45%	55%
Sarasota	48%	52%	28%	72%
Seminole	40%	60%	54%	46%
Sumter	21%	79%	44%	56%
Suwannee	41%	59%	74%	26%
Taylor	52%	48%	71%	29%
Union	30%	70%	76%	24%
Volusia	51%	49%	39%	61%
Wakulla	32%	68%	76%	24%
Walton	37%	63%	50%	50%
Washington	36%	64%	73%	3%



The State of Florida's Housing 2004

There are ten counties where less than 50% of workers that work within the state are employed in their county of residence: Baker, Bradford, Clay, Gilchrist, Glades, Jefferson, Liberty, Santa Rosa, Union, and Wakulla. Seven of these counties were identified previously as having large percentages of new residents migrating from other

counties within the state. An examination of the growth in these counties at the census tract level could pinpoint whether the growth is occurring in areas that would provide easy travel to nearby counties for work. Population growth at the census tract level will be discussed in section 2.4 that follows.

Table 2.6 Resident's Location of Work

	Worked in State 1990	Worked in County	% of Instate Workers	Worked in State 2000	Worked in County	% of Instate Workers
Alachua	83,367	78,839	95%	102,049	95,670	94%
Baker	7,080	3,995	56%	9,015	4,415	49%
Bay	56,542	55,055	97%	66,306	64,159	97%
Bradford	8,252	4,866	59%	9,221	4,503	49%
Brevard	181,665	173,649	96%	202,656	189,056	93%
Broward	583,405	471,595	81%	737,373	565,812	77%
Calhoun	3,726	2,293	62%	4,278	2,496	58%
Charlotte	37,066	29,913	81%	49,100	36,750	75%
Citrus	29,176	24,400	84%	37,240	29,461	79%
Clay	50,827	20,090	40%	66,862	26,798	40%
Collier	66,339	63,539	96%	101,438	95,020	94%
Columbia	17,095	12,861	75%	22,287	16,940	76%
DeSoto	8,417	6,763	80%	12,511	9,191	73%
Dixie	3,167	2,280	72%	4,446	2,823	63%
Duval	328,410	314,868	96%	369,359	349,553	95%
Escambia	112,094	106,621	95%	121,799	114,990	94%
Flagler	10,194	7,379	72%	18,261	11,451	63%
Franklin	3,222	2,776	86%	3,799	3,411	90%
Gadsden	15,461	9,230	60%	17,387	8,686	50%
Gilchrist	3,473	1,270	37%	5,618	2,288	41%
Glades	2,726	1,279	47%	3,561	1,642	46%
Gulf	4,414	3,567	81%	4,489	3,145	70%
Hamilton	3,419	2,684	79%	3,358	2,370	71%
Hardee	7,576	5,499	73%	9,734	6,798	70%
Hendry	10,479	7,361	70%	14,226	9,901	70%
Hernando	30,459	21,761	71%	42,720	28,805	67%
Highlands	21,830	20,054	92%	29,150	26,245	90%
Hillsborough	407,949	373,741	92%	467,397	419,780	90%
Holmes	4,599	2,993	65%	5,590	3,115	56%
Indian River	34,207	30,126	88%	44,224	39,072	88%
Jackson	15,237	12,548	82%	15,959	12,625	79%
Jefferson	4,486	2,376	53%	5,297	2,351	44%
Lafayette	2,070	1,400	68%	2,440	1,567	64%
Lake	56,649	42,777	76%	80,804	51,842	64%
Lee	140,713	129,226	92%	180,595	161,939	90%
Leon	99,936	96,178	96%	118,486	114,007	96%
Levy	9,381	5,172	55%	12,571	6,804	54%

Table 2.6 Resident's Location of Work (continued)

	Worked in State 1990	Worked in County	% of Instate Workers	Worked in State 2000	Worked in County	% of Instate Workers
Liberty	1,979	992	50%	2,338	1,135	49%
Madison	5,363	4,449	83%	5,970	4,724	79%
Manatee	85,317	64,906	76%	109,921	82,098	75%
Marion	73,021	65,583	90%	95,207	83,034	87%
Martin	39,996	29,373	73%	49,447	34,150	69%
Miami-Dade	883,359	844,722	96%	893,606	823,481	92%
Monroe	40,321	38,189	95%	41,162	39,721	96%
Nassau	18,288	11,064	60%	24,943	14,472	58%
Okaloosa	69,287	66,461	96%	80,369	74,920	93%
Okeechobee	11,800	9,211	78%	13,565	10,345	76%
Orange	353,608	317,493	90%	436,120	376,709	86%
Osceola	50,869	29,323	58%	77,069	38,416	50%
Palm Beach	376,384	343,100	91%	470,367	421,811	90%
Pasco	95,078	58,755	62%	130,407	71,367	55%
Pinellas	373,415	332,695	89%	415,036	360,285	87%
Polk	167,354	149,699	89%	201,015	170,637	85%
Putnam	22,498	16,415	73%	25,505	17,322	68%
St. Johns	38,514	25,272	66%	58,055	35,438	61%
St. Lucie	59,549	42,394	71%	75,574	49,979	66%
Santa Rosa	35,619	18,507	52%	49,674	23,087	46%
Sarasota	111,204	100,958	91%	131,035	113,691	87%
Seminole	148,474	71,469	48%	185,862	96,293	52%
Sumter	10,805	6,529	60%	14,551	7,960	55%
Suwannee	10,216	7,351	72%	13,283	8,818	66%
Taylor	6,636	6,197	93%	7,117	6,311	89%
Union	3,275	1,912	58%	3,925	1,835	47%
Volusia	151,799	128,569	85%	184,017	149,832	81%
Wakulla	6,878	2,646	38%	10,286	4,043	39%
Walton	10,650	7,069	66%	16,094	11,078	69%
Washington	6,025	3,913	65%	7,418	4,167	56%

2.4 Census Tract Population Growth

Census tract data allow us to determine the location of the growth within the counties. Table 2.1 showed Flagler, Sumter, Collier, Wakulla, and Osceola Counties, had population growth rates of 74%, 69%, 65%, 61%, and 60%, respectively. Table 2.7 below shows the population growth within these counties, as well as the other counties that experienced growth rates exceeding 40%, at the census tract level. Not every census tract is shown for the

counties. In most instances, only the census tracts with the highest rates of growth have been selected. It is interesting to note that only six of the ten counties listed in the table are located along Florida's coastline.



The State of Florida's Housing 2004

Table 2.7 Selected Population Growth Rates at the Census Tract Level

Tract	1990	2000	Growth	Tract	1990	2000	Growth
Collier County—52 total census tracts				413	2,696	6,761	151%
102.02	1,265	8,106	541%	419	2,715	6,369	135%
112.01	592	3,384	472%	427	5,008	10,727	114%
104.05	1,193	5,802	386%	429	3,076	6,228	102%
104.12	1,483	6,874	364%	St. Johns County—19 total census tracts			
112.02	1,304	5,790	344%	208	6,592	17,961	172%
105.04	1,776	6,464	264%	207.02	4,489	11,974	167%
104.07	2,260	6,926	206%	211	4,618	7,603	65%
104.13	1,054	3,159	200%	207.03	4,564	6,891	51%
104.06	2,388	7,007	193%	Santa Rosa County—10 total census tracts			
105.03	2,467	7,230	193%	108.02	1,367	3,714	172%
101.01	2,368	6,802	187%	108.05	3,673	9,740	165%
102.04	3,262	7,383	126%	108.06	3,560	7,532	112%
105.02	3,338	7,028	111%	103	3,365	6,611	96%
108.02	3,129	6,541	109%	108.01	5,806	10,120	74%
Flagler County—6 total census tracts				108.07	5,138	8,903	73%
602.02	5,340	13,390	151%	107.03	4,967	8,136	64%
602.01	5,290	10,503	99%	Sumter County—10 total census tracts			
601.01	3,776	5,659	50%	9908	236	10,361	4290%
Gilchrist County—2 total census tracts				9903	2,669	7,033	164%
9501	2,917	4,390	50%	9906	5,111	8,272	62%
9502	6,750	10,047	49%	Wakulla County—4 total census tract			
Hendry County—6 total census tracts				102.02	1,813	4,253	135%
5	1,413	3,986	182%	102.01	3,008	5,642	88%
3	3,942	6,926	76%	Walton County—6 total census tracts			
4	7,399	11,072	50%	9506	4,995	9,737	95%
Osceola County—28 total census tracts				9505	5,350	7,478	40%
426	1,735	8,736	404%	9503	5,204	7,150	37%
421	1,350	4,935	266%	9504	2,149	2,929	36%
411	2,257	7,042	212%	9501	5,748	7,743	35%
408	2,826	8,780	211%	9502	4,314	5,564	29%

Collier County is one of the state's most populous counties and is located along the Gulf coast in southwest Florida. The census tracts in Collier County are located in the Northwest corner of the county around Naples. Census tracts 101.01 and 102.04 are located on the Gulf of Mexico but many other tracts are also located near the Gulf. Tracts 112.01, 104.12 and 112.02 are the furthest from Naples and from the Gulf but are still near the other tracts clustered in this area. Collier County experienced a 65% increase in its population between 1990-

2000 and Table 2.9 shows that much of this growth occurred in these areas around Naples.

Flagler County is another coastal county but is located in northeast Florida along the Atlantic Ocean. Flagler County experienced a 74% increase in its population with much of this growth occurring within census tracts 602.02 and 602.01. Tract 602.02 is located near Flagler's largest city of Palm Coast while tract 602.01 is a much larger area encompassing virtually the entire western half of the county. Tract 601.01 is located

in the northeastern area of the county, and although it is not located on the ocean, it is near the ocean.

In contrast, Gilchrist County is an interior county located in central Florida and is one of the smallest in the state with fewer than 15,000 residents. Gilchrist County is comprised of only two census tracts, 9501 and 9502. Tract 9501 encompasses the northern and western areas of the county while tract 9502 covers the southern and eastern areas. Both tracts grew at near equal rates, however tract 9502 has more than twice as many residents as 9501, which could be due to its proximity to Gainesville. The entire county experienced an overall increase in its population of 49%.

Hendry County is another interior county but is located in south Florida. Hendry County grew 40% between 1990-2000. Census tract 5 spreads east-west across the county and is near Palm Beach County on the eastern side and Collier County on the southwest side. Although this tract has far fewer residents than the other tracts within the county, it is growing at a faster rate. The tract with the second highest growth rate was tract 3 on the southwest side of the county near Collier. Finally, tract 4 is located in the northwest corner.

Osceola County is similar to Hendry in that it is also an interior county but it is further north and has a population exceeding 100,000. Osceola County's population increased 60% with much of its growth occurring the northern areas of the county in census tracts located near other counties and the areas nearest to Orlando. Census tracts 426, 421 and 419 are also near Kissimmee, one of the largest cities in the area. Almost 60% of Osceola's entire growth came from the eight census tracts listed in the table.

St. Johns County is very similar to Flagler County in its location along Florida's Atlantic coastline but its population is more than double that of Flagler. St. Johns County is comprised of 19 census tracts. The tracts with the

highest rates of growth were tracts 208 and 207.02. Tract 208 is located just south of the Duval-St. Johns County divider on the St. Johns River providing easy access to the Jacksonville metropolitan area. This is also true of tracts 207.02 and 207.03, which are located on the eastern side of the county near the Atlantic Ocean.

Sumter County, an interior county located in central Florida, experienced a 69% increase in its population between 1990 and 2000, with much of this growth occurring within tract 9908 in the extreme northeastern area of the county near Marion County and the city of Ocala. The tract with the second largest increase was 9903 located in the middle of the eastern area of the county near Lake County and the city of Leesburg. In contrast, tract 9906 is located in the southwestern area of the county near Hernando County. A significant portion of Sumter County's growth, particularly in tract 9908, can be attributed to "The Villages," a large retirement community.

Three of the counties examined here are located in the panhandle region of northwest Florida along Florida's Gulf Coast: Santa Rosa County, Wakulla County, and Walton County. Within Santa Rosa County, census tract 108.05 experienced the largest absolute increase in its population. All but one of the census tracts listed in Table 2.9 for Santa Rosa are located on or near bodies of water along the southern edge of the county such as Easy Bay, Santa Rosa Sound, Bladewater Bay, and Escambia Bay. The exception is tract 103 located in the middle of the western edge of the county near its border with Escambia County.

In contrast, Wakulla County's growth was more widespread throughout the county, however tract 102.02 grew at the highest rate. This tract covers a large area that spreads north-south between Leon County and the Gulf of Mexico. The northern area of this tract is located not far from the city of Tallahassee. Tract



The State of Florida's Housing 2004

102.01 is to the west of tract 102.02. It does not spread north to the county line but does spread south to the coastline. Finally, over one-third of Walton County's growth occurred within tract 9506 located along the Gulf of Mexico between Panama City and Destin. Tract 9505 is located just north of tract 9506 but is still not far from the coast. Over 50% of the county's growth occurred within these two census tracts.

The population growth within these tracts was diverse. Table 2.8 shows several census tracts relied almost exclusively on the age 65+ population for growth. Seventy-two percent of the population growth in census tract 102.04 in Collier County and 54% of the population growth in tract 9908 in Sumter County came from increases in this age group. When this age group is combined with the near retirement age group of 55-65, these percentages increase to 96% and 89%, respectively. There are four additional census tracts in Collier County where the 55+ population accounted for over 50% of the population growth in the County. This is also true for census tract 601.01 in Flagler County where these age groups account for 52% of the entire population increase between

1990-2000.

On the other end of the age spectrum are Hendry County and sections of Osceola County and Collier County. Hendry is a relatively young county. Five of its six census tracts experienced over 30% of their growth in the population under the age of 22. In fact, half of the census tracts experienced over 40% of their growth in this age group. None of the census tracts could credit the 55+ population with more than 25% of their growth.

In the middle of the age spectrum is the working age population, primarily those age 35-54. Census tracts 9502 in Walton County, 9903 in Sumter County, and 108.06 in Santa Rosa County experienced 58%, 53%, and 50% of their population increase from the working age 35-54 population group, respectively. In fact, in Walton County, this age group had the largest growth rate in every census tract within the county. This pattern was also true for every census tract in Gilchrist County and Wakulla County, and for the selected high growth census tracts in St. Johns County and Santa Rosa County. In Sumter's other high growth census tract, 9906, this is also true.

Table 2.8 Population Increases by Age Group

County	Census Tract	Population Increase	% of Total Population Increase					
			< 18	18-21	22-34	35-54	55-65	65+
Collier	101.01	4,433	10%	2%	7%	20%	17%	45%
Collier	102.02	6,841	20%	2%	11%	29%	14%	24%
Collier	102.04	4,123	-3%	0%	0%	8%	24%	72%
Collier	104.05	4,609	21%	2%	11%	31%	16%	20%
Collier	104.06	4,619	13%	1%	6%	26%	19%	35%
Collier	104.07	4,662	19%	1%	3%	33%	17%	26%
Collier	104.12	5,392	27%	5%	12%	39%	11%	6%
Collier	104.13	2,112	35%	3%	18%	31%	1%	13%
Collier	105.02	3,690	9%	1%	3%	17%	22%	48%
Collier	105.03	4,765	19%	2%	10%	28%	14%	27%
Collier	105.04	4,686	18%	7%	13%	20%	12%	31%
Collier	108.02	3,415	27%	10%	19%	19%	11%	13%
Collier	112.01	2,792	14%	-1%	5%	22%	22%	38%
Collier	112.02	4,480	33%	4%	17%	33%	8%	4%
Flagler	601.01	1,883	22%	-1%	1%	27%	17%	35%
Flagler	602.01	5,215	25%	5%	2%	35%	13%	20%

Table 2.8 Population Increases by Age Group (continued)

County	Census Tract	Population Increase	% of Total Population Increase					
			< 18	18-21	22-34	35-54	55-65	65+
Flagler	602.02	8,045	17%	2%	9%	27%	14%	30%
Gilchrist	9501	1,473	25%	5%	8%	37%	10%	15%
Gilchrist	9502	3,297	22%	16%	9%	32%	9%	12%
Hendry	3	2,984	27%	13%	35%	18%	4%	3%
Hendry	4	3,673	33%	7%	17%	27%	5%	11%
Hendry	5	2,576	27%	23%	16%	21%	7%	6%
Osceola	408	5,953	24%	4%	18%	34%	10%	11%
Osceola	411	4,787	35%	2%	16%	32%	7%	8%
Osceola	413	4,063	33%	4%	16%	28%	8%	10%
Osceola	419	3,660	31%	8%	28%	24%	2%	6%
Osceola	421	3,598	36%	8%	30%	24%	2%	0%
Osceola	426	7,002	29%	3%	20%	29%	8%	10%
Osceola	427	5,715	31%	5%	21%	27%	7%	8%
Osceola	429	3,162	26%	2%	15%	38%	7%	12%
St. Johns	207.02	7,485	28%	2%	7%	39%	10%	13%
St. Johns	207.03	2,327	19%	-1%	-6%	41%	12%	35%
St. Johns	208	11,364	35%	2%	9%	42%	6%	5%
St. Johns	211	2,985	26%	0%	14%	37%	9%	14%
Santa Rosa	103	3,246	34%	2%	4%	48%	7%	6%
Santa Rosa	107.03	3,165	26%	5%	1%	44%	13%	10%
Santa Rosa	108.01	4,314	16%	3%	29%	35%	10%	6%
Santa Rosa	108.02	2,347	32%	5%	15%	35%	8%	6%
Santa Rosa	108.05	6,068	29%	3%	9%	40%	8%	10%
Santa Rosa	108.06	3,969	28%	3%	3%	50%	7%	8%
Santa Rosa	108.07	3,764	25%	-1%	7%	40%	14%	15%
Sumter	9903	4,363	1%	1%	35%	53%	5%	5%
Sumter	9906	3,160	11%	6%	21%	38%	7%	16%
Sumter	9908	10,122	2%	0%	2%	8%	35%	54%
Wakulla	102.01	2,634	29%	3%	21%	31%	10%	7%
Wakulla	102.02	2,440	16%	3%	17%	49%	9%	5%
Walton	9501	1,995	19%	1%	15%	40%	15%	10%
Walton	9502	1,250	-10%	5%	39%	58%	3%	5%
Walton	9503	1,946	25%	13%	2%	42%	7%	12%
Walton	9504	780	21%	10%	3%	49%	10%	7%
Walton	9505	2,128	33%	0%	8%	36%	6%	17%
Walton	9506	4,742	17%	4%	11%	38%	12%	18%

The State of Florida's Housing 2004

These tables have provided a wealth of information about the changes that have occurred in Florida over the past decade, but they have given no indication of when these changes have occurred. In other words, did these changes occur steadily over time or have there been recent increases? Table 2.9 below indicates the number of residents in each census tract that lived in the United States in 1995. It also identifies, for those residents, what percent lived within the same county and, of those that moved into the county over the past five years, what percent moved from another state.

Within the 52 census tracts, only seven had at least half of their population residing within the county in 1995. Thus, not only has growth occurred in these areas, it has occurred recently. For those residents that lived within the United States in 1995 that moved to a new Florida county, in most instances they moved from another state and did not simply migrate from another Florida county. Thirty-three of the fifty-two census tracts experienced over 50% of their population increase from residents moving from other states.

Table 2.9 Location of Residence in 1995

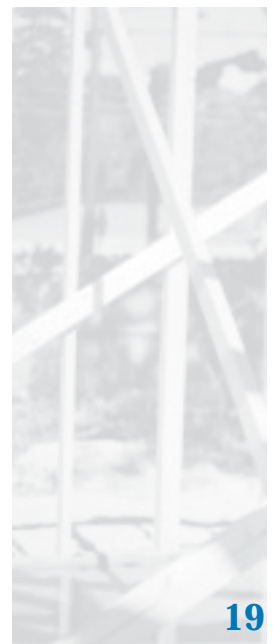
County	Census Tract	Lived in US in 1995	Lived in Same County	Lived in Different County			% of Population Living in Same County as 1995	% of Migrants Living in Different State in 1995
				Total	In FL	In Different State		
Collier	101.01	4,157	1,267	2,890	799	2,091	30%	72%
Collier	102.02	5,669	2,036	3,633	828	2,805	36%	77%
Collier	102.04	3,514	1,284	2,230	218	2,012	37%	90%
Collier	104.05	3,688	1,275	2,413	654	1,759	35%	73%
Collier	104.06	4,326	1,795	2,531	461	2,070	41%	82%
Collier	104.07	3,679	1,393	2,286	547	1,739	38%	76%
Collier	104.12	3,073	1,723	1,350	740	610	56%	45%
Collier	104.13	1,387	976	411	211	200	70%	49%
Collier	105.02	3,597	1,402	2,195	225	1,970	39%	90%
Collier	105.03	3,926	1,499	2,427	846	1,581	38%	65%
Collier	105.04	3,890	1,386	2,504	767	1,737	36%	69%
Collier	108.02	2,931	1,790	1,141	326	815	61%	71%
Collier	112.01	2,325	915	1,410	233	1,177	39%	83%
Collier	112.02	3,119	1,348	1,771	989	782	43%	44%
Flagler	601.01	2,818	849	1,969	504	1,465	30%	74%
Flagler	602.01	4,678	1,531	3,147	1,214	1,933	33%	61%
Flagler	602.02	7,047	2,258	4,789	1,269	3,520	32%	74%
Gilchrist	9501	1,260	348	912	672	240	28%	26%
Gilchrist	9502	4,192	1,039	3,153	2,560	593	25%	19%
Hendry	3	2,626	1,306	1,320	845	475	50%	36%
Hendry	4	4,081	2,319	1,762	1,120	642	57%	36%
Hendry	5	1,448	616	832	664	168	43%	20%
Osceola	408	5,225	1,139	4,086	2,015	2,071	22%	51%
Osceola	411	3,634	1,100	2,534	959	1,575	30%	62%
Osceola	413	3,319	997	2,322	718	1,604	30%	69%
Osceola	419	3,188	843	2,345	700	1,645	26%	70%

Table 2.9 Location of Residence in 1995 (continued)

County	Census Tract	Lived in US in 1995	Lived in Same County	Lived in Different County			% of Population Living in Same County as 1995	% of Migrants Living in Different State in 1995
				Total	In FL	In Different State		
Osceola	421	3,027	906	2,121	659	1,462	30%	69%
Osceola	426	3,678	1,179	2,499	837	1,662	32%	67%
Osceola	427	4,607	1,605	3,002	1,100	1,902	35%	63%
Osceola	429	3,860	1,860	2,000	962	1,038	48%	52%
St. Johns	207.02	6,609	1,519	5,090	1,769	3,321	23%	65%
St. Johns	207.03	3,363	961	2,402	1,090	1,312	29%	55%
St. Johns	208	10,349	1,008	9,341	4,571	4,770	10%	51%
St. Johns	211	3,634	2,165	1,469	728	741	60%	50%
Santa Rosa	103	3,011	1,299	1,712	749	963	43%	56%
Santa Rosa	107.03	3,302	926	2,376	1,342	1,034	28%	44%
Santa Rosa	108.01	4,755	1,441	3,314	2,222	1,092	30%	33%
Santa Rosa	108.02	1,828	490	1,338	331	1,007	27%	75%
Santa Rosa	108.05	5,364	1,556	3,808	1,182	2,626	29%	69%
Santa Rosa	108.06	3,840	710	3,130	1,141	1,989	18%	64%
Santa Rosa	108.07	4,669	1,421	3,248	1,052	2,196	30%	68%
Sumter	9903	3,815	472	3,343	2,168	1,175	12%	35%
Sumter	9906	4,116	923	3,193	1,838	1,355	22%	42%
Sumter	9908	8,674	79	8,595	2,226	6,369	1%	74%
Wakulla	102.01	2,345	961	1,384	1,131	253	41%	18%
Wakulla	102.02	2,309	448	1,861	1,499	362	19%	19%
Walton	9501	2,701	1,197	1,504	812	692	44%	46%
Walton	9502	2,516	892	1,624	1,206	418	35%	26%
Walton	9503	2,955	1,519	1,436	871	565	51%	39%
Walton	9504	934	442	492	342	150	47%	30%
Walton	9505	3,027	1,238	1,789	1,044	745	41%	42%
Walton	9506	5,440	1,278	4,162	1,236	2,926	23%	70%

These findings suggest some important implications for the future. Those areas that have relied most heavily on increases in the retirement age population for population growth could be susceptible to decreases in their rate of growth, or even experience negative growth, if these areas are heavily reliant on non-Floridian population migration. If more attractive options become available either within the state or in other states, these individuals may not continue to migrate into these areas in

the future. On the other hand, as the populations in these areas grow, they may become even more desirable locations as retirees seek communities with many amenities. However, the retiree population will not contribute to the natural population growth in the future the way that those areas with large growth in their youth and working age populations will.



The State of Florida's Housing 2004

Section 2.5 Changes in Income

In addition to changes in the population level, changes in income levels will affect an individual's willingness and ability to pay for housing. Table 2.10 shows changes in the median income level for households and families at the county level³. These amounts for 1990 and 2000 are expressed in terms of real 1999 Dollars. This means the 1990 values have been inflated to represent their purchasing power in 1999, and the 2000 values have been deflated to represent their purchasing power in 1999. This adjustment is required in order to make comparisons between the values since the amount of goods an individual could buy with a dollar in 1990 is different from the amount that could be purchased with a dollar in 2000. The inflation index used was the Consumer Price Index (CPI) published by the Bureau of Labor Statistics and can be found at <http://www.bls.gov>.

All but five of Florida's counties experienced some positive increase in their median family income level between 1990-2000. These five counties and the percent change in their median

income levels are: Brevard (0%), Hardee (-1%), Hendry (-2%), Miami-Dade (-4%), and St. Lucie (-1%). The counties that experienced the largest increases in the median family income were Dixie (19%), Holmes (22%), Jefferson (20%) and St. Johns (28%). It is interesting to note that the counties listed in this second group all had modest population increases due to increases in their foreign born populations and relied more extensively on new residents born in other U. S. states.

St. Johns County experienced the largest percentage increase in its median family income level and as a result, now has the highest median income level in the state. Its neighbor Duval County had a modest 6% increase in its median income. One reason for this could be migration of high-earners from Duval to St. Johns County. Although this information is not obtainable, we can determine what percentage of St. Johns' residents lived in the county in 1995, and of those that did not, what percentage lived within the state or elsewhere. This and other specific details regarding St. Johns County can be found in section 2.6 that follows.

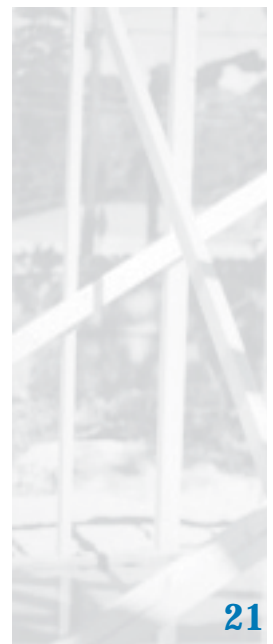
Table 2.10 Median Income (1999 Dollars)

County	Household Income			Family Income		
	1990	2000	% Change	1990	2000	% Change
Alachua	\$29,671	\$31,426	6%	\$42,190	\$46,587	10%
Baker	\$34,685	\$40,035	15%	\$37,958	\$43,503	15%
Bay	\$33,164	\$36,092	9%	\$37,911	\$42,729	13%
Bradford	\$33,085	\$33,140	0%	\$37,750	\$39,123	4%
Brevard	\$41,024	\$40,099	-2%	\$47,564	\$47,571	0%
Broward	\$41,074	\$41,691	2%	\$49,444	\$50,531	2%
Calhoun	\$25,010	\$26,575	6%	\$29,557	\$32,848	11%
Charlotte	\$34,591	\$36,379	5%	\$39,664	\$42,653	8%
Citrus	\$28,597	\$31,001	8%	\$32,870	\$36,711	12%
Clay	\$46,836	\$48,854	4%	\$50,758	\$53,814	6%
Collier	\$45,682	\$48,289	6%	\$51,630	\$54,816	6%
Columbia	\$29,506	\$30,881	5%	\$34,893	\$35,927	3%
DeSoto	\$28,163	\$30,714	9%	\$31,915	\$34,726	9%
Dixie	\$20,664	\$26,082	26%	\$26,188	\$31,157	19%
Duval	\$38,309	\$40,703	6%	\$45,073	\$47,689	6%

³ Families consist of "A group of two or more people who reside together and who are related by birth, marriage, or adoption." Households include "includes all the people who occupy a housing unit as their usual place of residence." This definition does not necessitate any relationship between the individuals in the residence. These definitions can be found in the Census glossary at <http://www.census.gov/main/www/cen2000.html>.

Table 2.10 Median Income (1999 Dollars) (continued)

County	Household Income			Family Income		
	1990	2000	% Change	1990	2000	% Change
Escambia	\$33,801	\$35,234	4%	\$39,621	\$41,708	5%
Flagler	\$38,463	\$40,214	5%	\$42,228	\$45,502	8%
Franklin	\$23,172	\$26,756	15%	\$27,591	\$31,157	13%
Gadsden	\$26,851	\$31,248	16%	\$32,367	\$36,238	12%
Gilchrist	\$27,720	\$30,328	9%	\$30,709	\$34,485	12%
Glades	\$27,794	\$30,774	11%	\$31,137	\$34,223	10%
Gulf	\$29,378	\$30,276	3%	\$34,897	\$36,289	4%
Hamilton	\$25,136	\$25,638	2%	\$29,543	\$30,677	4%
Hardee	\$29,645	\$30,183	2%	\$32,685	\$32,487	-1%
Hendry	\$33,460	\$33,592	0%	\$35,785	\$34,902	-2%
Hernando	\$30,554	\$32,572	7%	\$34,509	\$37,509	9%
Highlands	\$28,411	\$30,160	6%	\$32,736	\$35,647	9%
Hillsborough	\$38,260	\$40,663	6%	\$45,204	\$48,223	7%
Holmes	\$23,164	\$27,923	21%	\$28,111	\$34,286	22%
Indian River	\$38,911	\$39,635	2%	\$45,102	\$46,385	3%
Jackson	\$26,160	\$29,744	14%	\$32,432	\$36,404	12%
Jefferson	\$29,265	\$32,998	13%	\$33,655	\$40,407	20%
Lafayette	\$27,871	\$30,651	10%	\$32,255	\$35,020	9%
Lake	\$31,432	\$36,903	17%	\$36,476	\$42,577	17%
Lee	\$38,221	\$40,319	5%	\$43,410	\$46,430	7%
Leon	\$36,710	\$37,517	2%	\$49,711	\$52,962	7%
Levy	\$25,268	\$26,959	7%	\$30,556	\$30,899	1%
Liberty	\$29,898	\$28,840	-4%	\$33,888	\$34,244	1%
Madison	\$24,389	\$26,533	9%	\$29,894	\$31,753	6%
Manatee	\$34,866	\$38,673	11%	\$41,244	\$46,576	13%
Marion	\$30,165	\$31,944	6%	\$35,052	\$37,473	7%
Martin	\$42,671	\$43,083	1%	\$50,695	\$53,244	5%
Miami-Dade	\$36,154	\$35,966	-1%	\$41,802	\$40,260	-4%
Monroe	\$39,434	\$42,283	7%	\$45,554	\$50,734	11%
Nassau	\$40,619	\$46,022	13%	\$46,675	\$52,477	12%
Okaloosa	\$37,540	\$41,474	10%	\$42,539	\$47,711	12%
Okeechobee	\$28,788	\$30,456	6%	\$31,564	\$35,163	11%
Orange	\$40,645	\$41,311	2%	\$46,581	\$47,159	1%
Osceola	\$36,625	\$38,214	4%	\$41,658	\$42,061	1%
Palm Beach	\$43,698	\$45,062	3%	\$51,779	\$53,701	4%
Pasco	\$28,859	\$32,969	14%	\$34,173	\$39,568	16%
Pinellas	\$35,330	\$37,111	5%	\$43,845	\$46,925	7%
Polk	\$33,879	\$36,036	6%	\$38,916	\$41,442	6%
Putnam	\$27,079	\$28,180	4%	\$32,033	\$34,499	8%
St. Johns	\$40,207	\$50,099	25%	\$46,038	\$59,153	28%
St. Lucie	\$37,230	\$36,363	-2%	\$41,954	\$41,381	-1%
Santa Rosa	\$37,060	\$41,881	13%	\$41,694	\$46,929	13%
Sarasota	\$40,198	\$41,957	4%	\$47,457	\$50,111	6%
Seminole	\$47,880	\$49,326	3%	\$54,725	\$56,895	4%
Sumter	\$26,312	\$32,073	22%	\$31,825	\$36,999	16%
Suwannee	\$26,569	\$29,963	13%	\$31,485	\$34,032	8%
Taylor	\$28,725	\$30,032	5%	\$33,818	\$35,061	4%
Union	\$30,675	\$34,563	13%	\$36,706	\$37,516	2%
Volusia	\$33,344	\$35,219	6%	\$39,719	\$41,767	5%
Wakulla	\$33,614	\$37,149	11%	\$37,364	\$42,222	13%
Walton	\$28,614	\$32,407	13%	\$33,887	\$37,663	11%
Washington	\$24,541	\$27,922	14%	\$29,862	\$33,057	11%



The State of Florida's Housing 2004

Section 2.6 Profile of St. Johns County

St. Johns County is one of many counties that experienced large population growth along its border with another county. This could be the result of worker migration. The following tables provide statistics for St. Johns County to determine whether its growth

could be the result of such a phenomenon. Table 2.11 below reveals the census tracts that experienced the highest rates of growth were 208, 207.02, 211, and 207.03. Census tracts 207.02 and 207.03 are located very near to the county line between Duval and St. Johns County and are also located near the coastline.

Table 2.11 St. Johns County Census Tracts

Census Tract	Population			Median Family Income		
	1990	2000	Growth	1990	2000	Growth
202	2,850	2,373	-17%	\$32,232	\$46,216	43%
203	3,152	3,234	3%	\$21,813	\$31,106	43%
204	3,165	2,915	-8%	\$19,211	\$33,958	77%
205	3,623	3,891	7%	\$40,185	\$55,915	39%
206	4,953	7,347	48%	\$34,539	\$58,958	71%
207.01	5,677	7,985	41%	\$45,314	\$73,802	63%
207.02	4,489	11,974	167%	\$59,855	\$93,347	56%
207.03	4,564	6,891	51%	\$67,457	\$101,620	51%
208	6,592	17,961	172%	\$49,047	\$83,482	70%
209	5,782	7,280	26%	\$28,852	\$46,944	63%
210.01	5,177	6,895	33%	\$25,646	\$39,561	54%
210.02	2,898	2,887	0%	\$18,003	\$33,576	87%
211	4,618	7,603	65%	\$23,044	\$40,122	74%
212.01	3,518	5,037	43%	\$32,500	\$47,893	47%
212.02	5,189	6,269	21%	\$33,087	\$47,369	43%
213.01	3,792	4,575	21%	\$31,518	\$39,500	25%
213.02	4,528	5,568	23%	\$36,839	\$55,515	51%
214.01	5,877	7,979	36%	\$33,410	\$57,969	74%
214.02	3,386	4,471	32%	\$34,139	\$61,598	80%

Table 2.12 below indicates the St. Johns residents' location of work. Between 1990-2000 the number of residents within census tracts 204, 207.02, 208, and 211 who worked outside of their county of residence

increased by 100% or more. However, it should also be noted that tracts 207.02 and 208 had even larger growth in the number of workers that work within the county.

Table 2.12 Worker Population Growth—Census Tract Level

Census Tract	Workers 2000			Workers 1990			In County Growth	Out of County Growth
	In State	In County	Out of County	In State	In County	Out of County		
202	1,193	986	207	1,189	1,084	105	-9%	97%
203	1,515	1,306	209	1,361	1,224	137	7%	53%
204	1,268	1,095	173	1,299	1,225	74	-11%	134%
205	1,992	1,820	172	1,719	1,476	243	23%	-29%
206	4,013	2,666	1,347	2,282	1,557	725	71%	86%
207.01	4,331	1,313	3,018	3,387	687	2,700	91%	12%
207.02*	5,548	2,299	3,249	2,153	680	1,473	238%	121%
207.03*	2,927	1,058	1,869	1,970	586	1,384	81%	35%
208*	8,766	1,610	7,156	3,275	504	2,771	219%	158%
209	3,448	2,299	1,149	2,674	1,914	760	20%	51%
210.01	3,276	2,431	845	2,276	1,732	544	40%	55%
210.02	1,206	1,100	106	1,171	987	184	11%	-42%
211*	3,379	2,704	675	1,913	1,576	337	72%	100%
212.01	2,127	1,794	333	1,483	1,204	279	49%	19%
212.02	2,633	2,258	375	2,019	1,669	350	35%	7%
213.01	2,003	1,775	228	1,827	1,610	217	10%	5%
213.02	2,773	2,246	527	2,210	1,910	300	18%	76%
214.01	3,946	3,336	610	2,949	2,542	407	31%	50%
214.02	1,711	1,342	369	1,357	1,105	252	21%	46%

* indicates areas of highest population growth

Even though many census tracts within St. Johns County did experience migration from other counties within the state of Florida, this was not the primary source of population increase for St. Johns' census tracts that had the highest rates of growth. This can be seen in Table 2.13 below. It is important to note, however, that these data only reveal whether the population migrated between 1995-2000 and does not

account for whether the residents that reported living in the same county in 1995 migrated to the county between 1990-1995. It would appear as though St. Johns' growth is not necessarily caused by losses from neighboring Duval County.



The State of Florida's Housing 2004

Table 2.13 Location of Residence in 1995—Census Tract Level

Tract	Lived In US 1995	Same County 1995	Different County 1995			% Lived in Same County	% of Migrants from within State
			Total	Different County, Same State	Different County, Different State		
202	1,101	507	594	289	305	46%	49%
203	1,438	879	559	306	253	61%	55%
204	1,723	568	1,155	634	521	33%	55%
205	1,669	850	819	289	530	51%	35%
206	3,667	1,334	2,333	1,280	1,053	36%	55%
207.01	4,594	1,162	3,432	1,466	1,966	25%	43%
207.02*	6,609	1,519	5,090	1,769	3,321	23%	35%
207.03*	3,363	961	2,402	1,090	1,312	29%	45%
208*	10,349	1,008	9,341	4,571	4,770	10%	49%
209	3,460	1,638	1,822	892	930	47%	49%
210.01	3,045	1,816	1,229	721	508	60%	59%
210.02	1,121	870	251	145	106	78%	58%
211*	3,634	2,165	1,469	728	741	60%	50%
212.01	2,425	1,177	1,248	313	935	49%	25%
212.02	2,829	1,006	1,823	599	1,224	36%	33%
213.01	2,191	1,154	1,037	333	704	53%	32%
213.02	1,667	711	956	368	588	43%	38%
214.01	4,115	1,492	2,623	989	1,634	36%	38%
214.02	2,520	747	1,773	607	1,166	30%	34%

Section 2.7 Conclusion

Florida's population growth is diverse. It stems from increases in foreign-born migration, state-to-state migration, as well as growth in the native Floridian population. Additionally, its population growth is not driven solely by retirees, but also stems from growth in its youth population as well as its working age population. Florida's counties have been faced with diverse growth within their boundaries as well with some census tracts within counties experiencing large growth in the elderly population while other tracts are experiencing large increases in younger age groups. The needs of these residents are different. Large growth in the school-age population will force communities to focus on access to schools while growth in the elderly population will result in

focus on other community amenities. By and large, Florida's residents are experiencing real income increases that will affect their ability to afford housing and the type of housing they choose. Florida's growth is continuing in its coastal communities but is also occurring in many rural areas located near urban centers. Although many are aware of the high growth in South Florida, it is evident that all of Florida has benefited over the past decade.

3. Florida's Housing Supply

Douglas White, Florida Housing Data Clearinghouse, Shimberg Center, University of Florida
Marc T. Smith, Ph.D., Shimberg Center, University of Florida

Florida's housing stock includes single-family units, multifamily units, and manufactured units. Although all three types of housing units are represented, the housing inventory is dominated by the single-family home. About 58 percent of the state's single family housing stock is located in six major metropolitan areas: Fort Lauderdale, Jacksonville, Miami, Orlando, Tampa-St. Petersburg, and West Palm Beach-Boca Raton. The Fort Lauderdale and Miami MSAs, because of their density, also have the distinction of having the most multifamily housing of any area in the state. Although not a type of structure, condominium housing is an important housing category in some areas of the state. Broward, Miami-Dade, and Palm Beach Counties alone have 58 percent of the state's condominiums. Significant concentrations of condominiums are also found in Collier, Lee, Pinellas, and Sarasota Counties. Clearly, condominiums tend to be a coastal phenomenon.

3.1 Data Description

To understand and analyze Florida's stock of housing, tax assessment records from the 67 county property appraisers are examined. From all 67 counties, the Shimberg Center obtains data on the four major categories of residentially coded parcels. This results in a database that contains information on residential

parcels of land and most residential structures in Florida, including: parcel identification; land use code (vacant residential, single-family, condominium, etc.); total assessed value; assessed land value; relative year in which structure was built; square footage of the structure; parcel size; date and price of the two most recent sales; ad valorem tax jurisdiction; homestead exemption; and location of the property by section, township, and range. The database contains most but not all residential structures, excluding (1) residential structures located on land that is not residentially coded, such as residential structures located on land that has an agriculture coding or residential structures that have a commercial coding (2) manufactured housing not classified as real property (this problem is discussed in more detail later in the report) and (3) structures that are not one of the four major residential land use categories examined. The data, unless otherwise noted, are for roll year 2003, the last complete year for which data are available.

Use of the individual county property appraiser data allows us to reasonably compare housing characteristics in the counties with each other. However, there are gaps and limitations in these Department of Revenue (DOR) data sets. Gaps occur because in some counties, certain fields of data are not included in the records or are missing for specific property types. For example, in many counties the year built information or square footage is missing for condominiums¹ and/or multi-family units.

The sales data also has some limitations. In a few cases only one year of sales data is reported. Limitations on the data can occur for two reasons. First, only the two most recent sales prices and year of those sales are reported. Any time

¹ In order to make the county comparisons as similar and accurate as possible, the Shimberg Center has adopted a rule that 2/3 of the unit type observations must have valid year built entries or valid square footage entries to report the number of units by year built, new construction, mean/median year built, the median size by year built, and/or the mean/median size of the unit types.



The State of Florida's Housing 2004

a parcel sells, the older of the two sales is lost, and therefore when examining the county data, there are two potential explanations for the increasing frequency of sales over time. The first is that sales really have increased over time, and the second is that this increased frequency is just a statistical anomaly due to properties selling multiple times, eliminating the older records. In an attempt to overcome this problem, we have introduced a major change to this year's report. We have merged sales data from the previous three roll years (2000, 2001, and 2002) with the current roll year. This combination of data allows us to capture more sales for each parcel and should increase the accuracy of the sales price time series. While this change makes the sales price and number of sales time series more accurate, the decreasing number of sales is still partially a remnant of the ways the sales are reported. As we add more roll years to the dataset, this problem should decrease in significance.

A second limitation in the data is that definitions vary somewhat across counties; an example of this is square footage. Property appraisers calculate and use more than one measurement of square footage in their appraisal process. Thus, this characteristic can vary across counties and possibly over time within the county. Another reason square footage can vary is the presence of multiple buildings on a parcel, which show up in the value for square footage field².

Another problem that has to be addressed when creating the database is that the data must be cleaned. For example, any sales prices that are determined to be a "non-arms-length" transaction (by the DOR transaction code) are deleted from the sales price

calculations. Additionally, any observations with obvious mispricing (due to data entry or other error) or which are not considered a sale for purposes of the report are deleted. For example, the older of two recent sale prices for a newly constructed home is usually the sale of the lot; a price not comparable to the sale price after the home has been constructed. Finally, data entry problems exist that have required the development of screening rules to eliminate information that falls outside reasonable boundaries.

Despite these problems, the property appraiser data provides information on Florida's housing stock that is not otherwise available. For example, decennial Census data, because of delays due to its release and the fact that it is only conducted once a decade, means that variables such as median housing prices may be dated and less than accurate. The Census is also subject to inaccuracies in evaluating housing unit characteristics because it relies on the evaluation by the occupants for estimates of numerous variables such as property value and age. Other sources, while current and valuable, are subject to limitations of geographic coverage or amount of information available.³

The following section describes the existing single-family housing stock in Florida. Subsequent sections provide detailed information on the condominium market and the multifamily housing market. Although manufactured housing accounts for a significant portion of residential housing units in many rural counties, we are unable to describe and discuss Florida's manufactured housing stock because comprehensive, accurate data are not available from the property appraiser data

² To make the county comparisons as similar as possible, only parcels with one building are used in the size calculations.

³ In the National Association of Realtors (NAR) *Home Sales*, the median sale price of existing single-family homes, condos, and co-ops sold in each quarter are reported for the nine largest metropolitan areas in Florida. In addition, the Florida Association of Realtors (FAR) produces the *Florida Home Sales Report* that contains information on monthly sales volume and median sale prices for the 20 major metropolitan areas. While quite valuable, the NAR and FAR reports do not contain information on characteristics other than sale price and volume, and in addition are based only on MLS sales. Moreover, numerous counties are excluded.

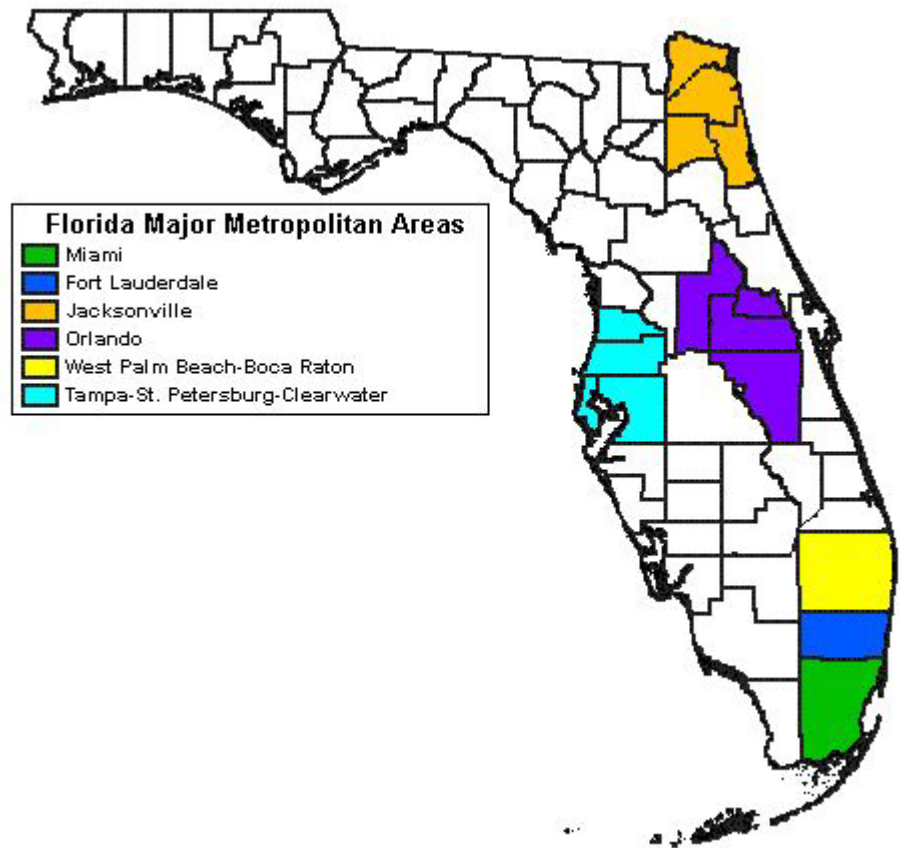
at our disposal. Accurate data on manufactured housing is difficult to obtain for several reasons. First, a manufactured home is classified as real property if the owner owns both the home and the lot. It is these homes that are included in the property appraiser files. Other manufactured housing, at least 50%, is located on rented sites and carries a tag from the Division of Motor Vehicles.⁴ Further, even combining these sources results in data that are not consistent from year to year. In addition to reporting problems, possible causes of inconsistencies include units not counted because of confusion about their status, failure to renew a tag, units placed on land and not reported to the appraiser, or uncertainty about the location of the unit (i.e. in a city or in the unincorporated portion of a county).

3.2 Geography

The housing data are examined at the county level and the metropolitan statistical areas (MSAs) level. A MSA is an area with a high degree of social and economic integration, a population of 100,000 or more, and contains at least one city of 50,000 or more. The MSA is named after its central city or cities. Florida has 21 MSAs that contain 35 of its 67 counties.

The state's 21 metropolitan areas (MSAs) are further divided into "major" metropolitan areas (6 MSAs) and "other" metropolitan areas (15 MSAs). The major MSAs include Ft. Lauderdale, Miami, Jacksonville, Orlando, West Palm Beach-Boca Raton, and Tampa-St. Petersburg-Clearwater. As figure 3.1 shows, a total of fifteen counties make up the major MSAs. The 15 other MSAs

Figure 3.1 Florida's 6 Major Metropolitan Areas



⁴ The decennial US Census counts all manufactured housing, and therefore reports a drastically different number of total housing units for some of the rural counties than the corresponding county property appraiser. This difference is almost one hundred percent due to the difference in reported manufactured housing.

The State of Florida's Housing 2004

include twenty counties, which are shown in figure 3.2.

A total of 35 of Florida's 67 counties are therefore found in metropolitan areas, with the remaining 32 being non-metropolitan.⁵ These remaining 32 counties are further categorized, as shown in figure 3.3, into four regional groups: Northwest, Northeast, Central, and South, according to categories used by the University of Florida's Bureau of Economic and Business Research.

3.3 Single-Family Housing⁶

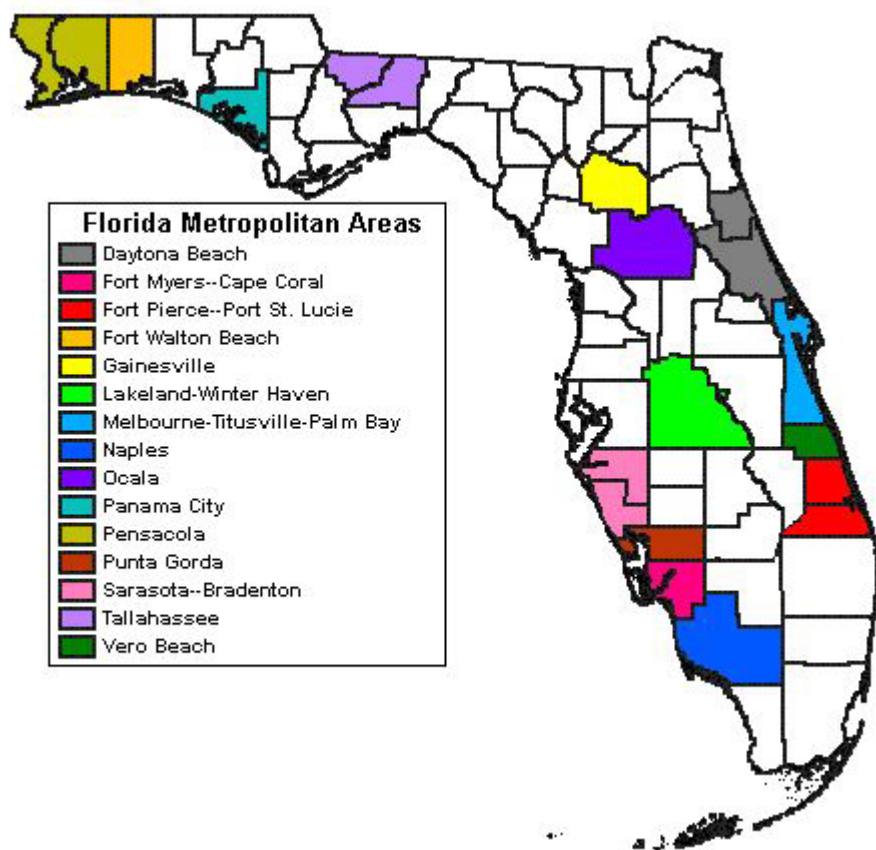
Summary data by county, with aggregations to metropolitan and state totals, are included in Table 3.1.

The single-family housing stock of Florida increased by over 100,000 units to total almost 4 million units in 2002 and the total assessed value of these units increased by over \$50 billion to \$504.5 billion in assessed value in 2002. Almost 77.6% of these units are occupied by their owner; the remaining units are renter-occupied. The mean age of housing units in the state decreased to 24 years, and the average size is 1,954 square feet. The number of single-family sales in 2002 totaled 307,695, which is equal to 7.72 percent of the total single-family housing stock in this state.⁷ The median price of a 2002 sale increased to \$143,600, but remained lower than both the 2002 new median house price of \$187,600 and the 2002 existing house price of \$158,100 in the U.S.⁸

As shown in figure 3.4, Florida's housing is geographically concentrated.

The six major MSAs contain slightly more than 2.3 million single-family units and these units comprise about 58 percent of the total housing stock in the state. Almost 29 percent of the major

Figure 3.2 Florida's Remaining 15 Metropolitan Areas



⁵ Multiple-county MSAs are as follows: Daytona Beach MSA includes Flagler and Volusia Counties. Ft. Pierce-Port St. Lucie MSA includes Martin and St. Lucie Counties. Jacksonville MSA includes Clay, Duval, Nassau and St. Johns Counties. Orlando MSA includes Lake, Orange, Osceola and Seminole Counties. Pensacola MSA includes Escambia and Santa Rosa Counties. Sarasota-Bradenton MSA includes Manatee and Sarasota Counties. Tallahassee MSA includes Gadsden and Leon Counties. Tampa-St. Petersburg-Clearwater MSA includes Hernando, Hillsborough, Pasco and Pinellas Counties.

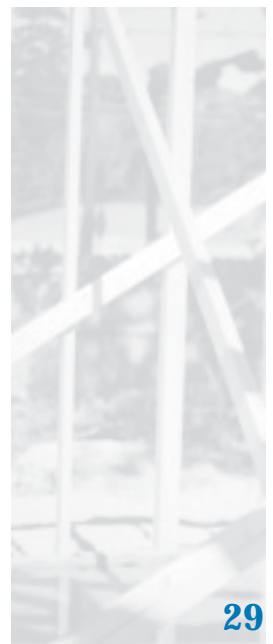
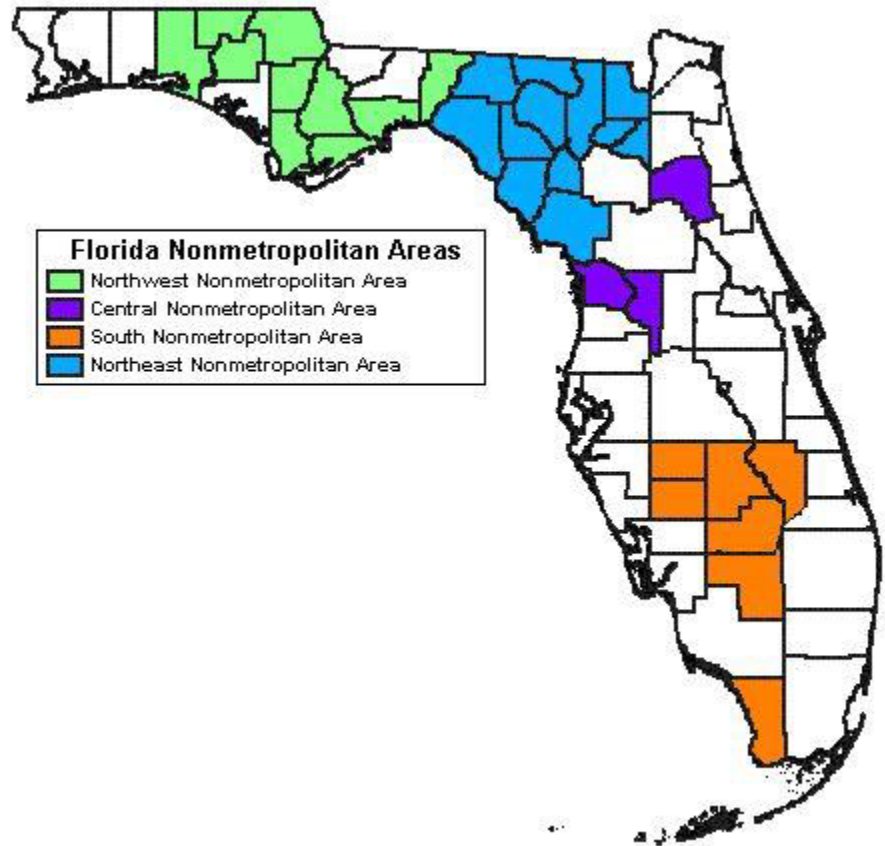
⁶ The appendix has County specific data that is summarized in the following tables. New to this years report, the appendix also contains jurisdiction specific data for each county.

⁷ The number of sales depends on what classes of transactions are regarded as qualified sales. For example, the total quoted here includes only sales that were arms-length transactions.

⁸ The sources for these national prices are: new single family - U.S. Census Bureau, Survey of Construction/Housing Sales Survey; existing single family - National Association of Realtors, Existing Home Sales Survey.

MSA total, comprising nearly 17 percent of the state, is found in the Tampa-St. Petersburg-Clearwater MSA (which we will refer to as Tampa Bay). The Orlando MSA has almost 20 percent of the major MSA total, representing 11.4 percent of the state's single-family stock, the Ft. Lauderdale MSA about 9 percent of the state total, and the Miami and Jacksonville MSAs each representing 7.8 percent of the state total. Of single county MSAs, Miami and Ft. Lauderdale have the largest numbers of single-family housing units in the state. Together, these two counties contain over 16.7 percent of the state's single-family units. Adding Palm Beach County results in almost 22 percent of the state's single-family stock being located in the these three southeast Florida counties.

Figure 3.3 Florida's 4 Non-metropolitan Areas



The State of Florida's Housing, 2004

Table 3.1 Single-Family Housing Stock⁹

		Total Units	% of State	% Owner Occupied	Total Assessed Value(\$mils)	% of State
Florida		3,986,553	100.00%	77.56%	\$504,533.4	100.00%
Fort Lauderdale, FL MSA	Broward County	356,764	8.95%	80.89%	\$54,196.4	10.74%
Jacksonville, FL MSA	Clay County	40,614	1.02%	83.94%	\$4,163.9	0.83%
	Duval County	215,026	5.39%	80.23%	\$21,365.7	4.23%
	Nassau County	14,719	0.37%	77.57%	\$2,070.7	0.41%
	St. Johns County	39,787	1.00%	79.63%	\$7,340.7	1.45%
	MSA Total	310,146	7.78%	80.51%	\$34,940.9	6.93%
Miami, FL MSA	Miami-Dade County	310,711	7.79%	80.58%	\$47,948.3	9.50%
Orlando, FL MSA	Lake County	65,827	1.65%	77.85%	\$6,771.3	1.34%
	Orange County	226,900	5.69%	77.29%	\$28,645.4	5.68%
	Osceola County	55,178	1.38%	64.74%	\$5,812.3	1.15%
	Seminole County	107,128	2.69%	83.04%	\$13,502.6	2.68%
	MSA Total	455,033	11.41%	77.21%	\$54,731.6	10.85%
Tampa—St. Petersburg— Clearwater, FL MSA	Hernando County	47,517	1.19%	78.98%	\$4,027.7	0.80%
	Hillsborough County	265,712	6.67%	82.21%	\$28,497.4	5.65%
	Pasco County	111,556	2.80%	78.90%	\$9,639.1	1.91%
	Pinellas County	241,379	6.05%	80.94%	\$27,461.4	5.44%
	MSA Total	666,164	16.71%	80.97%	\$69,625.6	13.80%
West Palm Beach —Boca Raton, FL MSA	Palm Beach County	203,191	5.10%	79.59%	\$43,257.3	8.57%
Major Metropolitan Area Total		2,302,009	57.74%		\$304,700.0	60.39%
Daytona Beach, FL MSA	Flagler County	23,543	0.59%	75.30%	\$2,765.3	0.55%
	Volusia County	136,123	3.41%	79.29%	\$12,936.6	2.56%
	MSA Total	159,666	4.01%	78.71%	\$15,701.9	3.11%
Fort Myers— Cape Coral, FL MSA	Lee County	137,053	3.44%	71.21%	\$22,064.8	4.37%
Fort Pierce— Port St. Lucie, FL MSA	Martin County	40,715	1.02%	76.30%	\$8,576.0	1.70%
	St. Lucie County	64,964	1.63%	74.98%	\$5,799.8	1.15%
	MSA Total	105,679	2.65%	75.49%	\$14,375.8	2.85%
Fort Walton Beach, FL MSA	Okaloosa County	54,044	1.36%	71.37%	\$5,730.3	1.14%
Gainesville, FL MSA	Alachua County	48,952	1.23%	78.45%	\$4,595.8	0.91%
Lakeland— Winter Haven, FL MSA	Polk County	128,399	3.22%	72.51%	\$10,167.7	2.02%
Melbourne—Titusville— Palm Bay, FL MSA	Brevard County	152,819	3.83%	80.34%	\$14,856.8	2.94%
Naples, FL MSA	Collier County	61,860	1.55%	68.72%	\$18,973.6	3.76%
Ocala, FL MSA	Marion County	75,152	1.89%	76.98%	\$5,950.5	1.18%
Panama City, FL MSA	Bay County	46,328	1.16%	66.31%	\$4,106.1	0.81%
Pensacola, FL MSA	Escambia County	86,924	2.18%	74.86%	\$6,203.3	1.23%
	Santa Rosa County	39,022	0.98%	79.07%	\$4,088.2	0.81%
	MSA Total	125,946	3.16%	76.17%	\$10,291.6	2.04%

⁹ (*) - Less than 25 Observations, (\$) - Less than 2/3 of observations have valid year built entries
(#) - Less than 2/3 of observations have valid square footage entries

Total Just Value (\$mils)	% of State	Average Age	Relative Age Index	Average Size	New Units Constructed in 2002	% of State	Number of Sales in 2002	% of State	Median 2002 Sales Price
\$601,937.0	100.00%	24	1.00	1,954	110,675	100.00%	307,695	100.00%	\$143,600
\$68,489.4	11.38%	24	0.98	1,937	8,380	7.57%	35,624	11.58%	\$185,000
\$4,593.5	0.76%	17	0.71	2,063	1,771	1.60%	3,556	1.16%	\$136,350
\$25,650.5	4.26%	31	1.25	1,806	4,862	4.39%	15,349	4.99%	\$127,500
\$2,473.3	0.41%	20	0.81	2,068	644	0.58%	939	0.31%	\$175,500
\$8,790.2	1.46%	14	0.57	2,318	2,096	1.89%	3,749	1.22%	\$200,000
\$41,507.4	6.90%	26	1.07	1,918	9,373	8.47%	23,593	7.67%	\$138,600
\$62,773.7	10.43%	33	1.34	1,889	1,953	1.76%	20,105	6.53%	\$175,000
\$7,140.6	1.19%	20	0.84	1,556	3,708	3.35%	6,319	2.05%	\$132,000
\$32,345.1	5.37%	22	0.90	1,963	7,423	6.71%	21,338	6.93%	\$153,000
\$6,149.0	1.02%	15	0.62	1,615	3,373	3.05%	6,169	2.00%	\$130,000
\$15,481.9	2.57%	21	0.87	2,157	1,804	1.63%	8,220	2.67%	\$155,000
\$61,116.6	10.15%	21	0.85	1,907	16,308	14.74%	42,046	13.66%	\$145,000
\$4,492.1	0.75%	16	0.66	2,291	1,462	1.32%	3,405	1.11%	\$92,000
\$34,083.6	5.66%	22	0.91	1,893	7,477	6.76%	21,103	6.86%	\$139,000
\$10,900.3	1.81%	21	0.86	1,776	4,999	4.52%	11,545	3.75%	\$123,900
\$34,760.3	5.77%	34	1.41	1,706	1,650	1.49%	15,343	4.99%	\$131,000
\$84,236.2	13.99%	26	1.07	1,833	15,588	14.08%	51,396	16.70%	\$129,900
\$51,993.9	8.64%	26	1.06	2,261	4,236	3.83%	14,621	4.75%	\$197,000
\$370,117.3	61.49%				55,838	50.45%	187,385	60.90%	
\$3,081.6	0.51%	12	0.49	2,152	1,917	1.73%	2,230	0.72%	\$120,000
\$15,083.1	2.51%	26	1.05	2,308	3,201	2.89%	1,261	0.41%	\$132,175
\$18,164.8	3.02%	24	0.97	2,286	5,118	4.62%	3,491	1.13%	\$123,500
\$25,817.0	4.29%	19	0.77	2,889	6,675	6.03%	14,246	4.63%	\$151,500
\$10,160.4	1.69%	19	0.80	1,924	1,392	1.26%	3,852	1.25%	\$185,000
\$6,502.6	1.08%	20	0.81	1,558	2,663	2.41%	5,608	1.82%	\$112,000
\$16,663.0	2.77%	20	0.80	1,702	4,055	3.66%	9,460	3.07%	\$134,250
\$6,072.7	1.01%	22	0.90	1,959	1,208	1.09%	4,072	1.32%	\$121,900
\$5,227.2	0.87%	24	0.97	1,906	1,007	0.91%	3,343	1.09%	\$126,000
\$11,243.1	1.87%	29	1.18	2,306	4,135	3.74%	7,681	2.50%	\$104,500
\$17,678.4	2.94%	23	0.93	1,632	4,481	4.05%	11,687	3.80%	\$119,500
\$23,216.2	3.86%	15	0.62	(#)	3,652	3.30%	5,303	1.72%	\$250,000
\$6,506.1	1.08%	19	0.80	1,553	4,194	3.79%	6,703	2.18%	\$115,000
\$4,410.5	0.73%	24	0.97	1,808	917	0.83%	3,106	1.01%	\$118,000
\$7,167.5	1.19%	30	1.21	1,790	1,465	1.32%	4,868	1.58%	\$104,350
\$4,392.5	0.73%	18	0.72	2,043	1,575	1.42%	3,010	0.98%	\$125,200
\$11,560.0	1.92%	26	1.06	1,868	3,040	2.75%	7,878	2.56%	\$113,000

The State of Florida's Housing, 2004

Table 3.1 Single-Family Housing Stock (continued)

		Total Units	% of State	% Owner Occupied	Total Assessed Value(\$mils)	% of State
Punta Gorda, FL MSA	Charlotte County	56,046	1.41%	72.66%	\$6,494.9	1.29%
Sarasota— Bradenton, FL MSA	Manatee County	66,254	1.66%	77.60%	\$9,812.7	1.94%
	Sarasota County	108,865	2.73%	74.76%	\$18,338.9	3.63%
	MSA Total	175,119	4.39%	75.84%	\$28,151.6	5.58%
Tallahassee, FL MSA	Gadsden County	9,298	0.23%	74.75%	\$483.1	0.10%
	Leon County	62,896	1.58%	74.41%	\$6,566.6	1.30%
	MSA Total	72,194	1.81%	74.45%	\$7,049.8	1.40%
Vero Beach, FL MSA	Indian River County	36,773	0.92%	73.61%	\$6,227.0	1.23%
Remaining Metropolitan Area Total		1,436,030	36.02%		\$174,738.1	34.63%
Northwest Nonmetropolitan Area						
	Calhoun County	2,475	0.06%	73.78%	\$101.4	0.02%
	Franklin County	5,601	0.14%	43.58%	\$1,021.0	0.20%
	Gulf County	5,254	0.13%	53.35%	\$637.4	0.13%
	Holmes County	3,234	0.08%	72.39%	\$142.2	0.03%
	Jackson County	9,835	0.25%	71.61%	\$487.3	0.10%
	Jefferson County	2,039	0.05%	71.60%	\$99.7	0.02%
	Liberty County	1,175	0.03%	66.81%	\$46.3	0.01%
	Wakulla County	4,962	0.12%	70.05%	\$375.4	0.07%
	Walton County	14,509	0.36%	54.56%	\$2,658.7	0.53%
	Washington County	4,101	0.10%	70.32%	\$194.7	0.04%
	Nonmetro Total	53,185	1.33%	62.00%	\$5,764.0	1.14%
Northeast Nonmetropolitan Area						
	Baker County	3,108	0.08%	83.88%	\$197.8	0.04%
	Bradford County	5,095	0.13%	73.44%	\$305.4	0.06%
	Columbia County	10,861	0.27%	76.42%	\$710.5	0.14%
	Dixie County	2,483	0.06%	61.22%	\$119.8	0.02%
	Gilchrist County	1,834	0.05%	73.45%	\$111.1	0.02%
	Hamilton County	1,924	0.05%	68.92%	\$85.3	0.02%
	Lafayette County	826	0.02%	75.18%	\$39.6	0.01%
	Levy County	6,278	0.16%	72.33%	\$412.5	0.08%
	Madison County	3,014	0.08%	70.54%	\$135.4	0.03%
	Suwannee County	5,150	0.13%	74.47%	\$290.7	0.06%
	Taylor County	4,850	0.12%	64.89%	\$248.6	0.05%
	Union County	1,121	0.03%	77.52%	\$55.2	0.01%
	Nonmetro Total	46,544	1.17%	73.01%	\$2,711.9	0.54%
Central Nonmetropolitan Area						
	Citrus County	42,810	1.07%	79.50%	\$3,402.6	0.67%
	Putnam County	15,550	0.39%	72.13%	\$985.1	0.20%
	Sumter County	16,820	0.42%	77.78%	\$1,467.1	0.29%
	Nonmetro Total	75,180	1.89%	77.59%	\$5,854.7	1.16%
South Nonmetropolitan Area						
	DeSoto County	5,131	0.13%	70.20%	\$322.4	0.06%
	Glades County	1,553	0.04%	57.18%	\$95.6	0.02%
	Hardee County	3,883	0.10%	74.99%	\$185.3	0.04%
	Hendry County	4,768	0.12%	73.09%	\$317.4	0.06%
	Highlands County	28,247	0.71%	71.31%	\$1,813.8	0.36%
	Monroe County	23,536	0.59%	54.04%	\$7,577.0	1.50%
	Okeechobee County	6,487	0.16%	69.97%	\$453.1	0.09%
	Nonmetro Total	73,605	1.85%	65.60%	\$10,764.6	2.13%
Nonmetropolitan Area Total		248,514	6.23%		\$25,095.3	4.97%

Total Just Value (\$mil)	% of State	Average Age	Relative Age Index	Average Size	New Units Constructed in 2002	% of State	Number of Sales in 2002	% of State	Median 2002 Sales Price
\$7,607.7	1.26%	20	0.81	2,350	1,528	1.38%	4,902	1.59%	\$121,000
\$11,775.7	1.96%	24	0.98	2,384	2,938	2.65%	5,942	1.93%	\$170,000
\$22,477.7	3.73%	24	0.99	1,731	3,715	3.36%	10,375	3.37%	\$153,500
\$34,253.4	5.69%	24	0.99	1,980	6,653	6.01%	16,317	5.30%	\$160,000
\$520.3	0.09%	32	1.29	1,595	99	0.09%	253	0.08%	\$83,000
\$7,227.9	1.20%	24	0.97	1,866	1,400	1.26%	5,009	1.63%	\$126,000
\$7,748.2	1.29%	25	1.01	1,832	1,499	1.35%	5,264	1.71%	\$125,000
\$7,184.8	1.19%	21	0.85	1,990	1,354	1.22%	2,830	0.92%	\$128,000
\$203,353.2	33.78%				49,516	44.74%	106,283	34.54%	
\$104.2	0.02%	31	1.28	1,582	21	0.02%	72	0.02%	\$55,650
\$1,095.0	0.18%	28	1.15	1,623	159	0.14%	290	0.09%	\$197,500
\$750.8	0.12%	21	0.87	1,624	158	0.14%	307	0.10%	\$165,000
\$150.6	0.03%	33	1.34	1,506	23	0.02%	95	0.03%	\$52,500
\$540.6	0.09%	33	1.34	1,658	106	0.10%	262	0.09%	\$70,400
\$111.1	0.02%	28	1.16	1,676	30	0.03%	72	0.02%	\$80,000
\$49.4	0.01%	33	1.33	1,481	15	0.01%	19	0.01%	\$55,000
\$419.3	0.07%	19	0.80	1,599	177	0.16%	308	0.10%	\$133,500
\$2,842.7	0.47%	18	0.72	1,934	786	0.71%	1,077	0.35%	\$215,000
\$203.2	0.03%	25	1.01	1,561	65	0.06%	106	0.03%	\$60,000
\$6,266.8	1.04%	25	1.02	1,696	1,540	1.39%	2,608	0.85%	\$140,000
\$237.7	0.04%	27	1.09	1,662	101	0.09%	131	0.04%	\$92,600
\$330.1	0.05%	32	1.32	1,623	70	0.06%	165	0.05%	\$75,000
\$773.3	0.13%	28	1.14	1,807	210	0.19%	497	0.16%	\$86,800
\$151.9	0.03%	29	1.18	1,738	36	0.03%	74	0.02%	\$79,300
\$120.0	0.02%	24	0.99	1,644	55	0.05%	71	0.02%	\$90,000
\$92.7	0.02%	34	1.41	1,580	34	0.03%	37	0.01%	\$58,500
\$45.0	0.01%	30	1.25	1,546	15	0.01%	17	0.01%	\$50,000
\$474.9	0.08%	28	1.16	1,655	110	0.10%	262	0.09%	\$80,000
\$143.3	0.02%	25	1.00	1,540	31	0.03%	63	0.02%	\$58,000
\$343.7	0.06%	32	1.30	1,595	100	0.09%	178	0.06%	\$78,500
\$263.1	0.04%	27	1.10	1,542	57	0.05%	163	0.05%	\$68,000
\$61.7	0.01%	27	1.09	1,704	23	0.02%	20	0.01%	\$74,000
\$3,037.3	0.50%	29	1.17	1,662	842	0.76%	1,678	0.55%	\$80,000
\$3,847.9	0.64%	18	0.75	2,231	1,088	0.98%	2,677	0.87%	\$85,000
\$1,109.3	0.18%	32	1.30	1,970	165	0.15%	529	0.17%	\$75,000
\$1,636.3	0.27%	14	0.59	1,726	585	0.53%	1,547	0.50%	\$141,900
\$6,593.5	1.10%	20	0.83	2,065	1,838	1.66%	4,753	1.54%	\$102,100
\$342.7	0.06%	30	1.22	1,696	66	0.06%	188	0.06%	\$79,950
\$97.1	0.02%	26	1.08	1,539	16	0.01%	50	0.02%	\$71,050
\$193.7	0.03%	32	1.31	1,548	30	0.03%	165	0.05%	\$59,500
\$340.2	0.06%	25	1.03	1,608	46	0.04%	247	0.08%	\$76,000
\$1,877.6	0.31%	22	0.89	1,725	481	0.43%	2,172	0.71%	\$72,000
\$9,230.9	1.53%	27	1.09	1,557	346	0.31%	1,861	0.60%	\$325,000
\$486.8	0.08%	24	1.00	1,598	116	0.10%	305	0.10%	\$82,500
\$12,568.9	2.09%	25	1.02	1,635	1,101	0.99%	4,988	1.62%	\$118,950
\$28,466.4	4.73%				5,321	4.81%	14,027	4.56%	

The State of Florida's Housing 2004

The 15 other MSAs contain 36 percent of the state's single-family housing stock, while the 32 non-metropolitan counties contain only 6.2 percent. The non-metropolitan counties show the extremes of population densities in the state. For example, Lafayette County has fewer than 1,000 single-family units. Other counties with less than 3,000 units include Calhoun, Dixie, Gilchrist, Glades, Hamilton, Jefferson, Liberty, and Union Counties. These 10 counties combined have only about one-half of one percent of the total single-family housing units in the state.

Based on property appraiser data, a

the smaller MSAs, Brevard and Lee had 4 percent or more of the state's new construction. Lee County, with 6,675 new units, exceeded the level of new construction in all of the metropolitan counties in the state except Broward, Hillsborough, and Orange. The construction numbers show rapid growth in population in several of the smaller MSAs.

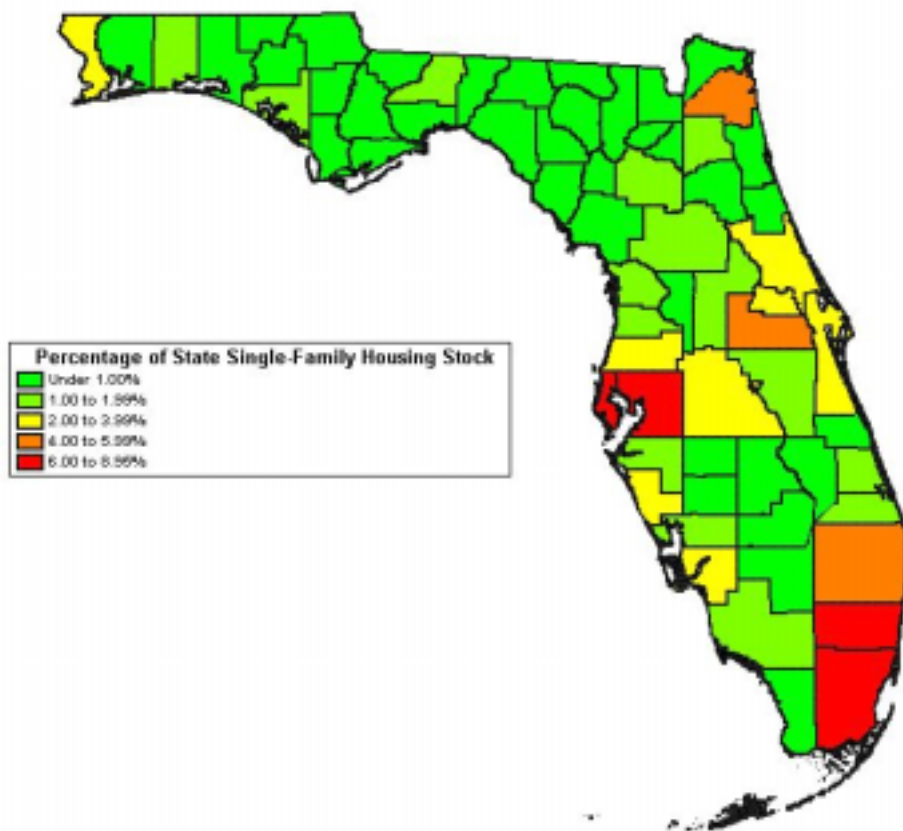
The total assessed value (the property appraiser's estimate of the value of a home for the calculation of property taxes) of single-family units in the state shows a similar pattern. The total assessed value of single-family units in the state is approximately \$504.5 billion and almost 60.4 percent of that total is found in the major MSAs. The three southeast Florida counties—Miami-Dade, Broward, and Palm Beach—have almost 29 percent of the total assessed value. The average assessed value of a single-family housing unit in Florida is about \$116,000

A relative age index is constructed to compare the average age of housing units in a county or MSA to the state total. A problem with the age variable is that the age of a unit is changed if significant remodeling and renovations have been completed on a unit to reflect the date of those improvements. However, assuming that improvements to a house increase the longevity of the unit, then the improvements may represent a reasonable means to convey the age of the stock.

The age variable is also not consistently recorded in all counties. Counties or MSAs with a housing stock older than Florida's average have a relative age index greater than one. Areas with a relatively young stock have an index less than one. The housing stock in four of the major MSAs is slightly older than the state. For the other MSAs, only Lakeland-Winter Haven, Pensacola, and Tallahassee have a relative age index of greater than 1.

Comparisons at these high levels of aggregation, however, mask significant

Figure 3.4 Percentage of State's Single-Family Housing Stock



total of 110,675 single-family units were constructed in the state in 2002. These units increased the size of the housing stock in the state by about 2.8 percent. Slightly more than 50 percent of the new units were constructed in the six large metropolitan areas, with 14.7 percent in the Orlando MSA and 14 percent in the Tampa Bay MSA. Among counties in

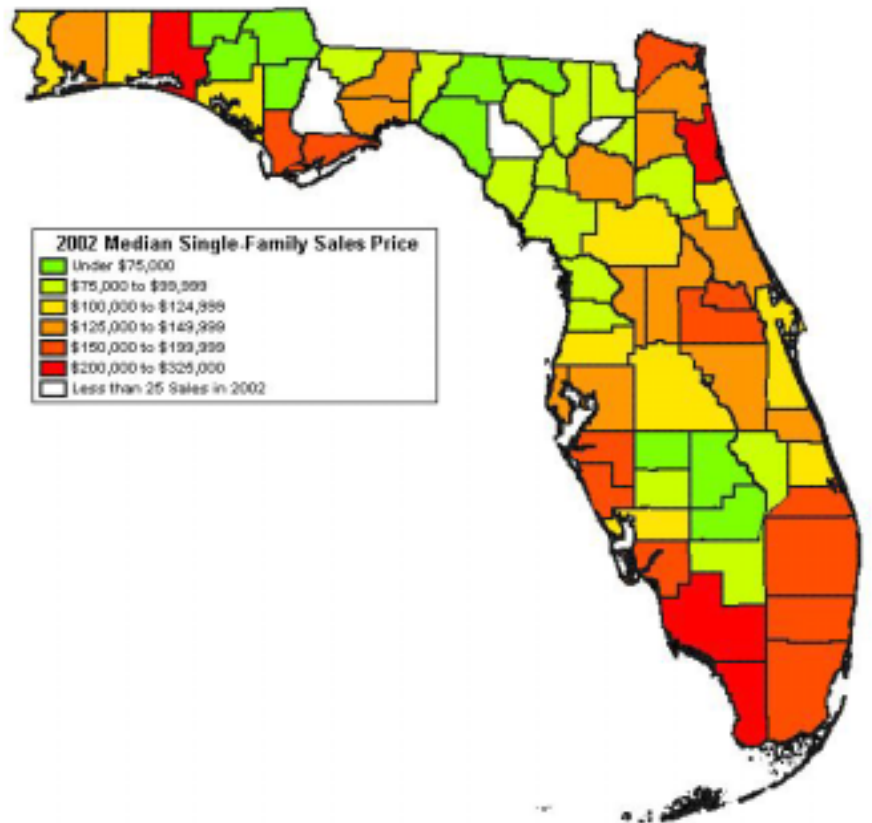
differences in individual MSAs and counties. For example, with a relative age index of 0.49, Flagler County in the Daytona Beach MSA has the newest housing stock in Florida. This reflects a single-family housing stock in Flagler with an average age of 12 years. Other counties with relative age indexes of 0.75 or below include Clay, St. Johns, Osceola, and Hernando Counties among major MSA counties; Collier and Santa Rosa Counties among the other MSAs; and Citrus, Sumter, and Walton Counties in the non-metropolitan category. Many of the counties with newer housing stocks are coastal counties that have experienced rapid growth; others are suburban counties in growing metropolitan areas. Citrus and Sumter Counties are experiencing growth related to major development targeted to retirement populations

Single-family housing stocks that are older than the state average are generally found in large urban counties or in the rural, interior counties with smaller populations. The oldest single-family stock is in Hamilton and Pinellas County, with a relative age index of 1.41 and a mean age of 34 years. Other non-metropolitan counties with a relative age index of 1.25 or greater include Bradford, Calhoun, Hardee, Holmes, Jackson, Lafayette, Liberty, Putnam, and Suwannee. Among the metropolitan counties, the oldest housing stock is found in Pinellas County with an average age of 34 years. Miami-Dade (33 years), Gadsden (32 years), Duval (31 years), Escambia (30 years), and Polk (29 years) also have relatively old housing stocks.

Counties with the largest number of sales transactions in 2002 are, as expected, the largest counties in population. Approximately 60.9 percent of the single-family transactions in the state in 2002 were in the major MSA counties, with 16.7 percent in the Tampa Bay MSA and 13.7 percent in the Orlando MSA. Among individual counties Broward was the highest with

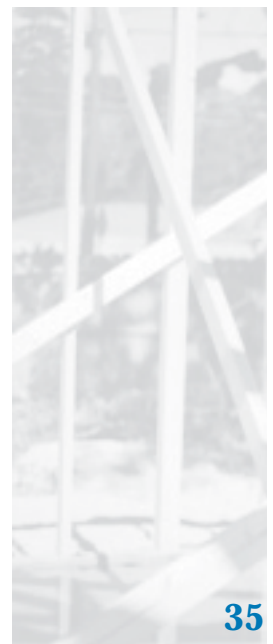
11.6 percent of the state total while Orange and Hillsborough each had approximately 6.9 percent and Miami-Dade had 6.5 percent of Florida's 2002 transactions. Nearly 23 percent of transactions in 2002 were in the three southeast Florida counties—Miami-Dade, Broward, and Palm Beach.

Figure 3.5 Median 2002 Single-Family Sales Price



Over 34.5 percent of all sales in 2002 were in other MSA counties, while the remaining 4.5 percent were in the non-metropolitan counties. Lee County had 4.6 percent of the state's transactions in 2002. Brevard had 3.8 percent and, Sarasota County had 3.4 percent.

The highest single-family median sales prices in 2002 were in Monroe (\$325,000), Collier (\$250,000), Walton (\$215,000), St. Johns (\$200,000), Franklin (\$197,500), and Palm Beach (\$197,000) Counties. Other counties with median sales prices above \$150,000 include Broward, Gulf, Lee, Manatee, Martin, Miami-Dade, Nassau, Orange, Sarasota, and Seminole. All of these



The State of Florida's Housing 2004

counties except Orange and Seminole are coastal counties. Counties with low median prices include a number with median prices below \$60,000 in 2002: Hardee (\$59,500), Hamilton (\$58,500), Madison (\$58,000), Calhoun (\$55,650), Liberty (\$55,000), Holmes (\$52,500), and Lafayette (\$50,000).

As shown in figure 3.5, the sales price data further illustrate the differences between urban and rural counties and between coastal and non-coastal counties. The highest median prices in 2002 are in coastal counties, several of which are not major urban counties (for example, Walton). At the other extreme, counties with the lowest mean house prices are generally rural, slow growing, and located in the interior of the state.

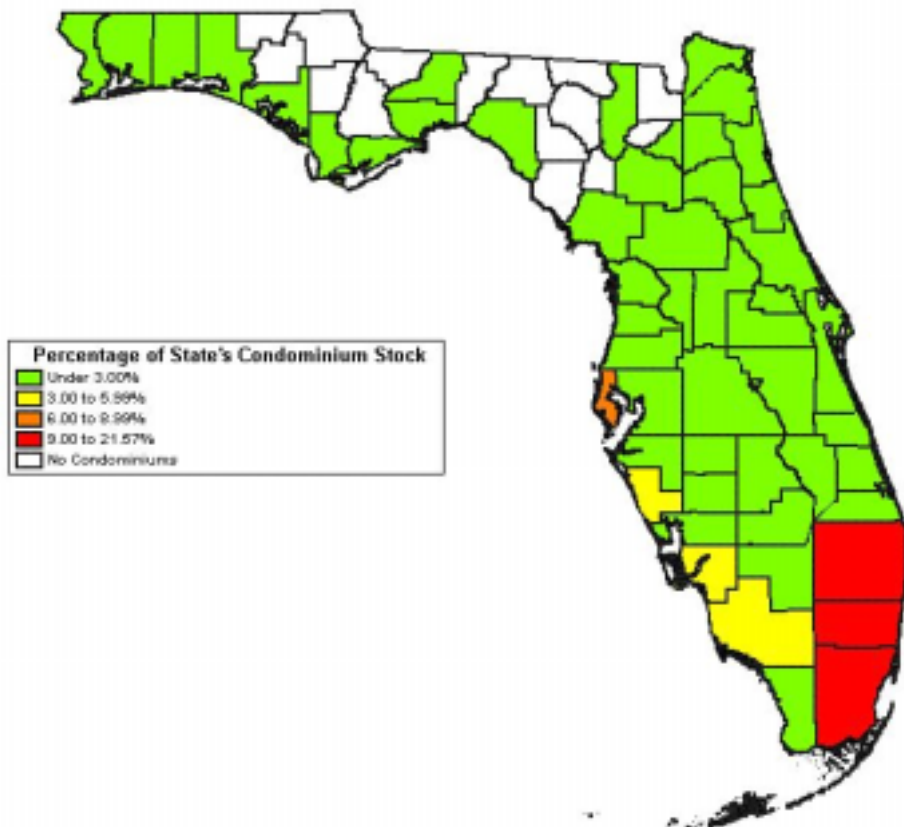
3.4 Condominiums

The role of condominiums in providing housing in a county is another indicator of the differences in housing stock across counties. Table 3.2 contains summary information on the state's stock of condominiums. As expected, condominiums are an important source of housing in coastal counties where a number of retirees live, but not in interior counties. Summing across counties indicates that there were 1,340,915 condominium-housing units in the state in 2003, and 48.6 percent of these units are owner-occupied, much less than the 77.5 percent owner-occupied percentage found in the single-family stock. A total of 776,988 units, or 58 percent of condominium units in the state, are located in three southeast Florida counties: Miami-Dade, Broward, and Palm Beach. Figure 3.6 shows the geographical distribution of condominiums across the state. In total, the non-MSA counties have less than 2.0 percent of the total condominiums in the state, and almost 80 percent of these are found in two counties: Monroe and Walton.

While other coastal metropolitan counties have a much smaller stock of condominium units than the three southeast counties, condominiums still play a major role in the provision of housing in those counties. For example, Collier County's 78,042 condominium units far exceed the 61,860 single-family housing units in the county. Condominium units also exceed single-family units in Palm Beach County. Other counties with large numbers of condominiums are Brevard, Hillsborough, Lee, Manatee, Pinellas, Orange, Sarasota, and Volusia.

Discussion of the characteristics of condominiums in the state is limited by the lack of data in a number of the data fields in some counties. These fields include year built, age, and price. The

Figure 3.6 Percentage of State's Condominium Stock



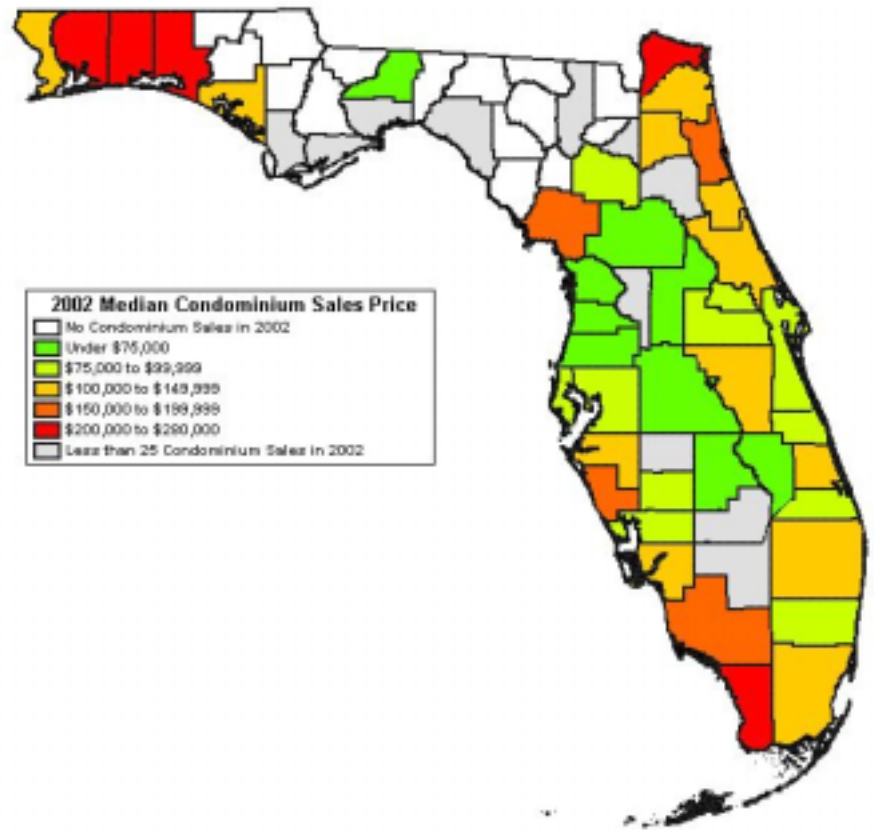
following description is based on the available data.

Some of the newest condominium stocks are located in non-metropolitan counties, for example Franklin, with a mean age of 3 years. Among the major metropolitan counties, Pinellas has the highest mean age of 24 years for condominium units.

The number of condominium sales in the state totaled 140,975 units in 2002. Of these over 26 percent occurred in Miami-Dade County, 19 percent in Palm Beach County, and approximately 15 percent in Broward County. These three southeast counties accounted for about 60 percent of all condominium transactions in the state.

Figure 3.7 shows the median sales prices for condominiums vary widely across counties. The median price of condominium units sold in the state in 2002 was \$124,500. Counties with median prices above \$200,000 were the \$280,000 in Nassau County, \$279,000 in Santa Rosa, \$235,000 in Walton, \$230,000 in Monroe, and \$210,000 in Okaloosa. Except for Nassau, these are coastal counties located in smaller MSAs or in nonmetropolitan areas. The relatively high price of portions of the condominium stock in Florida appears to reflect the steep premium paid for the ocean accessibility that is an attribute of many condominiums in coastal settings and the retirement or second home clientele for the units. Condominium units in the larger counties have lower median sales prices, including \$85,500 in Broward, \$83,250 in Hillsborough, \$133,300 in Miami-Dade, and \$75,000 in Orange County. While these counties have high priced units, the medians indicate a broader market for condominium units.

Figure 3.7 Median 2002 Condominium Sales Price



The State of Florida's Housing, 2004

Table 3.2 Condominium Stock¹⁰

		Total Units	% of State	% Owner Occupied	Total Assessed Value(\$mils)	% of State	Total Just Value (\$mils)
Florida		1,340,915	100.00%	48.60%	\$165,713.1	100.00%	\$182,012.8
Fort Lauderdale, FL MSA	Broward County	211,462	15.77%	56.16%	\$17,388.0	10.49%	\$20,165.6
Jacksonville, FL MSA	Clay County	1,117	0.08%	61.24%	\$82.3	0.05%	\$90.3
	Duval County	9,113	0.68%	55.43%	\$945.4	0.57%	\$1,110.3
	Nassau County	2,811	0.21%	18.39%	\$815.6	0.49%	\$858.2
	St. Johns County	9,022	0.67%	29.99%	\$1,569.3	0.95%	\$1,689.5
	MSA Total	22,063	1.65%	40.60%	\$3,412.6	2.06%	\$3,748.3
Miami, FL MSA	Miami-Dade County	289,222	21.57%	53.26%	\$35,031.2	21.14%	\$38,500.8
Orlando, FL MSA	Lake County	2,713	0.20%	55.84%	\$253.5	0.15%	\$262.6
	Orange County	33,923	2.53%	30.78%	\$4,568.1	2.76%	\$4,709.2
	Osceola County	3,646	0.27%	11.71%	\$1,696.2	1.02%	\$1,697.8
	Seminole County	8,327	0.62%	60.48%	\$498.2	0.30%	\$554.8
	MSA Total	48,609	3.63%	35.83%	\$7,016.0	4.23%	\$7,224.5
Tampa—St. Petersburg—Clearwater, FL MSA	Hernando County	782	0.06%	52.30%	\$36.1	0.02%	\$36.7
	Hillsborough County	22,470	1.68%	58.56%	\$1,645.9	0.99%	\$1,879.8
	Pasco County	10,923	0.81%	53.43%	\$568.6	0.34%	\$617.0
	Pinellas County	90,507	6.75%	53.10%	\$8,685.8	5.24%	\$9,835.8
	MSA Total	124,682	9.30%	54.11%	\$10,936.4	6.60%	\$12,369.3
West Palm Beach—Boca Raton, FL MSA	Palm Beach County	276,304	20.61%	57.06%	\$33,191.5	20.03%	\$36,894.0
Major Metropolitan Area Total		972,342	72.51%		\$106,975.6	64.55%	\$118,902.5
Daytona Beach, FL MSA	Flagler County	1,817	0.14%	34.12%	\$234.8	0.14%	\$246.5
	Volusia County	23,829	1.78%	31.47%	\$2,939.7	1.77%	\$3,161.6
	MSA Total	25,646	1.91%	31.66%	\$3,174.5	1.92%	\$3,408.1
Fort Myers—Cape Coral, FL MSA	Lee County	55,386	4.13%	33.46%	\$8,886.7	5.36%	\$9,348.9
Fort Pierce—Port St. Lucie, FL MSA	Martin County	13,003	0.97%	49.00%	\$1,216.3	0.73%	\$1,352.8
	St. Lucie County	12,022	0.90%	37.51%	\$1,433.0	0.86%	\$1,582.6
	MSA Total	25,025	1.87%	43.48%	\$2,649.3	1.60%	\$2,935.4
Fort Walton Beach, FL MSA	Okaloosa County	9,955	0.74%	10.30%	\$1,909.3	1.15%	\$1,935.4
Gainesville, FL MSA	Alachua County	3,270	0.24%	47.09%	\$184.6	0.11%	\$198.8
Lakeland—Winter Haven, FL MSA	Polk County	6,696	0.50%	37.95%	\$307.7	0.19%	\$315.4
Melbourne—Titusville—Palm Bay, FL MSA	Brevard County	25,831	1.93%	43.65%	\$2,295.7	1.39%	\$2,553.4
Naples, FL MSA	Collier County	78,042	5.82%	29.93%	\$17,292.3	10.44%	\$18,483.0
Ocala, FL MSA	Marion County	5,835	0.44%	67.87%	\$317.5	0.19%	\$324.3

¹⁰ (*) - Less than 25 Observations, (\$) - Less than 2/3 of observations have valid year built entries
 (#) - Less than 2/3 of observations have valid square footage entries

% of State	Average Age	New Units Constructed in 2002	Number of Sales in 2002	% of State	Median 2002 Sales Price
100.00%	(\$)	(\$)	140,975	100.00%	\$124,500
11.08%	(\$)	(\$)	20,791	14.75%	\$85,500
0.05%	17	88	157	0.11%	\$114,500
0.61%	23	0	1,082	0.77%	\$113,500
0.47%	19	0	328	0.23%	\$280,000
0.93%	(\$)	(\$)	1,214	0.86%	\$157,500
2.06%	(\$)	(\$)	2,781	1.97%	\$137,900
21.15%	(\$)	(\$)	36,786	26.09%	\$133,000
0.14%	19	3	219	0.16%	\$68,000
2.59%	(\$)	(\$)	2,931	2.08%	\$75,000
0.93%	13	188	394	0.28%	\$107,200
0.30%	22	122	968	0.69%	\$81,600
3.97%	(\$)	(\$)	4,512	3.20%	\$79,000
0.02%	15	2	73	0.05%	\$72,500
1.03%	18	119	2,502	1.77%	\$83,250
0.34%	21	95	1,016	0.72%	\$60,100
5.40%	24	498	8,317	5.90%	\$83,000
6.80%	23	714	11,908	8.45%	\$80,000
20.27%	18	6,432	26,750	18.97%	\$142,995
65.33%		7,146	103,528	73.44%	
0.14%	16	122	276	0.20%	\$132,750
1.74%	(\$)	(\$)	438	0.31%	\$124,900
1.87%	(\$)	(\$)	714	0.51%	\$128,900
5.14%	15	4,058	7,332	5.20%	\$145,900
0.74%	23	0	1,184	0.84%	\$82,950
0.87%	25	128	1,140	0.81%	\$125,000
1.61%	24	128	2,324	1.65%	\$91,000
1.06%	(\$)	(\$)	1,240	0.88%	\$210,000
0.11%	17	23	430	0.31%	\$78,300
0.17%	(\$)	(\$)	506	0.36%	\$56,500
1.40%	20	546	2,792	1.98%	\$98,000
10.15%	14	3,127	7,837	5.56%	\$171,000
0.18%	17	15	441	0.31%	\$59,500

The State of Florida's Housing, 2004

Table 3.2 Condominium Stock (continued)

		Total Units	% of State	% Owner Occupied	Total Assessed Value(\$mils)	% of State	Total Just Value (\$mils)
Panama City, FL MSA	Bay County	11,086	0.83%	9.19%	\$1,371.9	0.83%	\$1,393.5
Pensacola, FL MSA	Escambia County	4,547	0.34%	24.10%	\$607.1	0.37%	\$622.6
	Santa Rosa County	1,438	0.11%	19.68%	\$268.8	0.16%	\$271.7
	MSA Total	5,985	0.45%	23.04%	\$876.0	0.53%	\$894.2
Punta Gorda, FL MSA	Charlotte County	11,613	0.87%	32.48%	\$1,483.0	0.89%	\$1,576.4
Sarasota—Bradenton, FL MSA	Manatee County	23,938	1.79%	50.30%	\$2,757.8	1.66%	\$3,048.5
	Sarasota County	45,178	3.37%	41.89%	\$9,249.2	5.58%	\$10,422.1
	MSA Total	69,116	5.15%	44.80%	\$12,006.9	7.25%	\$13,470.6
Tallahassee, FL MSA	Leon County	747	0.06%	24.36%	\$33.8	0.02%	\$34.8
Vero Beach, FL MSA	Indian River County	12,070	0.90%	42.47%	\$1,909.6	1.15%	\$2,073.1
Remaining Metropolitan Area Total		346,303	25.83%		\$54,698.8	33.01%	\$58,945.4
Northwest							
Nonmetropolitan Area	Franklin County	37	0.00%	10.81%	\$5.2	0.00%	\$5.2
	Gulf County	69	0.01%	4.35%	\$9.3	0.01%	\$9.4
	Wakulla County	101	0.01%	15.84%	\$10.6	0.01%	\$10.6
	Walton County	9,040	0.67%	7.18%	\$1,877.9	1.13%	\$1,895.3
	Nonmetro Total	9,247	0.69%	7.27%	\$1,902.9	1.15%	\$1,920.5
Northeast							
Nonmetropolitan Area	Bradford County	18	0.00%	88.89%	(*)	(*)	(*)
	Columbia County	46	0.00%	71.74%	\$2.9	0.00%	\$3.1
	Levy County	217	0.02%	3.23%	\$21.0	0.01%	\$21.2
	Taylor County	33	0.00%	3.03%	\$3.6	0.00%	\$3.6
	Nonmetro Total	314	0.02%	18.15%	\$28.5	0.02%	\$29.0
Central							
Nonmetropolitan Area	Citrus County	1,471	0.11%	43.58%	\$83.1	0.05%	\$88.5
	Putnam County	141	0.01%	34.75%	\$9.7	0.01%	\$9.8
	Sumter County	105	0.01%	43.81%	\$3.8	0.00%	\$3.8
	Nonmetro Total	1,717	0.13%	42.87%	\$96.6	0.06%	\$102.1
South							
Nonmetropolitan Area	DeSoto County	591	0.04%	43.15%	\$38.9	0.02%	\$40.0
	Glades County	175	0.01%	20.00%	\$5.1	0.00%	\$5.2
	Hardee County	217	0.02%	35.48%	\$7.9	0.00%	\$7.9
	Hendry County	158	0.01%	22.78%	\$9.0	0.01%	\$9.4
	Highlands County	1,158	0.09%	42.14%	\$52.4	0.03%	\$52.8
	Monroe County	8,535	0.64%	15.70%	\$1,890.8	1.14%	\$1,991.1
	Okeechobee County	158	0.01%	22.78%	\$6.7	0.00%	\$6.9
	Nonmetro Total	10,992	0.82%	20.62%	\$2,010.7	1.21%	\$2,113.3
Nonmetropolitan Area Total		22,270	1.66%		\$4,038.7	2.44%	\$4,164.9

% of State	Average Age	New Units Constructed in 2002	Number of Sales in 2002	% of State	Median 2002 Sales Price
0.77%	(\$)	(\$)	1,248	0.89%	\$134,000
0.34%	18	40	538	0.38%	\$135,000
0.15%	13	0	281	0.20%	\$279,900
0.49%	17	40	819	0.58%	\$203,000
0.87%	17	157	1,287	0.91%	\$88,000
1.67%	21	314	2,245	1.59%	\$118,600
5.73%	21	414	4,035	2.86%	\$150,000
7.40%	21	728	6,280	4.45%	\$136,500
0.02%	28	0	112	0.08%	\$51,800
1.14%	19	162	1,194	0.00%	\$99,950
32.39%		8,984	34,556	0.85%	
0.00%	3	0	12	24.51%	
0.01%	15	0	6	0.01%	(*)
0.01%	(\$)	(\$)	12	0.00%	(*)
1.04%	(\$)	(\$)	1,516	0.01%	(*)
1.06%	(\$)	(\$)	1,546	1.08%	\$235,000
				1.10%	\$234,386
(*)	(*)	(*)	0	0.00%	NA
0.00%	23	0	4	0.00%	(*)
0.01%	10	18	33	0.02%	\$155,000
0.00%	(\$)	(\$)	0	0.00%	NA
0.02%	13	18	37	0.03%	\$155,000
0.05%	20	6	129	0.09%	\$72,000
0.01%	19	0	18	0.01%	(*)
0.00%	(\$)	(\$)	12	0.01%	(*)
0.06%	20	6	159	0.11%	\$72,000
0.02%	(\$)	(\$)	78	0.06%	\$83,000
0.00%	(\$)	(\$)	10	0.01%	(*)
0.00%	7	10	10	0.01%	(*)
0.01%	15	0	8	0.01%	(*)
0.03%	21	10	139	0.10%	\$56,000
1.09%	(\$)	(\$)	877	0.62%	\$230,000
0.00%	25	0	27	0.02%	\$43,900
1.16%	(\$)	(\$)	1,149	0.82%	\$180,000
2.29%		24	2,298	2.05%	

The State of Florida's Housing 2004

3.5 Multi-family Housing

The county property appraiser data used in this report do not allow an accounting for the number of units in multifamily rental structures, as only information on the parcels is reported. It is this information that is summarized below. We divide the multifamily stock, consistent with the appraiser data, into two categories: complexes with less than 10 units and complexes with 10 or more units.

Table 3.3 contains summary information on the state's stock of multifamily properties containing fewer than 10 units. There are about 156,000 multifamily properties that contain fewer than 10 units in the state of Florida. Approximately 68 percent of these are found in the six major metropolitan areas, with another almost 28 percent located in other metropolitan areas. Only 3.5 percent of these small multifamily complexes are found in non-MSA counties. Almost 21 percent of the units in this category are found in Miami-Dade County. Only nine of the 31 non-MSA counties have more than 100 such complexes, with Monroe having over 47 percent of the non-MSA total. Other non-MSA counties with more than 100 properties were Columbia, Citrus, Putnam, DeSoto, Hardee, Hendry, Highlands and Okeechobee Counties. These numbers again point to the differences that are observed between the urban, coastal counties and the rural, interior counties of Florida. As with condominium units, which are also likely found in multifamily structures, it is apparent that urban and coastal counties are the predominant settings for such structures while the rural and interior counties are characterized by a largely single-family housing stock.

The mean age of multifamily complexes containing 9 or fewer units is 23 years for the state. Counties with the oldest average ages (and at least 100 properties) include Duval (46), Miami-Dade (41), Monroe (42), and Pinellas (50).

Table 3.4 contains information on larger multifamily complexes, those with 10 or more units. There are many fewer of these large multifamily complexes, 14,218 compared to 156,000 smaller properties (less than 10 units). Undoubtedly however, these larger complexes comprise many more units than the smaller complexes.

About 27 percent of these larger complexes are located in Miami-Dade County, with 13 percent in Broward County and 12.2 percent in the Tampa Bay MSA. The six major MSAs contain approximately 71 percent of all complexes of this type. The other MSAs contain almost 25.4 percent of the state total, with Volusia, Alachua, Leon, and Sarasota Counties having more than 300 complexes. The Alachua and Leon numbers reflect the concentration of college students in those communities. Non-MSA counties contain only 3.4 percent of the state's stock of larger apartment complexes.

The average age of these larger complexes is 29 years. Miami-Dade (37 years), Pinellas (37 years), and Volusia (39 years) Counties have relatively old stocks of larger complexes. At 20 years, the Orlando MSA has the youngest stock of such complexes among the six major MSAs.

3.6 Summary

The county property appraiser data provides a wealth of data on characteristics of the housing stock across the state. The county-by-county and MSA summaries clearly show differences in the importance of single-family properties, condominiums, and multifamily properties. Also apparent are differences across the state in the age and size of units. Finally, there are significant differences in the numbers of transactions each year and in the median values of properties. The differences show that the state might be characterized as two states when thinking about the housing market, with the large urban and coastal counties at one extreme and the small, rural inland counties at the other.

Table 3.3 Multi-Family Housing Stock with 9 or Less Units¹¹

		Total Units	% of State	Total Assessed Value (Millions of Dollars)	% of State	Total Just Value (Millions of Dollars)	% of State	Average Age	Relative Age Index
Florida		155,655	100.00%	\$20,816.1	100.00%	\$22,250.8	100.00%	23	1.00
Fort Lauderdale, FL MSA	Broward County	19,462	12.50%	\$3,247.2	15.60%	\$3,509.8	15.77%	37	1.59
Jacksonville, FL MSA	Clay County	276	0.18%	\$28.8	0.14%	\$28.8	0.13%	(#)	(#)
	Duval County	4,357	2.80%	\$490.9	2.36%	\$527.0	2.37%	46	1.96
	Nassau County	314	0.20%	\$56.6	0.27%	\$60.9	0.27%	27	1.17
	St. Johns County	1,845	1.19%	\$313.0	1.50%	\$377.7	1.70%	24	1.02
	MSA Total	6,792	4.36%	\$889.3	4.27%	\$994.4	4.47%	39	1.65
Miami, FL MSA	Miami-Dade County	32,010	20.56%	\$5,331.1	25.61%	\$5,668.6	25.48%	41	1.77
Orlando, FL MSA	Lake County	1,203	0.77%	\$110.3	0.53%	\$111.4	0.50%	36	1.53
	Orange County	10,400	6.68%	\$858.0	4.12%	\$897.9	4.04%	24	1.04
	Osceola County	838	0.54%	\$116.5	0.56%	\$118.0	0.53%	29	1.22
	Seminole County	1,140	0.73%	\$108.8	0.52%	\$111.6	0.50%	29	1.23
	MSA Total	13,581	8.73%	\$1,193.6	5.73%	\$1,238.9	5.57%	26	1.11
Tampa—St. Petersburg— Clearwater, FL MSA	Hernando County	417	0.27%	\$40.2	0.19%	\$40.6	0.18%	17	0.74
	Hillsborough County	5,158	3.31%	\$482.6	2.32%	\$494.0	2.22%	28	1.18
	Pasco County	3,878	2.49%	\$291.5	1.40%	\$321.8	1.45%	30	1.30
	Pinellas County	13,440	8.63%	\$1,837.4	8.83%	\$2,051.4	9.22%	50	2.15
	MSA Total	22,893	14.71%	\$2,651.6	12.74%	\$2,907.8	13.07%	41	1.76
West Palm Beach— Boca Raton, FL MSA	Palm Beach County	11,247	7.23%	\$1,504.3	7.23%	\$1,605.7	7.22%	41	1.75
Major Metropolitan Area Total		105,985	68.09%	\$14,817.1	71.18%	\$15,925.1	71.57%		
Daytona Beach, FL MSA	Flagler County	456	0.29%	\$59.6	0.29%	\$61.7	0.28%	14	0.61
	Volusia County	9,030	5.80%	\$722.5	3.47%	\$787.8	3.54%	25	1.08
	MSA Total	9,486	6.09%	\$782.1	3.76%	\$849.4	3.82%	25	1.06
Fort Myers— Cape Coral, FL MSA	Lee County	5,785	3.72%	\$751.5	3.61%	\$798.4	3.59%	25	1.05
Fort Pierce— Port St. Lucie, FL MSA	Martin County	910	0.58%	\$107.8	0.52%	\$111.9	0.50%	27	1.16
	St. Lucie County	1,476	0.95%	\$110.6	0.53%	\$111.6	0.50%	36	1.53
	MSA Total	2,386	1.53%	\$218.4	1.05%	\$223.5	1.00%	33	1.39
Fort Walton Beach, FL MSA	Okaloosa County	753	0.48%	\$91.5	0.44%	\$91.9	0.41%	29	1.25
Gainesville, FL MSA	Alachua County	1,718	1.10%	\$135.5	0.65%	\$137.5	0.62%	29	1.25
Lakeland— Winter Haven, FL MSA	Polk County	4,070	2.61%	\$263.9	1.27%	\$264.6	1.19%	31	1.33
Melbourne—Titusville— Palm Bay, FL MSA	Brevard County	2,970	1.91%	\$352.0	1.69%	\$377.0	1.69%	39	1.65
Naples, FL MSA	Collier County	1,965	1.26%	\$341.8	1.64%	\$354.3	1.59%	26	1.09
Ocala, FL MSA	Marion County	1,103	0.71%	\$84.9	0.41%	\$85.5	0.38%	25	1.08
Panama City, FL MSA	Bay County	812	0.52%	\$86.7	0.42%	\$87.3	0.39%	21	0.88
Pensacola, FL MSA	Escambia County	1,858	1.19%	\$154.0	0.74%	\$161.5	0.73%	33	1.39
	Santa Rosa County	593	0.38%	\$52.8	0.25%	\$53.0	0.24%	21	0.91
	MSA Total	2,451	1.57%	\$206.8	0.99%	\$214.4	0.96%	30	1.27

¹¹ (*) - Less than 25 Observations, (\$) - Less than 2/3 of observations have valid year built entries
 (#) - Less than 2/3 of observations have valid square footage entries

The State of Florida's Housing, 2004

Table 3.3 Multi-Family Housing Stock with 9 or Less Units (continued)

		Total Units	% of State	Total Assessed Value (Millions of Dollars)	% of State	Total Just Value (Millions of Dollars)	% of State	Average Age	Relative Age Index
Punta Gorda, FL MSA	Charlotte County	1,017	0.65%	\$152.1	0.73%	\$160.8	0.72%	27	1.15
Sarasota— Bradenton, FL MSA	Manatee County	4,514	2.90%	\$629.2	3.02%	\$678.7	3.05%	36	1.54
	Sarasota County	2,272	1.46%	\$355.3	1.71%	\$365.7	1.64%	38	1.62
	MSA Total	6,786	4.36%	\$984.5	4.73%	\$1,044.4	4.69%	37	1.57
Tallahassee, FL MSA	Gadsden County	11	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
	Leon County	1,992	1.28%	\$209.8	1.01%	\$211.5	0.95%	30	1.26
	MSA Total	2,003	1.29%	\$219.3	1.05%	\$221.0	0.99%	29	1.26
Vero Beach, FL MSA	Indian River County	779	0.50%	\$91.6	0.44%	\$93.3	0.42%	29	1.25
Remaining Metropolitan Area Total		44,084	28.32%	\$4,762.7	22.88%	\$5,003.4	22.49%		
Northwest Nonmetropolitan Area									
	Calhoun County	3	0.00%	(*)	(*)	(*)	(*)	(*)	(*)
	Franklin County	16	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
	Holmes County	6	0.00%	(*)	(*)	(*)	(*)	(*)	(*)
	Jackson County	66	0.04%	\$15.2	0.07%	\$15.2	0.07%	20	0.86
	Jefferson County	12	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
	Liberty County	7	0.00%	(*)	(*)	(*)	(*)	(*)	(*)
	Wakulla County	19	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
	Walton County	49	0.03%	\$9.6	0.05%	\$10.0	0.04%	15	0.65
	Washington County	14	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
Nonmetro Total		192	0.12%	\$41.1	0.20%	\$41.6	0.19%	20	0.86
Northeast Nonmetropolitan Area									
	Baker County	26	0.02%	\$4.3	0.02%	\$4.3	0.02%	25	1.05
	Bradford County	16	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
	Columbia County	209	0.13%	\$22.2	0.11%	\$22.3	0.10%	27	1.13
	Dixie County	1	0.00%	(*)	(*)	(*)	(*)	(*)	(*)
	Gilchrist County	8	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
	Hamilton County	17	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
	Lafayette County	4	0.00%	(*)	(*)	(*)	(*)	(*)	(*)
	Levy County	68	0.04%	\$6.3	0.03%	\$6.5	0.03%	26	1.10
	Madison County	41	0.03%	\$4.4	0.02%	\$4.4	0.02%	18	0.78
	Suwannee County	43	0.03%	\$3.1	0.02%	\$3.2	0.01%	25	1.08
	Taylor County	8	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
	Union County	8	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
Nonmetro Total		449	0.29%	\$53.8	0.26%	\$54.1	0.24%	26	1.12
Central Nonmetropolitan Area									
	Citrus County	378	0.24%	\$29.7	0.14%	\$30.1	0.14%	23	0.99
	Putnam County	136	0.09%	\$8.8	0.04%	\$9.4	0.04%	34	1.46
	Sumter County	72	0.05%	\$5.1	0.02%	\$5.2	0.02%	24	1.02
Nonmetro Total		586	0.38%	\$43.6	0.21%	\$44.8	0.20%	26	1.11
South Nonmetropolitan Area									
	DeSoto County	173	0.11%	\$11.7	0.06%	\$11.8	0.05%	29	1.24
	Glades County	35	0.02%	\$2.5	0.01%	\$2.5	0.01%	27	1.14
	Hardee County	226	0.15%	\$11.6	0.06%	\$11.7	0.05%	38	1.62
	Hendry County	412	0.26%	\$30.7	0.15%	\$31.9	0.14%	30	1.29
	Highlands County	707	0.45%	\$39.1	0.19%	\$39.2	0.18%	33	1.43
	Monroe County	2,680	1.72%	\$991.7	4.76%	\$1,074.1	4.83%	42	1.79
	Okeechobee County	126	0.08%	\$10.6	0.05%	\$10.7	0.05%	30	1.27
Nonmetro Total		4,359	2.80%	\$1,097.8	5.27%	\$1,181.8	5.31%	38	1.63
Nonmetropolitan Area Total		5,586	3.59%	\$1,236.35	5.94%	\$1,322.30	5.94%		

Table 3.4 Multi-Family Housing Stock with 10 or More Units¹²

		Total Units	% of State	Total Assessed Value (Millions of Dollars)	% of State	Total Just Value (Millions of Dollars)	% of State	Average Age	Relative Age Index
Florida		14,218	100.00%	\$37,314.2	100.00%	\$37,326.4	100.00%	29	1.00
Fort Lauderdale, FL MSA	Broward County	1,863	13.10%	\$5,879.4	15.76%	\$5,885.1	15.77%	31	1.06
Jacksonville, FL MSA	Clay County	43	0.30%	\$205.4	0.55%	\$205.4	0.55%	(\$)	(\$)
	Duval County	553	3.89%	\$2,390.0	6.41%	\$2,390.1	6.40%	26	0.87
	Nassau County	38	0.27%	\$42.7	0.11%	\$43.1	0.12%	20	0.70
	St. Johns County	36	0.25%	\$194.8	0.52%	\$194.8	0.52%	11	0.39
	MSA Total	670	4.71%	\$2,832.9	7.59%	\$2,833.4	7.59%	25	0.83
Miami, FL MSA	Miami-Dade County	3,862	27.16%	\$7,393.3	19.81%	\$7,397.0	19.82%	37	1.27
Orlando, FL MSA	Lake County	116	0.82%	\$166.5	0.45%	\$166.5	0.45%	21	0.71
	Orange County	744	5.23%	\$3,895.6	10.44%	\$3,895.7	10.44%	21	0.73
	Osceola County	79	0.56%	\$452.9	1.21%	\$452.9	1.21%	17	0.58
	Seminole County	245	1.72%	\$1,323.9	3.55%	\$1,323.9	3.55%	18	0.61
	MSA Total	1,184	8.33%	\$5,838.8	15.65%	\$5,838.9	15.64%	20	0.69
Tampa—St. Petersburg— Clearwater, FL MSA	Hernando County	49	0.34%	\$45.0	0.12%	\$45.0	0.12%	14	0.49
	Hillsborough County	766	5.39%	\$3,452.3	9.25%	\$3,452.3	9.25%	23	0.78
	Pasco County	132	0.93%	\$199.7	0.54%	\$199.7	0.54%	22	0.73
	Pinellas County	788	5.54%	\$2,003.6	5.37%	\$2,004.1	5.37%	37	1.25
	MSA Total	1,735	12.20%	\$5,700.6	15.28%	\$5,701.1	15.27%	29	0.98
West Palm Beach—Boca Raton, FL MSA	Palm Beach County	800	5.63%	\$3,189.6	8.55%	\$3,189.7	8.55%	29	0.98
Major Metropolitan Area Total		10,114	71.14%	\$30,834.6	82.64%	\$30,845.2	82.64%		
Daytona Beach, FL MSA	Flagler County	7	0.05%	(*)	(*)	(*)	(*)	(*)	(*)
	Volusia County	489	3.44%	\$453.6	1.22%	\$453.9	1.22%	39	1.32
	MSA Total	496	3.49%	\$462.0	1.24%	\$462.2	1.24%	39	1.31
Fort Myers— Cape Coral, FL MSA	Lee County	176	1.24%	\$583.6	1.56%	\$583.6	1.56%	20	0.67
Fort Pierce— Port St. Lucie, FL MSA	Martin County	61	0.43%	\$137.8	0.37%	\$138.1	0.37%	26	0.87
	St. Lucie County	68	0.48%	\$124.0	0.33%	\$124.0	0.33%	25	0.84
	MSA Total	129	0.91%	\$261.8	0.70%	\$262.1	0.70%	25	0.85
Fort Walton Beach, FL MSA	Okaloosa County	149	1.05%	\$143.7	0.39%	\$144.0	0.39%	22	0.75
Gainesville, FL MSA	Alachua County	379	2.67%	\$742.1	1.99%	\$742.1	1.99%	22	0.75
Lakeland— Winter Haven, FL MSA	Polk County	243	1.71%	\$321.4	0.86%	\$321.5	0.86%	27	0.90
Melbourne—Titusville— Palm Bay, FL MSA	Brevard County	275	1.93%	\$585.8	1.57%	\$586.1	1.57%	29	0.98
Naples, FL MSA	Collier County	103	0.72%	\$668.1	1.79%	\$668.1	1.79%	15	0.50
Ocala, FL MSA	Marion County	93	0.65%	\$133.2	0.36%	\$133.3	0.36%	23	0.79
Panama City, FL MSA	Bay County	129	0.91%	\$145.7	0.39%	\$145.8	0.39%	22	0.73
Pensacola, FL MSA	Escambia County	132	0.93%	\$271.5	0.73%	\$271.5	0.73%	23	0.79
	Santa Rosa County	49	0.34%	\$53.0	0.14%	\$53.0	0.14%	19	0.66
	MSA Total	181	1.27%	\$324.5	0.87%	\$324.5	0.87%	22	0.75

¹² (*) – Less than 25 Observations, (\$) - Less than 2/3 of observations have valid year built entries
 (#) – Less than 2/3 of observations have valid square footage entries

The State of Florida's Housing, 2004

Table 3.4 Multi-Family Housing Stock with 10 or More Units (continued)

		Total Units	% of State	Total Assessed Value (Millions of Dollars)	% of State	Total Just Value (Millions of Dollars)	% of State	Average Age	Relative Age Index
Punta Gorda, FL MSA	Charlotte County	26	0.18%	\$54.0	0.14%	\$54.0	0.14%	25	0.84
Sarasota— Bradenton, FL MSA	Manatee County	252	1.77%	\$462.0	1.24%	\$462.0	1.24%	12	0.41
	Sarasota County	543	3.82%	\$540.2	1.45%	\$540.3	1.45%	26	0.88
	MSA Total	795	5.59%	\$1,002.2	2.69%	\$1,002.4	2.69%	22	0.73
Tallahassee, FL MSA	Gadsden County	49	0.34%	\$4.2	0.01%	\$4.2	0.01%	27	0.91
	Leon County	353	2.48%	\$684.9	1.84%	\$685.0	1.84%	25	0.87
	MSA Total	402	2.83%	\$689.1	1.85%	\$689.2	1.85%	26	0.87
Vero Beach, FL MSA	Indian River County	42	0.30%	\$100.9	0.27%	\$100.9	0.27%	17	0.58
Remaining Metropolitan Area Total		3,618	25.45%	\$6,218.0	16.66%	\$6,219.5	16.66%		
Northwest Nonmetropolitan Area									
	Calhoun County	4	0.03%	(*)	(*)	(*)	(*)	(*)	(*)
	Franklin County	26	0.18%	\$4.3	0.01%	\$4.3	0.01%	23	0.79
	Gulf County	8	0.06%	(*)	(*)	(*)	(*)	(*)	(*)
	Holmes County	6	0.04%	(*)	(*)	(*)	(*)	(*)	(*)
	Jackson County	15	0.11%	(*)	(*)	(*)	(*)	(*)	(*)
	Jefferson County	7	0.05%	(*)	(*)	(*)	(*)	(*)	(*)
	Wakulla County	2	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
	Walton County	79	0.56%	\$22.1	0.06%	\$22.1	0.06%	10	0.35
	Washington County	2	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
	Nonmetro Total	149	1.05%	\$42.4	0.11%	\$42.5	0.11%	16	0.54
Northeast Nonmetropolitan Area									
	Baker County	1	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
	Bradford County	16	0.11%	(*)	(*)	(*)	(*)	(*)	(*)
	Columbia County	24	0.17%	(*)	(*)	(*)	(*)	(*)	(*)
	Dixie County	4	0.03%	(*)	(*)	(*)	(*)	(*)	(*)
	Gilchrist County	1	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
	Lafayette County	1	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
	Levy County	11	0.08%	(*)	(*)	(*)	(*)	(*)	(*)
	Madison County	8	0.06%	(*)	(*)	(*)	(*)	(*)	(*)
	Suwannee County	15	0.11%	(*)	(*)	(*)	(*)	(*)	(*)
	Taylor County	1	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
	Union County	5	0.04%	(*)	(*)	(*)	(*)	(*)	(*)
	Nonmetro Total	87	0.61%	\$61.0	0.16%	\$61.1	0.16%	23	0.80
Central Nonmetropolitan Area									
	Citrus County	48	0.34%	\$22.1	0.06%	\$22.1	0.06%	17	0.58
	Putnam County	29	0.20%	\$28.1	0.08%	\$28.1	0.08%	19	0.65
	Sumter County	43	0.30%	\$7.9	0.02%	\$7.9	0.02%	27	0.93
	Nonmetro Total	120	0.84%	\$58.1	0.16%	\$58.1	0.16%	21	0.72
South Nonmetropolitan Area									
	DeSoto County	33	0.23%	\$14.5	0.04%	\$14.5	0.04%	21	0.73
	Glades County	4	0.03%	(*)	(*)	(*)	(*)	(*)	(*)
	Hardee County	8	0.06%	(*)	(*)	(*)	(*)	(*)	(*)
	Hendry County	14	0.10%	(*)	(*)	(*)	(*)	(*)	(*)
	Highlands County	57	0.40%	\$25.4	0.07%	\$25.4	0.07%	23	0.80
	Monroe County	12	0.08%	(*)	(*)	(*)	(*)	(*)	(*)
	Okeechobee County	2	0.01%	(*)	(*)	(*)	(*)	(*)	(*)
	Nonmetro Total	130	0.91%	\$100.1	0.27%	\$100.1	0.27%	24	0.82
Nonmetropolitan Area Total		486	3.42%	\$261.6	0.70%	\$261.8	0.70%		

4. Housing Affordability

Douglas White, Florida Housing Data Clearinghouse, Shimberg Center, University of Florida
Marc T. Smith, Ph.D., Shimberg Center, University of Florida

4.1 Introduction

The affordability of housing is an important issue nationally and in the state of Florida. Households are concerned about it because affordability affects their ability to become a homeowner, as well as the size and amenities of the home they are able to purchase. Real estate salespersons and other industry participants also are concerned, because the number of households able to afford the purchase of a home is an important determinant of single-family sales activity in their local markets. Housing affordability also has become an important public policy issue, as home ownership is viewed as being an important goal for both individual and societal reasons.

Three factors are the primary determinants of the affordability of housing. These are household income, housing prices, and mortgage rates. For a household considering homeownership, an additional factor is the rate of appreciation in housing prices. This chapter begins with a discussion of affordability using a homeownership cost index measure.

4.2 Housing Affordability Index

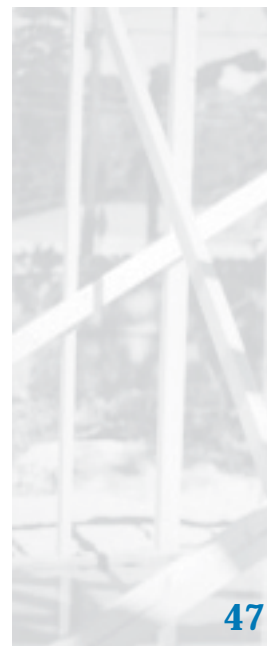
One measure of housing affordability is the cost of homeownership, commonly conveyed through housing affordability indices. These indices generally indicate

that affordability increased substantially toward the end of the last decade, primarily as a result of lower interest rates during that period, but has lessened through the beginning of the current decade as a result of rising housing prices.

A housing affordability index for an area brings together the price and the income elements that contribute to housing affordability. The most common index construction method is that used by the *National Association of Realtors (NAR)*. The *NAR* index measures the ability of the median income household in an area to afford a median priced house. In addition to the median income and median house price in an area, index construction requires the current mortgage interest rate, assumptions about the down payment required to purchase the median price home, and the maximum percentage of household income that can be spent on housing. An index of 100 indicates the typical (median) family in the area has sufficient income to purchase a single-family home selling at the median price.¹ Median house prices are calculated from the DOR county property appraiser datasets. Median household incomes are purchased from Claritas.

Although important, median sale prices in a county or MSA do not alone determine housing affordability. A second important factor is the income of area residents. The highest household incomes in Florida are generally in the coastal counties that also contain many high priced housing units. However, median household incomes and single-family house prices in an area are only moderately correlated — which can lead to significant differences in housing affordability across counties and MSAs.

¹ Affordability indices are calculated by NAR only for the nine largest metropolitan areas in Florida. Moreover, most of these MSAs are recent additions to the report, and thus provide little historical information on how housing affordability has changed over time and across counties. In addition, the affordability indices published by NAR are based only on homes that have sold through the use of a Multiple Listing Service. Thus, the home sales used to calculate the median sale price may not be representative of all housing stock in the area.



The State of Florida's Housing 2004

Our index construction method can be represented by the following formula:

$$\text{Affordability Index} = \frac{\text{Median Family Income}}{\text{Qualifying Income}} \times 100$$

Qualifying income is defined as the income needed to qualify for a mortgage to finance an existing median-priced home. As an example, the median household income in Alachua County in 2002 was \$34,900, the median 2002 sales price of a single-family home was \$126,000, and the 30-year mortgage interest rate of 6.54 percent² yields a mortgage constant of 0.006345. The calculated affordability index is 95.73:

$$\begin{aligned} & \frac{\$34,900}{4 \times 12(0.95 \times \$126,000) \times 0.006345} \\ &= \frac{\$34,900}{\$36,458} \\ &= 95.73\% \end{aligned}$$

The denominator is the annual mortgage payment, multiplied by 4, because the income needed to qualify for a 5 percent down, 6.54-percent, monthly payment loan is assumed to be four times the annual mortgage payment. This is equivalent to a household spending 25 percent of their monthly income on mortgage costs, and is consistent with the qualifying ratio used by residential mortgage lenders. The calculated index of 95.73 indicates that median household income in the area is 4.27% below the amount typically needed to qualify for the loan. The higher the calculated affordability index, the easier it is for a household in the area with median income to purchase a median-priced home, and the lower the affordability index, the harder it is for a household

with the median income to purchase a median priced home.³

We calculate affordability indices (Table 4-1) for all counties in Florida and for the years for which we have sufficient data (at least 25 sales each year, as the sales provide the basis for the calculation of a median sales price of a home). Our index calculations differ from those of the NAR because we use the property appraiser data as the source for home sales transaction prices rather than the Multiple Listing Service™ used by the Realtors, and our median income is household rather than family income. Our numbers are therefore not directly comparable, but do give an indication of relative affordability across the state.

Due to the manner in which Claritas calculates the median household income, the county-specific indices cannot be directly compared year to year, but the overall trends in the counties can be discussed. As can be seen in Table 4.1 the number of counties with an index value below 100 totaled eighteen in 1995 and declined to thirteen in 1998. However, after 1998 the number of counties with an index value below 100 started to rise, and twenty-three counties fell in this category in 2002. As would be expected, the number of counties with a value above 150 fell from seventeen in 1995 to 12 in 2002. These numbers point to a lessening of housing affordability in Florida in 2002.

The things that drive affordability are the cost of a home and income. The cost is driven by two factors, interest rates and sales price. While interest rates in 2002 continued to be at historic lows, and did decrease between 2001 and 2002 from 6.97% to 6.54%, the median sales price of homes across Florida continued to rise.

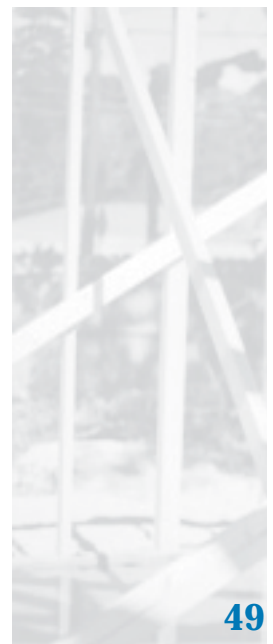
² The annual interest rates are an average of the monthly 30-year mortgage rate found in the FRED,II economic database from the Federal Reserve Bank of St. Louis, and can be obtained from the following URL: <http://research.stlouisfed.org/fred2/series/MORTG/>. The mortgage constant is calculated using this interest rate.

³ After several comments about last years Affordability Index, we have changed our down payment assumption to 5 percent instead of the 20 percent used in the past. It is believed that this change better reflects what is occurring in Florida's housing market. Please note, that this effectively increases the required qualifying income, and will lower housing affordability as compared to last year's report.

The increase in sales price offset and overtook any benefit from the decrease in interest rates (see Chapter 5 for a more detailed discussion of home prices in Florida). While housing prices were rising, income in Florida remained relatively constant. According to data available from the Bureau of Economic Analysis, per capita income in Florida grew by only \$500 between 2001 and 2002. This slow growth in income and fast growth in housing prices is making housing less affordable in Florida.

In interpreting the affordability indices for each county, several caveats should be considered. First, as a result of the limited sales transactions in some smaller counties, the median sale price may vary considerably from year to year. This fluctuation in the estimated median house price produces an exaggerated variability in the calculated affordability index. Second, the calculation of the index using median house prices and incomes may mask the distribution of affordability across the various income

brackets within a county or MSA. For example, if house prices in a county tend to be tightly distributed around their median value, while incomes are more widely dispersed, then affordability problems will exist at the lower income ranges that are not identified by the affordability index. Thus, standard indices based on median house prices and median incomes are only one measure of housing affordability. What the affordability indices provide is an indication of the relative change in affordability within counties over time, and the relative affordability of housing across counties.



The State of Florida's Housing, 2004

Table 4.1 County Affordability Index

	County	1995	1996	1997	1998	1999	2000	2001	2002
Major Metro Areas									
Fort Lauderdale, FL MSA	Broward	NA	NA	NA	NA	87.26	NA	78.69	82.66
Jacksonville, FL MSA	Clay	116.53	124.62	127.95	133.93	122.58	116.30	127.72	119.04
	Duval	NA	NA	118.83	126.99	122.94	114.12	119.82	118.52
	Nassau	107.32	100.46	95.98	99.67	90.97	87.85	89.95	84.59
	Saint Johns	112.23	124.41	121.46	133.74	126.39	125.25	143.83	148.02
Miami, FL MSA	Miami-Dade	70.72	77.39	76.32	81.67	78.90	68.22	74.95	78.21
Orlando, FL MSA	Lake	89.92	88.27	89.37	88.56	80.37	74.95	82.62	81.01
	Orange	104.65	107.06	109.65	114.14	110.21	100.85	109.76	107.26
	Osceola	99.13	104.39	103.06	100.13	92.04	82.93	91.88	92.67
	Seminole	168.96	189.92	187.83	200.90	197.26	186.83	202.99	180.03
Tampa—St. Petersburg— Clearwater, FL MSA	Hernando	112.99	111.40	120.79	122.93	117.35	109.79	124.16	119.66
	Hillsborough	100.74	106.03	108.05	115.49	111.87	102.86	119.36	115.88
	Pasco	104.08	109.20	115.45	120.76	111.75	105.67	103.64	103.28
	Pinellas	95.64	102.96	110.99	116.73	110.06	101.46	110.13	108.58
West Palm Beach— Boca Raton, FL MSA	Palm Beach	88.23	97.55	97.35	113.81	108.35	94.51	95.21	91.01
Remaining Metro Areas									
Daytona Beach, FL MSA	Flagler	81.25	99.48	113.38	115.92	101.83	91.98	115.90	111.48
	Volusia	99.72	101.33	106.74	112.88	104.12	99.51	97.10	91.84
Fort Myers— Cape Coral, FL MSA	Lee	93.46	95.97	93.89	104.04	97.04	88.78	97.03	95.65
Fort Pierce— Port St. Lucie, FL MSA	Martin	86.00	88.24	87.45	95.84	91.27	82.24	94.53	84.77
	Saint Lucie	89.92	90.91	90.82	91.25	84.70	77.28	86.05	81.60
Fort Walton Beach, FL MSA	Okaloosa	112.41	118.77	118.46	121.12	119.85	114.76	134.17	117.37
Gainesville, FL MSA	Alachua	91.84	94.46	94.01	96.63	91.81	87.79	101.35	95.73
Lakeland—Winter Haven, FL MSA	Polk	108.00	110.53	116.86	126.72	116.76	107.87	119.47	117.68
Melbourne—Titusville— Palm Bay, FL MSA	Brevard	119.87	120.84	121.59	120.82	117.10	110.55	118.92	119.10
Naples, FL MSA	Collier	69.92	80.09	80.15	81.70	78.00	64.81	86.07	79.25
Ocala, FL MSA	Marion	104.76	105.75	108.43	113.15	111.13	106.25	113.39	94.81
Panama City, FL MSA	Bay	110.76	117.07	115.55	117.52	113.67	106.23	112.81	107.18
Pensacola, FL MSA	Escambia	131.85	124.22	116.35	121.93	114.99	113.13	122.38	116.73
	Santa Rosa	90.53	95.30	96.02	96.60	91.78	86.51	93.83	93.57
Punta Gorda, FL MSA	Charlotte	101.25	109.53	110.76	112.89	111.79	89.53	107.15	93.21
Sarasota—Bradenton, FL MSA	Manatee	92.05	94.44	95.02	100.44	92.49	85.03	96.20	85.00
	Sarasota	71.80	74.25	76.20	83.30	76.62	72.20	76.92	74.60
Tallahassee, FL MSA	Gadsden	106.74	113.72	101.34	108.88	112.25	119.35	121.00	118.72
	Leon	103.65	109.01	117.35	117.03	118.38	115.05	127.56	119.51
Vero Beach, FL MSA	Indian River	123.08	123.06	129.92	145.60	135.28	112.70	124.90	120.26

Table 4.1 County Affordability Index (continued)

	County	1995	1996	1997	1998	1999	2000	2001	2002
Nonmetro Areas									
Northwest Nonmetropolitan Area	Calhoun	136.18	131.20	148.81	166.71	132.09	132.53	154.79	189.95
	Franklin	92.47	67.98	90.08	84.63	63.42	47.96	54.36	52.52
	Gulf	150.07	159.08	140.67	121.56	78.13	67.19	68.38	58.69
	Holmes	150.02	140.08	155.74	157.04	133.85	129.06	158.65	156.94
	Jackson	131.05	131.53	124.74	132.00	127.49	111.80	125.01	134.99
	Jefferson	169.54	141.13	127.28	160.72	123.79	153.51	133.75	139.23
	Liberty	NA	NA	NA	NA	232.43	NA	NA	NA
	Wakulla	111.77	103.96	107.12	111.53	109.87	99.36	115.72	105.04
	Walton	81.42	75.36	71.73	71.63	63.57	58.56	66.98	51.59
	Washington	152.27	118.66	136.15	143.81	143.22	120.15	148.98	156.07
Northeast Nonmetropolitan Area	Baker	143.45	147.87	137.28	143.22	135.04	141.26	152.06	134.03
	Bradford	150.54	144.05	154.36	155.61	140.25	164.54	180.62	170.64
	Columbia	120.42	124.21	120.57	125.81	110.13	117.87	134.95	122.87
	Dixie	NA	122.21	NA	107.00	102.99	74.89	108.00	86.39
	Gilchrist	137.86	120.23	99.91	119.09	106.03	102.25	117.95	115.54
	Hamilton	155.97	NA	132.96	116.75	118.31	104.35	128.52	124.90
	Lafayette	NA	NA	NA	NA	140.60	NA	172.31	NA
	Levy	111.27	113.74	110.50	137.01	111.41	103.14	130.63	116.86
	Madison	182.97	138.92	141.52	142.34	134.56	141.53	157.01	155.49
	Suwannee	125.97	121.36	115.28	126.11	115.38	113.58	118.11	115.23
	Taylor	152.07	146.50	162.94	156.55	136.57	119.22	136.51	137.53
Union	NA	NA	NA	NA	NA	NA	148.63	NA	
Central Nonmetropolitan Area	Citrus	112.86	117.74	125.85	118.34	109.36	107.35	121.33	112.00
	Putnam	131.23	133.22	143.86	143.32	125.01	117.40	138.95	139.94
	Sumter	150.65	81.30	142.91	78.44	67.80	62.04	67.75	61.60
South Nonmetropolitan Area	DeSoto	142.17	131.88	143.08	124.35	116.30	117.59	137.96	153.99
	Glades	111.79	152.81	139.75	121.85	100.27	110.24	138.37	129.65
	Hardee	171.26	169.10	171.75	167.28	142.54	132.65	167.30	195.06
	Hendry	128.33	126.74	142.63	160.20	132.90	134.85	170.87	189.40
	Highlands	111.25	113.89	120.27	133.72	121.04	122.51	137.89	145.45
	Monroe	49.10	59.87	54.86	60.05	57.64	51.83	56.17	51.90
	Okeechobee	123.29	130.95	122.91	129.43	122.34	122.90	136.38	130.73

The State of Florida's Housing 2004

Table 4.2 ranks the affordability of each county. Twenty-three Florida counties had an affordability index below 100 in 2002. Six major metropolitan counties are included among these fourteen counties, Osceola (92.67), Palm Beach (91.01), Nassau (84.59), Broward (82.66), Lake (81.01), and Miami-Dade (78.21). Eleven counties from the remaining metro countries also show up among these counties, Alachua (95.73), Lee (95.65), Marion (94.81), Santa Rosa (93.57), Charlotte (93.21), Volusia (91.84), Manatee (85.00), Saint Lucie (81.60), Martin (84.77), Collier (79.25), and Sarasota (74.60). The five least affordable counties in 2002 are Walton (51.59), Monroe (51.90), Franklin (52.52), Gulf (58.69), and Sumter (61.60). The fact that small, rural counties have the least affordable housing prices at first look may be rather surprising. However, most of these counties are located in Florida's Panhandle and on the coast. These counties contain a large number of seasonal and second/vacation homes, which often are located on or near the beach. This prime location greatly increases the value and sales price of these homes, and as can be seen in table 4.3, in these counties, the median just value of homes that are not owner-occupied have a higher value than owner-occupied homes. We feel that the sale of these non-owner-occupied homes explains the low affordability of these Gulf counties.

At the other extreme, the most affordable counties are generally rural counties in the interior of the state, mostly in the north part of the state. Hardee County is Florida's most affordable county in 2002 (index = 195.06). The other top 10 high affordability index counties in 2002 include Calhoun (189.95), Hendry (189.40), Seminole (180.03), Bradford

(170.64), Holmes (156.94), Washington (156.07), Madison (155.49), DeSoto (153.99), and Saint Johns (148.02). These counties, with the exception of St. Johns (coastal) and Seminole (part of the Orlando MSA), are inland, rural, and characterized by relatively low median house prices. The two exceptions, St. Johns and Seminole, have the highest and third highest median household income in 2002, which drives their affordability. It should be emphasized that most of the counties with the highest affordability indices also had fewer than 300 transactions in 2002. The small number of transactions is not surprising in small counties, but may be indicative of the level of competition in the market and therefore the pressure on housing prices.

One problem with examining the affordability of housing using this index is that it only captures what is happening at the median income level and hides affordability problems at the lower income levels. Table 4.4 examines how the qualifying income compares to an hourly wage (assuming 2000 hours worked a year), and how that hourly wage compares to the state median hourly wage for five different occupations. The 2002 state median hourly wages come from the Bureau of Labor Statistics⁴ and are as follows, firefighters \$16.50, police and sheriff's patrol officers \$19.96, elementary school teachers, except special education \$19.68, nursing aides, orderlies, and attendants \$9.24, and secretaries, except legal, medical, and executive \$11.29. As can be seen in table 4.4, even in those counties with a high affordability ranking, important occupations such as firefighters or police officers may have trouble purchasing a home.

⁴ The 2002 Occupational wage data is available from the Bureau of Labor Statistics at the following url: http://www.bls.gov/oes/oes_dl.htm

Table 4.2 County Affordability Index and Rank

	2002 Affordability Index	2002 Rank		2002 Affordability Index	2002 Rank
Hardee	195.06	Most Affordable	Citrus	112.00	35
			Flagler	111.48	36
Calhoun	189.95	2	Pinellas	108.58	37
Hendry	189.40	3	Orange	107.26	38
Seminole	180.03	4	Bay	107.18	39
Bradford	170.64	5	Wakulla	105.04	40
Holmes	156.94	6	Pasco	103.28	41
Washington	156.07	7	Alachua	95.73	42
Madison	155.49	8	Lee	95.65	43
DeSoto	153.99	9	Marion	94.81	44
Saint Johns	148.02	10	Santa Rosa	93.57	45
Highlands	145.45	11	Charlotte	93.21	46
Putnam	139.94	12	Osceola	92.67	47
Jefferson	139.23	13	Volusia	91.84	48
Taylor	137.53	14	Palm Beach	91.01	49
Jackson	134.99	15	Dixie	86.39	50
Baker	134.03	16	Manatee	85.00	51
Okeechobee	130.73	17	Martin	84.77	52
Glades	129.65	18	Nassau	84.59	53
Hamilton	124.90	19	Broward	82.66	54
Columbia	122.87	20	Saint Lucie	81.60	55
Indian River	120.26	21	Lake	81.01	56
Hernando	119.66	22	Collier	79.25	57
Leon	119.51	23	Miami-Dade	78.21	58
Brevard	119.10	24	Sarasota	74.60	59
Clay	119.04	25	Sumter	61.60	60
Gadsden	118.72	26	Gulf	58.69	61
Duval	118.52	27	Franklin	52.52	62
Polk	117.68	28	Monroe	51.90	63
Okaloosa	117.37	29	Walton	51.59	Least Affordable
Levy	116.86	30			
Escambia	116.73	31	Lafayette	NA	NA
Hillsborough	115.88	32	Liberty	NA	NA
Gilchrist	115.54	33	Union	NA	NA
Suwannee	115.23	34			



The State of Florida's Housing, 2004

Table 4.3 Just Value Comparison of Owner Occupied and Non-Owner Occupied Single-Family Homes

	Owner Occupied		Not Owner Occupied		Difference Between Owner Occupied and Non Owner Occupied	
	Mean Just Value	Median Just Value	Mean Just Value	Median Just Value	Mean Just Value Difference	Median Just Value Difference
Walton County	\$142,288	\$84,565	\$260,321	\$156,434	-\$118,034	-\$71,870
Franklin County	\$141,508	\$75,426	\$237,210	\$134,134	-\$95,702	-\$58,708
Gulf County	\$117,988	\$79,370	\$171,373	\$110,614	-\$53,385	-\$31,244
Collier County	\$351,454	\$201,056	\$427,695	\$224,391	-\$76,241	-\$23,336
Monroe County	\$372,450	\$274,841	\$415,430	\$292,458	-\$42,979	-\$17,617
Lee County	\$174,926	\$119,970	\$221,630	\$126,580	-\$46,703	-\$6,610
Dixie County	\$57,989	\$44,350	\$66,243	\$49,100	-\$8,254	-\$4,750
Osceola County	\$111,572	\$98,000	\$111,195	\$99,100	\$377	-\$1,100
Nassau County	\$164,732	\$126,897	\$179,445	\$125,795	-\$14,713	\$1,103
Flagler County	\$131,341	\$105,828	\$129,530	\$99,731	\$1,811	\$6,098
Holmes County	\$49,814	\$43,647	\$38,019	\$32,679	\$11,795	\$10,968
Hardee County	\$54,009	\$43,403	\$37,480	\$31,062	\$16,529	\$12,341
Washington County	\$53,250	\$47,085	\$40,798	\$33,923	\$12,451	\$13,162
Highlands County	\$70,148	\$59,831	\$57,329	\$46,176	\$12,820	\$13,655
Lafayette County	\$57,150	\$53,579	\$46,420	\$39,829	\$10,729	\$13,750
Putnam County	\$75,194	\$57,180	\$61,352	\$41,786	\$13,842	\$15,394
Madison County	\$51,523	\$42,191	\$37,979	\$26,764	\$13,544	\$15,427
DeSoto County	\$73,114	\$57,916	\$51,920	\$42,155	\$21,194	\$15,761
Orange County	\$145,984	\$117,267	\$130,872	\$101,493	\$15,111	\$15,775
Bay County	\$98,850	\$82,592	\$88,020	\$65,870	\$10,831	\$16,722
Charlotte County	\$139,546	\$108,459	\$125,625	\$91,542	\$13,921	\$16,917
Manatee County	\$177,372	\$138,862	\$178,996	\$121,740	-\$1,624	\$17,122
Calhoun County	\$46,774	\$38,750	\$28,898	\$21,395	\$17,876	\$17,355
Liberty County	\$46,302	\$37,593	\$33,470	\$20,219	\$12,832	\$17,374
Taylor County	\$58,481	\$45,088	\$46,397	\$27,186	\$12,084	\$17,902
Volusia County	\$113,881	\$93,598	\$99,026	\$75,376	\$14,855	\$18,222
Miami-Dade County	\$201,616	\$145,140	\$203,759	\$126,911	-\$2,142	\$18,230
Sumter County	\$101,541	\$99,760	\$82,373	\$81,180	\$19,168	\$18,580
St. Lucie County	\$103,291	\$88,500	\$90,518	\$69,800	\$12,773	\$18,700
Santa Rosa County	\$117,116	\$94,359	\$95,374	\$75,498	\$21,742	\$18,861
Hernando County	\$98,190	\$87,154	\$80,815	\$67,745	\$17,374	\$19,409
Polk County	\$92,415	\$80,690	\$74,770	\$61,200	\$17,645	\$19,490
Lake County	\$111,916	\$101,553	\$96,379	\$81,923	\$15,537	\$19,630
Okeechobee County	\$81,751	\$68,359	\$59,390	\$48,621	\$22,361	\$19,739
Hendry County	\$77,365	\$60,590	\$54,995	\$40,610	\$22,370	\$19,980
Clay County	\$116,716	\$99,433	\$94,208	\$79,343	\$22,509	\$20,090
Sarasota County	\$208,751	\$134,700	\$199,727	\$114,600	\$9,025	\$20,100
Bradford County	\$69,470	\$56,395	\$51,841	\$36,216	\$17,629	\$20,179
Citrus County	\$92,824	\$76,400	\$78,481	\$56,200	\$14,343	\$20,200

Table 4.3 Just Value Comparison of Owner Occupied and Non-Owner Occupied Single-Family Homes (continued)

	Owner Occupied		Not Owner Occupied		Difference Between Owner Occupied and Non Owner Occupied	
	Mean Just Value	Median Just Value	Mean Just Value	Median Just Value	Mean Just Value Difference	Median Just Value Difference
Hamilton County	\$54,213	\$46,793	\$34,821	\$26,547	\$19,392	\$20,246
Gadsden County	\$61,600	\$48,926	\$39,247	\$28,289	\$22,353	\$20,638
Gilchrist County	\$69,810	\$62,512	\$53,228	\$41,646	\$16,581	\$20,866
Levy County	\$80,175	\$67,424	\$63,793	\$46,430	\$16,382	\$20,994
Okaloosa County	\$115,142	\$89,441	\$105,449	\$67,841	\$9,694	\$21,601
Marion County	\$90,573	\$79,120	\$73,201	\$57,452	\$17,371	\$21,668
Palm Beach County	\$240,250	\$150,022	\$316,849	\$127,804	-\$76,599	\$22,219
Broward County	\$192,533	\$155,380	\$189,610	\$132,900	\$2,923	\$22,480
Escambia County	\$88,260	\$74,390	\$65,174	\$51,660	\$23,085	\$22,730
Suwannee County	\$71,598	\$63,551	\$52,595	\$40,779	\$19,003	\$22,772
Jackson County	\$61,830	\$50,157	\$37,653	\$27,328	\$24,177	\$22,830
Jefferson County	\$61,596	\$53,240	\$36,597	\$30,125	\$24,999	\$23,115
Brevard County	\$120,675	\$96,460	\$95,279	\$73,140	\$25,396	\$23,320
Glades County	\$72,465	\$64,001	\$49,246	\$40,410	\$23,219	\$23,591
Pinellas County	\$148,235	\$111,600	\$126,054	\$87,500	\$22,182	\$24,100
Columbia County	\$76,701	\$66,522	\$53,353	\$42,389	\$23,347	\$24,133
Indian River County	\$185,103	\$101,265	\$224,062	\$76,860	-\$38,959	\$24,405
Baker County	\$80,415	\$73,007	\$56,104	\$48,354	\$24,311	\$24,653
Pasco County	\$102,051	\$88,488	\$81,485	\$63,152	\$20,566	\$25,336
Seminole County	\$149,756	\$127,133	\$118,864	\$99,436	\$30,892	\$27,697
Hillsborough County	\$134,971	\$106,977	\$97,313	\$77,833	\$37,657	\$29,145
Union County	\$60,828	\$55,076	\$34,898	\$25,821	\$25,930	\$29,256
Wakulla County	\$90,520	\$85,116	\$70,410	\$55,688	\$20,110	\$29,428
St. Johns County	\$225,211	\$160,930	\$204,203	\$130,290	\$21,007	\$30,640
Martin County	\$238,207	\$156,900	\$286,073	\$121,825	-\$47,866	\$35,075
Alachua County	\$115,534	\$99,300	\$74,922	\$63,600	\$40,612	\$35,700
Duval County	\$127,380	\$101,878	\$86,463	\$65,705	\$40,917	\$36,173
Leon County	\$125,886	\$109,163	\$83,025	\$67,704	\$42,861	\$41,459

The State of Florida's Housing, 2004

Table 4.4 Comparison of 2002 Median Hourly Wages to Qualifying Income⁵

2002 Rank		2002 Qualifying Income	Hourly Wage Needed for Qualifying Income	Fire fighters	Police and sheriff's patrol officers	Elementary school teachers, except special education	Nursing aides, orderlies, and attendants	Secretaries, except legal, medical, and executive
Most Affordable	Hardee	\$17,216	\$8.61	Yes	Yes	Yes	Yes	Yes
2	Calhoun	\$16,102	\$8.05	Yes	Yes	Yes	Yes	Yes
3	Hendry	\$21,990	\$11.00	Yes	Yes	Yes	No	Yes
4	Seminole	\$32,407	\$16.20	Yes	Yes	Yes	No	No
5	Bradford	\$21,701	\$10.85	Yes	Yes	Yes	No	Yes
6	Holmes	\$15,191	\$7.60	Yes	Yes	Yes	Yes	Yes
7	Washington	\$17,361	\$8.68	Yes	Yes	Yes	Yes	Yes
8	Madison	\$16,782	\$8.39	Yes	Yes	Yes	Yes	Yes
9	DeSoto	\$23,133	\$11.57	Yes	Yes	Yes	No	No
10	Saint Johns	\$36,226	\$18.11	No	Yes	Yes	No	No
11	Highlands	\$20,833	\$10.42	Yes	Yes	Yes	No	Yes
12	Putnam	\$21,701	\$10.85	Yes	Yes	Yes	No	Yes
13	Jefferson	\$23,148	\$11.57	Yes	Yes	Yes	No	No
14	Taylor	\$19,676	\$9.84	Yes	Yes	Yes	No	Yes
15	Jackson	\$20,370	\$10.19	Yes	Yes	Yes	No	Yes
16	Baker	\$26,794	\$13.40	Yes	Yes	Yes	No	No
17	Okeechobee	\$23,871	\$11.94	Yes	Yes	Yes	No	No
18	Glades	\$20,558	\$10.28	Yes	Yes	Yes	No	Yes
19	Hamilton	\$16,927	\$8.46	Yes	Yes	Yes	Yes	Yes
20	Columbia	\$25,115	\$12.56	Yes	Yes	Yes	No	No
21	Indian River	\$37,037	\$18.52	No	Yes	Yes	No	No
22	Hernando	\$26,620	\$13.31	Yes	Yes	Yes	No	No
23	Leon	\$36,458	\$18.23	No	Yes	Yes	No	No
24	Brevard	\$34,577	\$17.29	No	Yes	Yes	No	No
25	Clay	\$39,453	\$19.73	No	Yes	No	No	No
26	Gadsden	\$24,016	\$12.01	Yes	Yes	Yes	No	No
27	Duval	\$36,892	\$18.45	No	Yes	Yes	No	No
28	Polk	\$30,237	\$15.12	Yes	Yes	Yes	No	No
29	Okaloosa	\$35,272	\$17.64	No	Yes	Yes	No	No
30	Levy	\$23,148	\$11.57	Yes	Yes	Yes	No	No
31	Escambia	\$30,194	\$15.10	Yes	Yes	Yes	No	No
32	Hillsborough	\$40,219	\$20.11	No	No	No	No	No
33	Gilchrist	\$26,041	\$13.02	Yes	Yes	Yes	No	No
34	Suwannee	\$22,714	\$11.36	Yes	Yes	Yes	No	No
35	Citrus	\$24,595	\$12.30	Yes	Yes	Yes	No	No
36	Flagler	\$34,722	\$17.36	No	Yes	Yes	No	No
37	Pinellas	\$37,905	\$18.95	No	Yes	Yes	No	No

Table 4.4 Comparison of 2002 Median Hourly Wages to Qualifying Income (continued)

2002 Rank		2002 Qualifying Income	Hourly Wage Needed for Qualifying Income	Fire fighters	Police and sheriff's patrol officers	Elementary school teachers, except special education	Nursing aides, orderlies, and attendants	Secretaries, except legal, medical, and executive
38	Orange	\$44,270	\$22.14	No	No	No	No	No
39	Bay	\$34,143	\$17.07	No	Yes	Yes	No	No
40	Wakulla	\$38,628	\$19.31	No	Yes	Yes	No	No
41	Pasco	\$35,850	\$17.93	No	Yes	Yes	No	No
42	Alachua	\$36,458	\$18.23	No	Yes	Yes	No	No
43	Lee	\$43,836	\$21.92	No	No	No	No	No
44	Marion	\$33,275	\$16.64	No	Yes	Yes	No	No
45	Santa Rosa	\$44,849	\$22.42	No	No	No	No	No
46	Charlotte	\$35,011	\$17.51	No	Yes	Yes	No	No
47	Osceola	\$37,615	\$18.81	No	Yes	Yes	No	No
48	Volusia	\$38,245	\$19.12	No	Yes	Yes	No	No
49	Palm Beach	\$57,002	\$28.50	No	No	No	No	No
50	Dixie	\$22,945	\$11.47	Yes	Yes	Yes	No	No
51	Manatee	\$49,189	\$24.59	No	No	No	No	No
52	Martin	\$53,529	\$26.76	No	No	No	No	No
53	Nassau	\$50,781	\$25.39	No	No	No	No	No
54	Broward	\$53,529	\$26.76	No	No	No	No	No
55	Saint Lucie	\$44,415	\$22.21	No	No	No	No	No
56	Lake	\$38,194	\$19.10	No	Yes	Yes	No	No
57	Collier	\$72,337	\$36.17	No	No	No	No	No
58	Miami-Dade	\$50,636	\$25.32	No	No	No	No	No
59	Sarasota	\$57,870	\$28.93	No	No	No	No	No
60	Sumter	\$41,059	\$20.53	No	No	No	No	No
61	Gulf	\$47,743	\$23.87	No	No	No	No	No
62	Franklin	\$57,146	\$28.57	No	No	No	No	No
63	Monroe	\$94,038	\$47.02	No	No	No	No	No
Least Affordable	Walton	\$62,210	\$31.10	No	No	No	No	No
NA	Lafayette	NA	NA	No	No	No	No	No
NA	Liberty	NA	NA	No	No	No	No	No
NA	Union	NA	NA	No	No	No	No	No

The State of Florida's Housing 2004

5. Florida House Price Trends: Market Comparisons And Forecasts

Dean H. Gatzlaff, Ph.D., FSU Real Estate Center, The Florida State University

5.1 Introduction

Thirty-year fixed mortgage rates continued to decline from an average of 6.54 percent in 2002 to 5.82 percent in 2003 (Federal Reserve Bulletin, 2004). This, coupled with a relatively stable state economy, continued to fuel rapid house price increases across the state of Florida in 2003. Estimates indicate that, on average, single-family house prices in Florida increased by 9.04 percent in 2003, down slightly from 9.31 percent the year prior. In comparison, single-family house prices in the United States during this same period were reported by the Office of Federal Housing Enterprise Oversight (OFHEO, 2003) to have increased by 5.56 percent. In only Rhode Island (11.81%) and California (9.44%) did statewide house price appreciation exceed Florida's rate.

Interestingly, these rapid house price increases were achieved during a period of historically low general inflation (1.88%), resulting in a 2003 inflation-adjusted appreciation rate for single-family homes in Florida of 7.16 percent. On average, house prices have increased almost 7.0 percent per year over and

above the general rate of inflation over the last three years. This represents the largest inflation-adjusted rate increase during any three-year period recorded, including the high appreciation period of the 1970s. Estimates indicate that questions regarding the U.S. economy and the uncertainties associated with the war in Iraq have not slowed recent house price appreciation.

During the 2001 to 2003 period house price increases have exceeded general inflation in each of the state's 20¹ Metropolitan Statistical Areas (MSAs). Preliminary estimates indicate that, on average, house prices in Florida have increased by 8.75 percent annually since 2001. When compared to the 1.94 percent average annual rate of general inflation over this same period, average real house price appreciation is found to be 6.81 percent. Although mortgage interest rates are expected to rise from their current levels causing appreciation rates to diminish during the latter half of this decade, continued population growth and supply limitations will likely moderate this effect. The persistence in the 2001 to 2003 price trends has resulted in an upward revision to our previously reported Florida house price appreciation forecasts. On average, Florida house prices are forecast to increase by about 6.0 percent per year during the 2004 to 2010 period, resulting in an average annual increase of 6.9 percent for the decade.

The purpose of this report is to document single-family house price movements for the state of Florida.² The

¹ Vero Beach MSA was designated as an MSA in 2004 and is not included in this section of the report.

² To avoid the problems associated with inferring price appreciation from the changes in median sale prices, (e.g., median sale prices are reported by the National Association of Realtors) estimates of house price appreciation are constructed using a "repeat-sale" method. This method has been shown to produce reliable estimates of appreciation while holding "constant" any changes in house characteristics that have occurred over time. Implementation of the method requires actual transaction data from individual properties that have sold more than once; thus, the index is applicable to existing house prices. Note that each Florida county property appraiser retains the two most recent transaction prices, if sold twice, for each property in their county. Unfortunately, updating the index is complicated because the entire index is "revised" when new sale data are added each year, and older sale information for properties selling a third time are deleted. The most reliable index estimate occurs in the period spanned by the most representative sample of repeat sales. In updating the indices, the average holding period is assumed to be ten years and a final index level is reported for 1994. Index levels after 1994 will be subsequently revised as additional sale data become available.

report is organized as follows. In the next section, Section 5.2, Florida-wide single-family house price indices are reported for the 1971 to 2003 period (preliminary estimates for 2003) and compared with changes in the consumer price index (CPI-U), the broad stock market index (S&P500), and a long-term government bond index. In Section 5.3, relative house price appreciation rates in Florida's 11 planning districts from 1981 to 2003 are compared and contrasted. In addition, house price movements in the larger urban areas are compared to the smaller, more rural, areas. A comparison of relative house price appreciation among the 20 Florida MSAs is presented in Section 5.4. Section 5.5 reports average annual house price movements from 1996 to 2002 for individual counties where sufficient data are available. County transaction data were aggregated where adequate data were not available to provide reasonably reliable results. Projected house price appreciation rates are reported for the 2001 to 2010 period in Section 5.6.

Table 5.1: Summary of Florida House Price Appreciation, Housing Returns, Inflation, and Selected Asset Classes (1971-2003)

		Nominal House Price Apprec.	General Inflation	Real House Price Apprec.	Nominal Returns to Housing	Nominal Returns to Stocks	Nominal Returns to Bonds
1971-1980	Annual Mean	9.52	8.11	1.41	14.52	10.34	4.11
1981-1990	Annual Mean	3.01	4.51	-1.50	8.01	14.63	14.51
1991-2000	Annual Mean	2.97	2.76	0.21	7.97	18.39	11.00
1971-2000	Annual Mean	5.17	5.13	0.04	10.17	14.45	9.87
1971-2000	Std. Dev.	5.12	3.27	3.54	n.a.	16.45	12.30
2001-2003	Annual Mean	8.75	1.94	6.81	13.75	-1.76	7.73
2003-prelim.	Annual Mean	9.04	1.88	7.16	14.04	28.70	1.45

Note: 2003 values are preliminary. House price appreciation rates are derived from the Florida House Price Index (all counties) for years 1981 to 2003, and from the Florida House Price Index (six largest MSAs) for years 1971 to 1980. General inflation is derived from the Bureau of Labor Statistics, Consumer Price Index (CPI-U). Returns to housing assume a five-percent long-run dividend to housing from implicit rent. Returns to stocks (S&P500) and bonds (Long-Term Government Bonds) are as reported by Ibbotson Associates (Stocks, Bonds, Bills and Inflation, 2004).

5.2 Statewide Measures of Single-Family House Prices in Florida

The annual movement in the overall price of single-family housing in Florida for the last 30 years is summarized in Figure 5.1 and Table 5.1. Figure 5.1 indicates annual house price appreciation in the state of Florida climbed as high as 17.5 percent in 1978 and experienced declines of nearly 1 percent in 1977 and 1991. During the 1970s, annual appreciation rates averaged 9.52 percent statewide. When contrasted with a general inflation rate of 8.11 percent, inflation-adjusted house prices increased, on average, 1.41 percent per year ($0.0952 - 0.0811 = 0.0141$).



The State of Florida's Housing 2004

House prices in the 1980s were characterized by negative inflation-adjusted house price changes. With the exception of 1986, house price appreciation was less than general inflation, averaging -1.50 percent for the period. Annual house price increases averaged only 3.01 percent during the 1981 to 1990 period. Estimates for the 1990s indicate that this characteristic continued through the first half of the 1990s, with a reversal of this trend occurring in the mid-1990s. House price increases generally matched general inflation during the 1994 to 1996 period. In contrast, annual house price appreciation is estimated to have consistently exceeded general inflation for the last seven years (since 1997). Preliminary estimates indicate that house prices have increased, on average, by 8.75 percent from 2001 to 2003. At the same time general inflation has increased at an annual rate of only 1.94 percent, yielding historically high inflation-adjusted annual appreciation estimates of 6.81

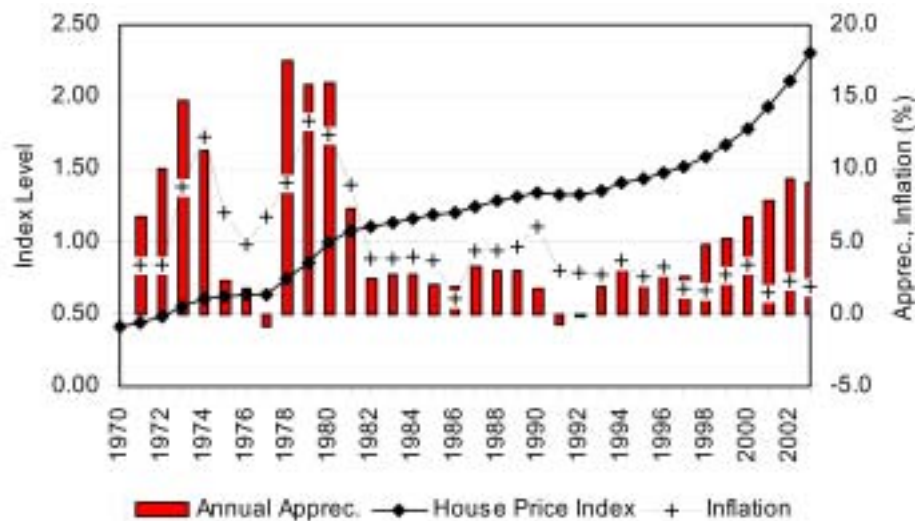
percent during the period.

Over the 30-year period nominal house price returns (price movement, plus implied rent) averaged approximately 10.17 percent per year.³ This rate compares favorably to average annual rates of 14.45 and 9.87 percent for stocks (S&P 500) and bonds (long-term government bonds), respectively. A wide deviation in relative returns between single-family housing, stocks, and bonds can be seen in the 10-year summaries of the 1970s, 1980s, and 1990s. It is interesting to note the preliminary 2003 annual return is 14.04 percent for housing, compared to 28.70 and 1.45 percent for stocks and bonds, respectively.

5.3 District-Level Measures of Single-Family House Price Appreciation in Florida

A comparison of annual appreciation rates for housing located in large metropolitan areas designated as

Figure 5.1: Florida Annual House Price Index and Appreciation (1971-2003)



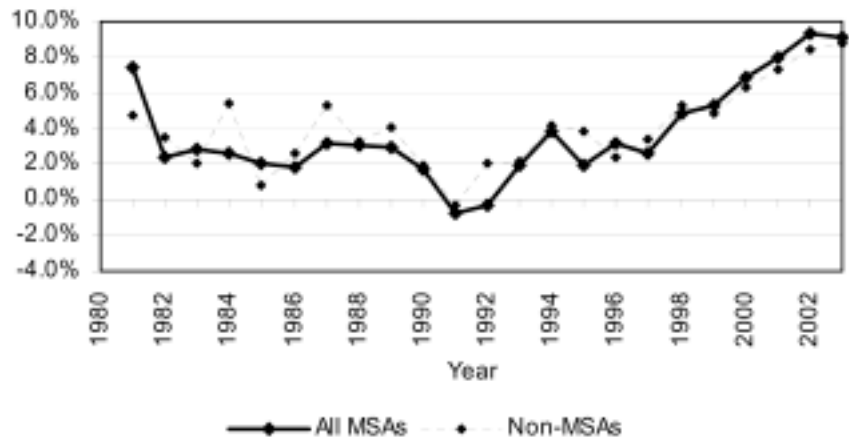
Note: 2003 values are preliminary. House price appreciation rates are derived from the Florida House Price Index (all counties) for years 1981 to 2003, and from the Florida House Price Index (six largest MSAs) for years 1971 to 1980. General inflation is derived from the Bureau of Labor Statistics, Consumer Price Index (CPI-U).

³ This rate includes an implied rent of 5 percent that is necessary to compute for homeownership. The implicit rent, or dividend, received by households due to homeownership is generally assumed by urban and financial economists to be approximately 4 to 6 percent. Although the dividend for rental housing is generally in the range of 7 to 10 percent, occupants of owner-occupied housing generally consume more (larger) housing relative to the rent the home would command in an open market. Thus, the implied dividend (net rent / market value) they receive for renting, implicitly from themselves, is less as a percent of the value of the asset than traditional rental housing.

Metropolitan Statistical Areas (MSAs) by the U.S. Bureau of the Census versus housing located outside of MSA designated areas is charted in Figure 5.2. Single-family housing located in the non-MSA counties consistently experienced higher rates of appreciation from 1986 to 1998. More recently, from 1999 to 2002, house prices have increased at a greater rate in the MSA-designated counties than in the smaller areas. Preliminary estimates indicate this trend continues for the fifth year into 2003.

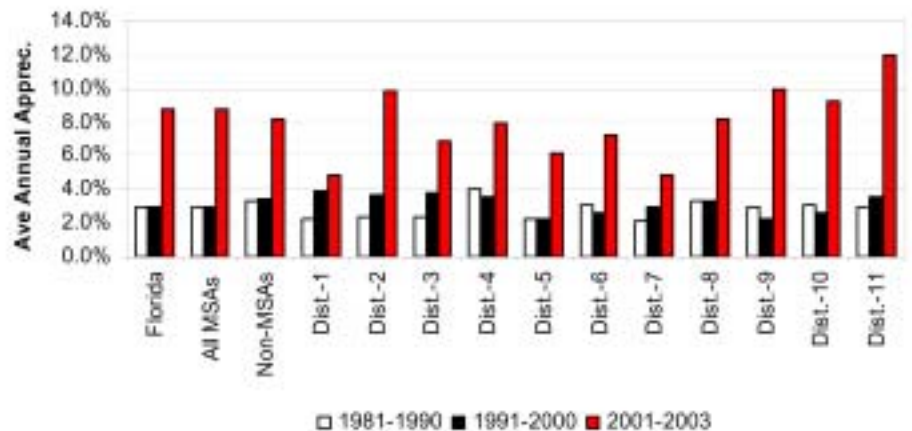
Figure 5.3 charts the average annual house price appreciation for two decades (1981-90 and 1991-2000) and for the first three years of the 2000s (2001-2003) for each of the planning districts.⁴ Statewide annual house price appreciation averaged just over 3.0 percent both decades. However, it is clear from Figure 5.3 that in general South Florida (i.e., Districts 8, 9, 10, & 11) experienced higher rates of appreciation in the 1980s than North Florida (Districts 1, 2, & 3). This trend then reversed in the 1990s. Notably, average annual appreciation rates in the 2000s are dramatically higher than in either of the two previous decades—a trend that is forecasted later to moderate. In addition, house appreciation in the South Florida districts in general again outpaced that in North Florida.

Figure 5.2: Florida Annual House Price Appreciation MSA Counties v. Non-MSA



Note: 2003 values are preliminary. House price appreciation rates for “All MSA” and “Non-MSA counties” are derived from aggregate index of all 20 Florida MSAs and the aggregate index estimated for the counties not in any of the 20 Florida MSAs, respectively.

Figure 5.3: Average Annual House Price Appreciation Florida MSAs, Non-MSAs, and Districts (1981-2003)



Note: District 1 (Bay, Escambia, Holmes, Okaloosa, Santa Rosa, Walton, and Washington Cos.), District 2 (Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Leon, Liberty, and Wakulla Cos.), District 3 (Alachua, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Madison, Suwannee, Taylor, and Union Cos.), District 4 (Baker, Clay, [adeq. data not avail. for Duval], Nassau, Putnam, and St. Johns Cos.), District 5 (Citrus, Levy, Marion, and Sumter Cos.), District 6 (Brevard, Flagler, Lake, Orange, Osceola, Seminole, and Volusia Cos.), District 7 (De Soto, Hardee, Highlands, Okeechobee, and Polk Cos.), District 8 (Hernando, Hillsborough, Manatee, Pasco, Pinellas, and Sarasota Cos.), District 9 (Charlotte, Collier, Glades, Hendry, and Lee Cos.), District 10 (Indian River, Martin, Palm Beach, and St. Lucie Cos.), and District 11 (Broward, Dade, and Monroe Cos.)

⁴ The counties included in each of the eleven planning districts are noted in Table 14.

The State of Florida's Housing 2004

Table 5.2 details the period trends in appreciation across the districts of the state. It is interesting to note that Northeast Florida, West Florida and the Tampa Bay area experienced high rates of house price appreciation, relative to the state in the early 1980s.

The second half of the 1980s was marked by high rates of house price appreciation in South Florida. These are followed by high rates in West Florida,

Apalachee, and North Central districts from 1991-1995. House price indices are reported for each district in Table 5.3.⁵ In the late 1990s, appreciation rates in the larger market districts of Northeast Florida, Tampa Bay, and South Florida exceeded other districts. Preliminary estimates indicate that with the exception of District 2, house price appreciation is greatest in South Florida (e.g., Districts 8, 9, 10, and 11).

Table 5.2: Average Annual Percentage Appreciation and Period Rankings by District for Selected Periods (1981–2003)

District	1981-85	1986-90	1991-95	1996-00	2001-03
Florida (All Districts)	3.43	2.58	1.46	4.72	8.75
Florida (All MSAs)	3.44	2.54	1.41	4.72	8.78
Florida (All Non-MSA counties)	3.31	3.42	2.38	4.70	8.16
District 1: West Florida	4.24 (3)	0.22 (11)	3.34 (1)	4.73 (5)	4.89 (10)
District 2: Apalachee	2.80 (7)	1.91 (8)	3.01 (2)	4.34 (9)	9.81 (3)
District 3: North Central Florida	1.89 (10)	2.93 (4)	2.80 (3)	4.82 (4)	6.88 (8)
District 4: Northeast Florida	6.14 (1)	1.97 (7)	2.19 (5)	5.45 (1)	8.00 (6)
District 5: Withlacoochee	2.88 (5)	1.60 (10)	0.95 (9)	3.71 (11)	6.21 (9)
District 6: East Central Florida	4.06 (4)	2.19 (5)	1.03 (8)	4.44 (7)	7.28 (7)
District 7: Central Florida	2.65 (8)	1.62 (9)	2.05 (6)	3.72 (10)	4.86 (11)
District 8: Tampa Bay	4.53 (2)	2.05 (6)	1.45 (7)	5.27 (2)	8.16 (5)
District 9: Southwest Florida	1.43 (11)	4.41 (1)	0.33 (11)	4.35 (8)	10.00 (2)
District 10: Treasure Coast	2.87 (6)	3.33 (3)	0.67 (10)	4.59 (6)	9.30 (4)
District 11: South Florida	2.21 (9)	3.75 (2)	2.53 (4)	4.97 (3)	12.01 (1)

Note: Estimates for 2003 are preliminary. Shaded areas denote top quartile ranking. District 1 (Bay, Escambia, Holmes, Okaloosa, Santa Rosa, Walton, and Washington Cos.), District 2 (Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Leon, Liberty, and Wakulla Cos.), District 3 (Alachua, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Madison, Suwannee, Taylor, and Union Cos.), District 4 (Baker, Clay, [adeq. data not avail. for Duval], Nassau, Putnam, and St. Johns Cos.), District 5 (Citrus, Levy, Marion, and Sumter Cos.), District 6 (Brevard, Flagler, Lake, Orange, Osceola, Seminole, and Volusia Cos.), District 7 (De Soto, Hardee, Highlands, Okeechobee, and Polk Cos.), District 8 (Hernando, Hillsborough, Manatee, Pasco, Pinellas, and Sarasota Cos.), District 9 (Charlotte, Collier, Glades, Hendry, and Lee Cos.), District 10 (Indian River, Martin, Palm Beach, and St. Lucie Cos.), and District 11 (Broward, Dade, and Monroe Cos.)

⁵ Note that sufficient transaction data were not available to report 2002 appreciation estimates at the district, MSA, and county level; however, preliminary statewide measures are estimated and reported.

Table 5.3: Annual House Price Indices for Florida Districts (1980-2002)

	All FL	All MSA	Non MSA	Dist. 1	Dist. 2	Dist. 3	Dist. 4	Dist. 5	Dist. 6	Dist. 7	Dist. 8	Dist. 9	Dist. 10	Dist. 11
1980	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
1981	1.072	1.074	1.047	1.069	1.074	0.993	1.141	1.061	1.066	1.073	1.100	1.077	1.084	1.066
1982	1.098	1.099	1.084	1.124	1.092	1.020	1.192	1.120	1.087	1.077	1.129	1.068	1.097	1.091
1983	1.129	1.130	1.107	1.150	1.127	1.096	1.230	1.091	1.138	1.105	1.176	1.060	1.126	1.101
1984	1.160	1.159	1.166	1.198	1.149	1.145	1.298	1.151	1.187	1.132	1.219	1.071	1.138	1.107
1985	1.183	1.183	1.176	1.230	1.146	1.093	1.343	1.149	1.219	1.138	1.246	1.071	1.150	1.114
1986	1.205	1.205	1.206	1.230	1.149	1.175	1.361	1.146	1.242	1.161	1.289	1.112	1.180	1.153
1987	1.245	1.244	1.270	1.245	1.155	1.251	1.399	1.203	1.269	1.165	1.322	1.145	1.205	1.205
1988	1.282	1.281	1.312	1.242	1.202	1.188	1.456	1.196	1.297	1.197	1.342	1.190	1.280	1.258
1989	1.321	1.318	1.365	1.252	1.224	1.255	1.488	1.231	1.338	1.234	1.369	1.277	1.326	1.307
1990	1.343	1.341	1.391	1.243	1.259	1.257	1.479	1.242	1.359	1.232	1.379	1.328	1.353	1.339
1991	1.334	1.331	1.387	1.258	1.298	1.267	1.483	1.218	1.349	1.237	1.359	1.328	1.335	1.341
1992	1.332	1.327	1.416	1.295	1.325	1.271	1.499	1.198	1.346	1.250	1.367	1.322	1.318	1.339
1993	1.357	1.353	1.446	1.338	1.323	1.323	1.553	1.243	1.369	1.284	1.394	1.314	1.332	1.398
1994	1.410	1.405	1.506	1.408	1.412	1.364	1.587	1.277	1.394	1.324	1.446	1.333	1.368	1.470
1995	1.439	1.433	1.565	1.459	1.463	1.441	1.638	1.296	1.424	1.370	1.480	1.360	1.393	1.516
1996	1.484	1.478	1.602	1.549	1.537	1.494	1.699	1.328	1.448	1.399	1.520	1.371	1.425	1.563
1997	1.524	1.517	1.657	1.612	1.575	1.564	1.773	1.361	1.489	1.432	1.565	1.411	1.461	1.598
1998	1.598	1.590	1.745	1.681	1.642	1.634	1.874	1.397	1.561	1.509	1.654	1.463	1.530	1.665
1999	1.681	1.674	1.829	1.760	1.698	1.724	2.000	1.470	1.639	1.572	1.757	1.545	1.620	1.748
2000	1.796	1.788	1.943	1.826	1.802	1.811	2.106	1.542	1.762	1.642	1.899	1.657	1.737	1.891
2001	1.938	1.930	2.085	1.893	1.870	1.901	2.295	1.629	1.883	1.731	2.076	1.833	1.915	2.133
2002	2.118	2.111	2.261	2.002	2.019	2.055	2.444	1.729	2.050	1.835	2.270	2.034	2.138	2.420
2003	2.310	2.302	2.459	2.108	2.377	2.210	2.653	1.847	2.175	1.893	2.401	2.205	2.267	2.656

Note: 2003 values are preliminary. District 1 (Bay, Escambia, Holmes, Okaloosa, Santa Rosa, Walton, and Washington Cos.), District 2 (Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Leon, Liberty, and Wakulla Cos.), District 3 (Alachua, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Madison, Suwannee, Taylor, and Union Cos.), District 4 (Baker, Clay, [adeq. data not avail. for Duval], Nassau, Putnam, and St. Johns Cos.), District 5 (Citrus, Levy, Marion, and Sumter Cos.), District 6 (Brevard, Flagler, Lake, Orange, Osceola, Seminole, and Volusia Cos.), District 7 (De Soto, Hardee, Highlands, Okeechobee, and Polk Cos.), District 8 (Hernando, Hillsborough, Manatee, Pasco, Pinellas, and Sarasota Cos.), District 9 (Charlotte, Collier, Glades, Hendry, and Lee Cos.), District 10 (Indian River, Martin, Palm Beach, and St. Lucie Cos.), and District 11 (Broward, Dade, and Monroe Cos.)



The State of Florida's Housing 2004

Annual rates of house price appreciation and the respective correlations of the 21-year series are noted in Tables 5.4 and 5.5. House price movements are found to be highly correlated among Districts 6, 7, 8, 9, 10, and 11 (i.e., through East Central, Central, Tampa Bay, Southwest Florida, and South Florida including the Orlando, and Miami areas), and between the districts comprising Jacksonville,

Orlando, and Tampa. Interestingly, District 3 (i.e., Gainesville and its surrounding counties) appears to experience the lowest correlation of house price movements with other districts in the state. Table 5.5 suggests that, with some exceptions, the state's housing market can be broadly described in terms of three general markets—northwest, central and south.

Table 5.4: Annual House Price Appreciation (%) for Florida Districts (1981-2002)

	All FL	All MSA	Non MSA	Dist. 1	Dist. 2	Dist. 3	Dist. 4	Dist. 5	Dist. 6	Dist. 7	Dist. 8	Dist. 9	Dist. 10	Dist. 11
1981	7.25	7.38	4.70	6.93	7.41	-0.67	14.08	6.14	6.60	7.26	9.96	7.69	8.45	6.56
1982	2.42	2.37	3.54	5.16	1.63	2.64	4.47	5.56	1.94	0.37	2.68	-0.86	1.15	2.39
1983	2.78	2.81	2.09	2.27	3.28	7.47	3.17	-2.61	4.71	2.66	4.18	-0.69	2.69	0.87
1984	2.71	2.58	5.36	4.18	1.94	4.49	5.60	5.45	4.28	2.43	3.66	1.04	0.98	0.54
1985	1.99	2.05	0.85	2.68	-0.28	-4.49	3.40	-0.17	2.77	0.52	2.20	-0.03	1.06	0.70
1986	1.89	1.86	2.57	0.02	0.26	7.43	1.34	-0.20	1.86	2.00	3.47	3.86	2.65	3.44
1987	3.29	3.19	5.28	1.19	0.51	6.53	2.84	4.93	2.17	0.36	2.50	2.93	2.13	4.51
1988	3.02	3.01	3.33	-0.23	4.10	-5.07	4.09	-0.59	2.17	2.75	1.57	3.99	6.16	4.40
1989	2.97	2.92	4.01	0.76	1.78	5.61	2.19	2.90	3.18	3.09	1.97	7.26	3.60	3.93
1990	1.74	1.73	1.92	-0.65	2.88	0.14	-0.62	0.96	1.58	-0.13	0.73	4.04	2.11	2.47
1991	-0.69	-0.72	-0.26	1.17	3.12	0.82	0.26	-1.96	-0.74	0.40	-1.41	0.00	-1.35	0.10
1992	-0.18	-0.30	2.09	2.97	2.09	0.30	1.09	-1.66	-0.19	0.99	0.56	-0.48	-1.27	-0.11
1993	1.92	1.91	2.12	3.31	-0.15	4.14	3.62	3.81	1.69	2.74	1.96	-0.63	1.02	4.43
1994	3.88	3.87	4.13	5.20	6.72	3.09	2.17	2.69	1.79	3.12	3.75	1.47	2.74	5.14
1995	2.07	1.97	3.88	3.61	3.61	5.65	3.22	1.46	2.21	3.48	2.33	2.02	1.81	3.09
1996	3.14	3.18	2.42	6.18	5.04	3.68	3.73	2.54	1.67	2.13	2.72	0.83	2.32	3.08
1997	2.66	2.62	3.39	4.06	2.48	4.66	4.37	2.47	2.84	2.37	2.95	2.93	2.48	2.26
1998	4.84	4.81	5.31	4.28	4.24	4.51	5.67	2.59	4.80	5.33	5.70	3.63	4.75	4.23
1999	5.24	5.27	4.81	4.70	3.44	5.52	6.76	5.24	5.01	4.22	6.23	5.61	5.89	4.97
2000	6.81	6.84	6.26	3.78	6.13	5.03	5.29	4.90	7.49	4.46	8.06	7.27	7.21	8.16
2001	7.90	7.93	7.29	3.63	3.77	4.97	8.96	5.67	6.88	5.41	9.32	10.60	10.25	12.79
2002	9.31	9.36	8.45	5.80	7.96	8.10	6.48	6.16	8.86	6.01	9.36	10.99	11.62	13.46
2003	9.04	9.05	8.76	5.25	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

Note: 2003 values are preliminary.

Table 5.5: Correlation of Annual Appreciation Rates between Districts (1981-2002)

	All FL	All MSA	Non MSA	Dist. 1	Dist. 2	Dist. 3	Dist. 4	Dist. 5	Dist. 6	Dist. 7	Dist. 8	Dist. 9	Dist. 10	Dist. 11
Florida	1.00													
All MSAs	1.00	1.00												
Non-MSA	0.90	0.89	1.00											
Dist.-1	0.55	0.55	0.46	1.00										
Dist.-2	0.71	0.71	0.64	0.48	1.00									
Dist.-3	0.37	0.36	0.52	0.22	0.23	1.00								
Dist.-4	0.78	0.79	0.64	0.68	0.51	0.09	1.00							
Dist.-5	0.74	0.74	0.80	0.61	0.42	0.38	0.69	1.00						
Dist.-6	0.92	0.92	0.81	0.48	0.51	0.39	0.76	0.64	1.00					
Dist.-7	0.77	0.77	0.64	0.55	0.44	0.27	0.78	0.50	0.79	1.00				
Dist.-8	0.91	0.91	0.77	0.60	0.48	0.35	0.84	0.67	0.93	0.87	1.00			
Dist.-9	0.84	0.84	0.78	0.17	0.53	0.30	0.58	0.58	0.78	0.69	0.75	1.00		
Dist.-10	0.92	0.92	0.77	0.35	0.51	0.23	0.71	0.57	0.88	0.82	0.89	0.90	1.00	
Dist.-11	0.91	0.91	0.84	0.37	0.58	0.38	0.60	0.67	0.78	0.69	0.80	0.87	0.90	1.00

The State of Florida's Housing 2004

5.4 MSA-Level Measures of Single-Family House Price Appreciation in Florida

Average annual rates of appreciation are listed for five-year periods from 1981-2000 and for the 2001-2003 period in Table 5.6. The table also includes the relative ranking of each MSA among the 20 MSAs. During the 1980 to 1985 period, the larger MSAs of Jacksonville and Tampa-St. Petersburg generally led other MSAs in house price appreciation. In the second half of the 1980s, MSAs located in the southern portion of the state, particularly MSAs such as Naples, Punta Gorda, and Ft. Myers in the southwest, led the rest of the state in house price appreciation. The 1991 to 1995 period, a slow growth period, saw a change in this trend with relatively rapid appreciation in the northwest area of Florida. During the first half of the 1990s, areas such as Panama City, Ft. Walton Beach, Pensacola, and Tallahassee outperformed all other MSAs with the exception of Miami. In the last half of the 1990s, the trend in house price appreciation looked much like the early 1980s, with Jacksonville, Tampa-St. Petersburg and Naples once again among the state's leaders. Estimates indicate that the MSAs in South Florida have experienced exceptionally rapid house price appreciation in the first few years after 2000. This is most likely due to continued population growth and the constrained supply of developable land in that area of the state.

It is interesting to note that the Naples and Miami MSAs were among the highest quartile in terms of average annual house price appreciation rates in three of the four five-year periods studied, and have continued to experience rapid appreciation rates into the 2000s. In addition, most areas experienced periods of rapid growth and slow growth in house

prices relative to the other Florida MSAs. Only Sarasota-Bradenton and Ocala MSA have been ranked in all periods to be in the top 10 (of 20) and bottom 10, respectively.

House price indices are reported for each of the 20 MSAs, as well as the state, all MSAs, and all non-MSA areas in Table 5.7.⁶ Annual rates of appreciation from 1981 to 2002, constructed from the indices listed in Table 5.7, are listed in Table 5.8 for all MSAs in Florida.

5.5 County-Level Measures of House Price Appreciation in Florida

Estimates of house price appreciation for the 1996 to 2002 period are reported for all Florida counties, listed by district, in Table 5.9. Estimates are reported for counties having sufficient transaction information. In some districts, the small counties are grouped to provide more reliable estimates. Adequate data are not available to provide reliable estimates for 2003.

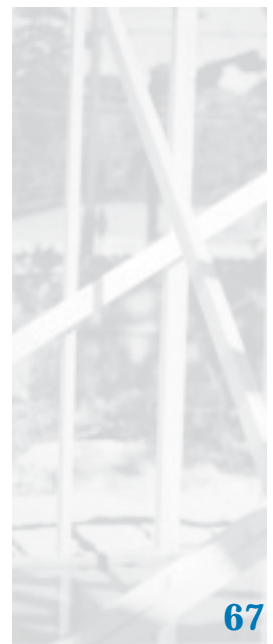
During the 2001 to 2002 period, annual house price appreciation rates exceeded 10.0 percent in ten counties (areas), with Monroe (14.41%), Dade (11.92%), and Broward (11.77%) topping the list. It is interesting to note that all of the ten highest appreciation counties (areas) are located in the Southeastern or Southwestern portion of the state. In contrast, five areas experienced average annual appreciation rates of less than 5.0 percent over this same period: Escambia (3.28%); Santa Rosa (3.71%); the small counties of Districts 4 (3.72%); Clay (4.65%); and Okaloosa (4.76%). Table 5.10 reports the estimates of annual house price appreciation for the state and county areas for each year from 1996 through 2002.

⁶ Note that the estimated appreciation rates for the Jacksonville MSA include primarily Clay, Nassau, and St. Johns counties. They do not substantially include Duval County, due to the limited data available.

Table 5.6: Average Annual Percentage Appreciation and Period Rankings By MSA For Selected Periods (1981–2002)

Metropolitan Statistical Area	1981-85 (rank)	1986-90 (rank)	1991-95 (rank)	1996-00 (rank)	2001-03 (rank)
Florida - (All MSAs)	3.44	2.54	1.35	4.54	8.78
Pensacola MSA (Dist. 1)	4.20 (6)	0.09 (18)	2.81 (5)	4.90 (5)	3.39 (20)
Ft. Walton Beach MSA (Dist. 1)	4.67 (3)	-0.04 (19)	3.67 (2)	4.34 (10)	4.76 (19)
Panama City MSA (Dist. 1)	3.01 (11)	0.92 (17)	3.78 (1)	4.13 (12)	7.77 (14)
Tallahassee MSA (Dist. 2)	2.81 (12)	2.07 (11)	2.58 (6)	3.77 (17)	8.04 (10)
Gainesville MSA (Dist. 3)	n.a.	n.a.	3.35 (4)	4.80 (8)	7.12 (15)
Jacksonville MSA (Dist. 4)	7.38 (1)	1.81 (13)	1.84 (9)	5.37 (2)	7.84 (11)
Ocala MSA (Dist. 5)	2.63 (14)	1.11 (16)	1.25 (13)	3.95 (16)	5.47 (18)
Daytona Beach MSA (Dist. 6)	3.35 (7)	2.88 (8)	1.20 (14)	4.04 (14)	8.69 (9)
Orlando MSA (Dist. 6)	4.66 (4)	2.35 (10)	0.94 (15)	4.84 (6)	6.76 (16)
Melbourne-Titusville MSA (Dist. 6)	3.05 (9)	1.20 (15)	0.78 (16)	3.11 (20)	7.79 (13)
Lakeland MSA (Dist. 7)	3.15 (8)	1.48 (14)	2.12 (7)	4.09 (13)	5.62 (17)
Tampa-St.Pete. MSA (Dist. 8)	4.76 (2)	1.90 (12)	1.35 (11)	5.20 (3)	7.80 (12)
Sarasota-Bradenton MSA (Dist. 8)	3.05 (9)	2.84 (9)	1.95 (8)	4.79 (9)	10.26 (8)
Punta Gorda MSA (Dist. 9)	0.58 (19)	4.83 (2)	-0.97 (20)	4.26 (11)	10.31 (7)
Ft. Myers MSA (Dist. 9)	2.03 (17)	4.14 (3)	1.34 (12)	3.51 (18)	10.34 (6)
Naples MSA (Dist. 9)	4.51 (5)	5.90 (1)	0.78 (16)	5.67 (1)	11.05 (5)
Ft. Pierce MSA (Dist. 10)	2.30 (15)	3.20 (7)	-0.50 (19)	3.21 (19)	11.16 (4)
West Palm Beach MSA (Dist. 10)	2.69 (13)	3.40 (5)	0.36 (18)	4.81 (7)	11.64 (2)
Ft. Lauderdale MSA (Dist. 11)	1.89 (18)	3.30 (6)	1.81 (10)	4.01 (15)	11.17 (3)
Miami MSA (Dist. 11)	2.15 (16)	3.79 (4)	3.62 (3)	5.12 (4)	11.92 (1)

Notes: Estimates for 2003 are preliminary. Shaded areas denote top quartile ranking. Pensacola MSA (Escambia and Santa Rosa Cos.), Ft. Walton Beach MSA (Okaloosa Co.); Panama City MSA (Bay County), Tallahassee MSA (Leon and Gadsden Cos.), Gainesville MSA (Alachua Co. [adeq data not avail all periods]), Jacksonville MSA (Clay, [adeq. data not avail. for Duval], Nassau, and St. Johns Cos.), Ocala MSA (Marion Co.), Daytona Beach MSA (Flagler and Volusia Cos.), Orlando MSA (Lake, Orange, Osceola, and Seminole Cos.), Melbourne-Titusville MSA (Brevard Co.), Lakeland MSA (Polk Co.), Tampa-St.Petersburg MSA (Hernando, Hillsborough, Pasco, and Pinellas Cos.), Sarasota-Bradenton MSA (Manatee and Sarasota Cos.), Punta Gorda MSA (Charlotte Co.), Ft. Myers-Cape Coral MSA (Lee Co.), Naples MSA (Collier Co.), Ft. Pierce-Port St. Lucie MSA (Martin and St. Lucie Cos.), West Palm Beach-Boca Raton MSA (Palm Beach Co.), Ft. Lauderdale MSA (Broward Co.), and Miami MSA (Dade Co.)



The State of Florida's Housing 2004

Table 5.7: Annual House Price Indices for Florida Metropolitan Statistical Areas (MSAs)

	All FL Flor	All MSA	Non MSA	MSA 1 Pens	MSA 2 Ft.W	MSA 3 Pana	MSA 4 Tall	MSA 5 Gain	MSA 6 Jack	MSA 7 Ocal	MSA 8 Dayt
1980	1.000	1.000	1.000	1.000	1.000	1.000	1.000	n.a.	1.000	1.000	1.000
1981	1.072	1.074	1.047	1.078	1.063	1.030	1.073	n.a.	1.182	1.038	1.076
1982	1.098	1.099	1.084	1.124	1.130	1.052	1.113	n.a.	1.250	1.119	1.067
1983	1.129	1.130	1.107	1.125	1.204	1.104	1.139	n.a.	1.270	1.056	1.109
1984	1.160	1.159	1.166	1.169	1.222	1.194	1.147	n.a.	1.354	1.123	1.151
1985	1.183	1.183	1.176	1.227	1.255	1.156	1.147	n.a.	1.418	1.133	1.177
1986	1.205	1.205	1.206	1.216	1.230	1.214	1.142	n.a.	1.412	1.104	1.220
1987	1.245	1.244	1.270	1.223	1.276	1.218	1.149	n.a.	1.465	1.176	1.261
1988	1.282	1.281	1.312	1.209	1.283	1.225	1.201	n.a.	1.515	1.165	1.293
1989	1.321	1.318	1.365	1.230	1.283	1.214	1.226	n.a.	1.553	1.187	1.332
1990	1.343	1.341	1.391	1.232	1.250	1.208	1.269	1.343	1.550	1.194	1.356
1991	1.334	1.331	1.387	1.210	1.305	1.257	1.287	1.390	1.536	1.190	1.360
1992	1.332	1.327	1.416	1.253	1.328	1.309	1.318	1.392	1.552	1.167	1.366
1993	1.357	1.353	1.446	1.292	1.391	1.338	1.318	1.447	1.615	1.224	1.402
1994	1.410	1.405	1.506	1.358	1.488	1.382	1.384	1.496	1.648	1.259	1.411
1995	1.439	1.433	1.565	1.412	1.496	1.455	1.441	1.583	1.697	1.268	1.439
1996	1.484	1.478	1.602	1.495	1.614	1.537	1.513	1.646	1.757	1.327	1.455
1997	1.524	1.517	1.657	1.561	1.670	1.590	1.539	1.736	1.843	1.361	1.492
1998	1.598	1.590	1.745	1.646	1.699	1.672	1.595	1.795	1.943	1.397	1.552
1999	1.681	1.674	1.829	1.727	1.745	1.767	1.647	1.896	2.095	1.475	1.629
2000	1.796	1.788	1.943	1.794	1.847	1.779	1.733	2.001	2.203	1.539	1.752
2001	1.938	1.930	2.085	1.845	1.901	1.916	1.807	2.118	2.396	1.633	1.891
2002	2.118	2.111	2.261	1.925	2.017	2.046	1.936	2.269	2.577	1.712	2.096
2003	2.310	2.302	2.459	n.a	n.a	n.a	n.a	n.a	n.a	n.a	n.a

Note: 2003 values are preliminary.

(1980-2002)

MSA 9 Orla	MSA 10 Melb	MSA 11 Lake	MSA 12 Tamp	MSA 13 Sara	MSA 14 Punt	MSA 15 Ft.M	MSA 16 Napl	MSA 17 Ft.P	MSA 18 WPB	MSA 19 Ft.L	MSA 20 Miam
1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
1.069	1.045	1.076	1.106	1.067	1.045	1.102	1.217	1.108	1.081	1.032	1.098
1.100	1.071	1.084	1.136	1.086	1.056	1.080	1.169	1.131	1.093	1.079	1.101
1.163	1.097	1.129	1.187	1.107	1.021	1.081	1.259	1.168	1.114	1.088	1.107
1.219	1.128	1.143	1.232	1.142	1.021	1.101	1.199	1.091	1.128	1.094	1.110
1.255	1.162	1.166	1.259	1.161	1.028	1.101	1.222	1.112	1.140	1.098	1.109
1.269	1.183	1.187	1.305	1.188	1.063	1.143	1.291	1.143	1.171	1.139	1.141
1.301	1.186	1.193	1.338	1.216	1.106	1.173	1.354	1.180	1.195	1.188	1.186
1.335	1.200	1.226	1.358	1.250	1.132	1.224	1.382	1.244	1.271	1.230	1.244
1.378	1.236	1.262	1.379	1.300	1.240	1.300	1.533	1.283	1.307	1.268	1.297
1.409	1.233	1.254	1.383	1.335	1.299	1.348	1.624	1.302	1.346	1.291	1.335
1.404	1.202	1.266	1.358	1.344	1.266	1.366	1.596	1.293	1.315	1.282	1.354
1.387	1.224	1.265	1.366	1.349	1.227	1.371	1.620	1.262	1.293	1.290	1.331
1.416	1.226	1.301	1.388	1.399	1.244	1.363	1.577	1.228	1.316	1.339	1.410
1.444	1.249	1.349	1.443	1.440	1.258	1.377	1.668	1.265	1.351	1.369	1.541
1.476	1.281	1.392	1.477	1.470	1.236	1.440	1.684	1.268	1.369	1.410	1.589
1.507	1.290	1.431	1.513	1.527	1.275	1.431	1.722	1.269	1.406	1.441	1.661
1.555	1.320	1.468	1.559	1.568	1.295	1.482	1.793	1.317	1.440	1.462	1.710
1.641	1.357	1.548	1.650	1.650	1.341	1.525	1.892	1.346	1.507	1.520	1.784
1.727	1.415	1.630	1.756	1.738	1.414	1.604	2.020	1.404	1.605	1.584	1.893
1.867	1.492	1.701	1.902	1.857	1.524	1.708	2.216	1.484	1.729	1.715	2.039
1.992	1.593	1.791	2.075	2.049	1.683	1.879	2.497	1.631	1.923	1.930	2.289
2.151	1.751	1.897	2.262	2.273	1.864	2.104	2.732	1.818	2.155	2.197	2.602
n.a	n.a	n.a	n.a	n.a	n.a	n.a	n.a	n.a	n.a	n.a	n.a



The State of Florida's Housing 2004

Table 5.8: Annual House Price Appreciation (%) for Florida Metropolitan

	All FL Flor	All MSA	Non MSA	MSA 1 Pens	MSA 2 Ft.W	MSA 3 Pana	MSA 4 Tall	MSA 5 Gain	MSA 6 Jack
1981	7.25	7.38	4.70	7.82	6.27	3.01	7.26	n.a.	18.20
1982	2.42	2.37	3.54	4.22	6.29	2.11	3.77	n.a.	5.78
1983	2.78	2.81	2.09	0.08	6.60	4.99	2.37	n.a.	1.61
1984	2.71	2.58	5.36	3.91	1.52	8.13	0.66	n.a.	6.55
1985	1.99	2.05	0.85	4.96	2.65	-3.22	-0.03	n.a.	4.77
1986	1.89	1.86	2.57	-0.88	-1.95	5.07	-0.42	n.a.	-0.42
1987	3.29	3.19	5.28	0.59	3.69	0.30	0.61	n.a.	3.76
1988	3.02	3.01	3.33	-1.17	0.57	0.61	4.57	n.a.	3.36
1989	2.97	2.92	4.01	1.73	-0.02	-0.97	2.02	n.a.	2.53
1990	1.74	1.73	1.92	0.17	-2.51	-0.43	3.54	n.a.	-0.18
1991	-0.69	-0.72	-0.26	-1.76	4.33	4.02	1.42	3.46	-0.89
1992	-0.18	-0.30	2.09	3.55	1.78	4.11	2.35	0.15	1.03
1993	1.92	1.91	2.12	3.09	4.75	2.27	0.02	3.92	4.02
1994	3.88	3.87	4.13	5.14	6.97	3.30	5.02	3.40	2.09
1995	2.07	1.97	3.88	4.02	0.53	5.21	4.10	5.83	2.97
1996	3.14	3.18	2.42	5.85	7.92	5.69	5.05	3.97	3.52
1997	2.66	2.62	3.39	4.44	3.46	3.42	1.69	5.48	4.88
1998	4.84	4.81	5.31	5.41	1.76	5.15	3.66	3.39	5.43
1999	5.24	5.27	4.81	4.91	2.67	5.70	3.25	5.63	7.84
2000	6.81	6.84	6.26	3.91	5.88	0.68	5.18	5.56	5.16
2001	7.90	7.93	7.29	2.84	2.91	7.69	4.31	5.86	8.74
2002	9.31	9.36	8.45	4.31	6.11	6.79	7.15	7.10	7.55
2003	9.04	9.05	8.76	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

Note: 2003 values are preliminary.

Statistical Areas (MSAs) (1981-2002)

MSA 7 Ocal	MSA 8 Dayt	MSA 9 Orla	MSA 10 Melb	MSA 11 Lake	MSA 12 Tamp	MSA 13 Sara	MSA 14 Punt	MSA 15 Ft.M	MSA 16 Napl	MSA 17 Ft.P	MSA 18 WPB	MSA 19 Ft.L	MSA 20 Miam
3.75	7.65	6.86	4.49	7.63	10.56	6.72	4.48	10.19	21.67	10.84	8.11	3.25	9.75
7.83	-0.87	2.91	2.51	0.67	2.78	1.75	1.04	-1.99	-3.95	2.01	1.07	4.51	0.33
-5.56	3.96	5.79	2.42	4.23	4.43	1.98	-3.31	0.06	7.75	3.28	1.96	0.80	0.51
6.25	3.72	4.80	2.80	1.19	3.85	3.11	0.06	1.90	-4.80	-6.58	1.26	0.59	0.26
0.91	2.30	2.92	3.05	2.02	2.20	1.67	0.61	0.00	1.91	1.97	1.03	0.32	-0.09
-2.56	3.67	1.17	1.76	1.77	3.60	2.37	3.46	3.80	5.65	2.79	2.71	3.74	2.89
6.56	3.32	2.52	0.29	0.50	2.54	2.34	4.06	2.62	4.91	3.17	2.05	4.30	3.97
-0.93	2.52	2.60	1.16	2.80	1.51	2.77	2.35	4.37	2.11	5.44	6.38	3.59	4.90
1.89	3.09	3.19	3.02	2.97	1.53	3.97	9.52	6.23	10.88	3.10	2.89	3.05	4.22
0.58	1.80	2.25	-0.24	-0.64	0.31	2.75	4.76	3.68	5.93	1.48	2.96	1.79	2.97
-0.30	0.26	-0.32	-2.54	0.92	-1.82	0.65	-2.52	1.32	-1.70	-0.66	-2.31	-0.67	1.38
-1.93	0.48	-1.22	1.85	-0.08	0.60	0.34	-3.07	0.40	1.47	-2.43	-1.68	0.64	-1.63
4.83	2.61	2.05	0.15	2.89	1.62	3.74	1.34	-0.61	-2.66	-2.70	1.75	3.75	5.92
2.90	0.62	2.01	1.86	3.65	3.92	2.93	1.13	1.02	5.77	3.04	2.67	2.32	9.29
0.74	2.02	2.19	2.56	3.20	2.40	2.08	-1.73	4.54	1.00	0.25	1.36	2.99	3.12
4.65	1.07	2.09	0.75	2.80	2.44	3.90	3.15	-0.58	2.25	0.08	2.73	2.18	4.51
2.55	2.57	3.20	2.33	2.61	3.04	2.66	1.53	3.53	4.13	3.75	2.41	1.41	2.97
2.63	4.00	5.57	2.74	5.44	5.81	5.21	3.56	3.00	5.52	2.25	4.63	4.01	4.31
5.55	4.97	5.23	4.34	5.27	6.41	5.35	5.45	5.08	6.77	4.30	6.52	4.20	6.12
4.39	7.59	8.12	5.38	4.35	8.32	6.82	7.74	6.49	6.68	5.70	7.74	8.25	7.71
6.09	7.89	6.67	6.77	5.31	9.10	10.36	10.44	9.99	12.69	9.90	11.17	12.58	12.26
4.84	10.88	8.00	9.95	5.93	9.03	10.92	10.77	11.99	9.41	11.47	12.11	13.83	13.66
n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

The State of Florida's Housing 2004

Table 5.9: Average Annual Percentage Appreciation and Period Rankings
By County (2001–2002)

County	2001-2002	County	2001-2002
Florida (All Counties)	8.75	Osceola Co. (Dist. 6, Orlando MSA)	5.68
Florida (All MSAs)	8.78	Seminole Co. (Dist. 6, Orlando MSA)	7.39
Florida (All non-MSA Counties)	8.16	Brevard Co. (Dist. 6, Melbourne MSA)	7.79
Escambia Co. (Dist. 1, Pensacola MSA)	3.26	Polk Co. (Dist. 7, Lakeland MSA)	5.62
Santa Rosa Co. (Dist. 1, Pensacola MSA)	3.71	District 7 Small Counties (Dist. 7)	5.94
Okaloosa Co. (Dist. 1, Ft. Walton Beach MSA)	4.76	Hernando Co. (Dist. 8, Tampa-St.P. MSA)	6.60
Bay Co. (Dist. 1, Panama City MSA)	7.77	Hillsborough Co. (Dist. 8, Tampa-St.Pete. MSA)	7.27
District 1 Small Counties (Dist. 1)	7.17	Pasco Co. (Dist. 8, Tampa-St.Pete. MSA)	9.52
Leon Co. (Dist. 2, Tallahassee MSA)	5.84	Pinellas Co. (Dist. 8, Tampa-St.Pete. MSA)	8.11
District 2 Small Counties (Dist. 2)	6.66	Manatee Co. (Dist. 8, Sarasota MSA)	9.54
Alachua Co. (Dist. 3)	7.12	Sarasota Co. (Dist. 8, Sarasota MSA)	10.39
District 3 Small Counties (Dist. 3)	6.02	Charlotte Co. (Dist. 9, Punta Gorda MSA)	10.31
Clay Co. (Dist. 4, Jacksonville MSA)	4.65	Lee Co. (Dist. 9, Ft. Myers MSA)	10.34
(Duval Co.) (Dist. 4, Jacksonville MSA)	n.a.	Collier Co. (Dist. 9, Naples MSA)	11.05
St. Johns Co. (Dist. 4, Jacksonville MSA)	9.41	District 9 Small Counties (Dist. 9)	8.16
District 4 Small Counties (Dist. 4)	3.72	Indian River Co. (Dist. 10)	8.01
Citrus Co. (Dist. 5)	6.26	Martin Co. (Dist. 10, Ft. Pierce MSA)	11.21
Marion Co. (Dist. 5, Ocala MSA)	5.47	St. Lucie Co. (Dist. 10, Ft. Pierce MSA)	11.23
District 5 Small Counties (Dist. 5)	6.51	Palm Beach Co. (Dist. 10, W. Palm Beach MSA)	11.64
Volusia Co. (Dist. 6, Daytona MSA)	8.64	Broward Co. (Dist. 11, Ft. Lauderdale MSA)	11.77
Lake Co. (Dist. 6, Orlando MSA)	5.43	Dade Co. (Dist. 11, Miami MSA)	11.92
Orange Co. (Dist. 6, Orlando MSA)	6.92	Monroe Co. (Dist. 11)	14.41

Notes: Multi-county estimates may vary from MSA estimates due to small sample estimation error. Shaded areas denote top quartile return. Flagler, and Duval Cos. not estimated due to insufficient data. District 1 small cos. are Holmes, Walton, and Washington. District 2 small cos. are Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Liberty, and Wakulla. District 3 small cos. are Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Madison, Suwannee, Taylor, and Union. District 4 small cos. are Baker and Putnam. District 5 small cos. are Levy and Sumter. District 7 small cos. are De Soto, Hardee, Highlands, Okeechobee. District 9 small cos, are Glades and Hendry.



The data used in this report have been summarized for all 67 Florida Counties and many of Florida's cities.

This information can be found and downloaded into Microsoft Excel by going to the following website:

www.flhousingdata.shimberg.ufl.edu/DAT_introduction.html

and selecting the "Construction and Sales Data" link.

A Technical Appendix in PDF format containing this summarized data can be found at:

www.flhousingdata.shimberg.ufl.edu/publications.html

The State of Florida's Housing, 2004

Table 5.10: Annual House Price Appreciation (%) for Selected Counties (1996 - 2002)

Year	FL	Esca	Sant	Okal	Bay	D1sm	Leon	D2sm	Alac	D3sm
1996	3.14	5.55	7.31	7.92	5.69	0.61	5.07	6.34	3.97	3.00
1997	2.66	4.70	3.27	3.46	3.42	7.39	1.46	6.92	5.48	3.02
1998	4.84	5.99	3.84	1.76	5.15	2.84	3.70	7.59	3.39	7.05
1999	5.24	4.84	4.89	2.67	5.70	11.49	3.20	4.35	5.63	5.36
2000	6.81	3.36	5.67	5.88	0.68	4.97	4.95	10.47	5.56	3.52
2001	7.90	4.92	-2.23	2.91	7.69	1.09	4.78	3.96	5.86	2.76
2002	9.31	2.46	8.94	6.11	6.79	12.12	6.90	9.77	7.10	10.61

Year	Semi	Brev	Polk	D7sm	Hern	Hill	Pasc	Pine	Mana	Sara
1996	1.95	0.75	2.80	0.31	0.79	2.31	2.64	2.52	5.04	3.34
1997	3.54	2.33	2.61	1.38	3.20	3.26	0.68	3.49	1.66	3.28
1998	5.51	2.74	5.44	5.03	1.36	6.65	4.49	5.90	4.24	5.60
1999	4.69	4.34	5.27	0.94	3.90	6.40	5.35	6.94	6.32	4.79
2000	9.37	5.38	4.35	4.94	5.35	7.63	7.19	9.79	6.82	6.97
2001	6.95	6.77	5.31	5.85	6.32	8.42	9.76	9.76	10.66	10.18
2002	8.91	9.95	5.93	6.36	8.33	8.16	9.28	9.90	8.41	12.18

County Key:

FL: Florida (All Counties)	Duva: Duval (Dist. 4)
Esca: Escambia (Dist. 1)	St.J: St. Johns (Dist. 4)
Sant: Santa Rosa (Dist. 1)	Citr: Citrus (Dist. 5)
Okal: Okaloosa (Dist. 1)	Mari: Marion (Dist. 5)
Bay: Bay (Dist. 1)	D5sm: District 5 Small Cos.
D1sm: District 1 Small Cos.	Volu: Volusia (Dist. 6)
Leon: Leon (Dist. 2)	Lake: Lake (Dist. 6)
D2sm: District 2 Small Cos.	Oran: Orange (Dist. 6)
Alac: Alachua (Dist. 3)	Osce: Osceola (Dist. 6)
D3sm: District 3 Small Cos.	Semi: Seminole (Dist. 6)
Clay: Clay (Dist. 4)	

Clay	Duval	St.J	D4sm	Citr	Mari	D5sm	Volu	Lake	Oran	Osce
1.66	n.a.	7.40	5.29	-0.75	4.65	0.07	1.15	1.21	2.19	3.52
4.62	n.a.	5.64	1.64	2.19	2.55	2.59	2.62	5.63	2.84	1.61
3.49	n.a.	6.48	6.28	2.98	2.63	2.23	4.05	4.76	5.85	3.85
6.32	n.a.	8.20	0.92	4.37	5.55	5.19	4.96	4.15	5.56	6.21
5.43	6.35	7.16	7.83	5.78	4.39	5.45	7.58	7.29	8.18	5.21
5.13	6.24	10.62	8.52	5.05	6.09	5.30	7.99	4.69	6.90	6.38
5.25	12.63	7.64	-1.07	7.21	4.84	7.61	10.94	6.69	8.20	6.06

Char	Lee	Coll	D9sm	Indi	Mart	St.L	P.B.	Brow	Miam	Monr
3.15	-0.58	2.25	3.65	3.68	-2.01	1.57	2.73	2.18	4.51	4.41
1.53	3.53	4.13	1.48	0.68	4.55	3.19	2.41	1.41	2.97	5.81
3.56	3.00	5.52	2.52	6.71	3.67	1.18	4.63	4.01	4.31	8.23
5.45	5.08	6.77	9.00	4.99	4.82	4.02	6.52	4.20	6.12	6.10
7.74	6.49	9.68	2.41	6.23	5.29	5.98	7.74	8.25	7.71	10.02
10.44	9.99	12.69	3.29	5.38	8.90	10.84	11.17	12.58	12.26	15.92
10.77	11.99	9.41	6.43	12.41	11.05	11.74	12.11	13.83	13.66	12.89

Brev: Brevard (Dist. 6)
 Polk: Polk (Dist. 7)
 D7sm: District 7 Small Cos.
 Hern: Hernando (Dist. 8)
 Hill: Hillsborough (Dist. 8)
 Pasc: Pasco (Dist. 8)
 Pine: Pinellas (Dist. 8)
 Mana: Manatee (Dist. 8)
 Sara: Sarasota (Dist. 8)
 Char: Charlotte (Dist. 9)

Lee: Lee (Dist. 9)
 Coll: Collier (Dist. 9)
 D9sm: District 9 Small Cos.
 Indi: Indian River (Dist. 10)
 Mart: Martin (Dist. 10)
 St.L: St.Lucie (Dist. 10)
 P.Bch: Palm Beach (Dist. 10)
 Brow: Broward (Dist. 11)
 Miam: Miami (Dist. 11)
 Monr: Monroe (Dist. 11)

The State of Florida's Housing 2004

5.6 Forecasts of State- and MSA-Level House Price Changes

Changes in population, real income, mortgage interest rates, housing starts, and price changes in previous periods are shown in this section to affect MSA house price levels. The effects of these selected explanatory variables on inflation-adjusted house price appreciation are displayed in Table 5.11. Note the inflation-adjusted price appreciation is calculated as:

$$\text{inflation-adjusted appreciation} = \left[\frac{(1 + \text{appreciation rate})}{(1 + \text{inflation rate})} \right]^{-1}$$

The effects of the explanatory variables on inflation-adjusted house price appreciation is estimated using a “fixed-effects” regression model that incorporates the time-series, cross-sectional, nature of the data such that

$$\begin{array}{l} \text{inflation-adjusted} \\ \text{house price} \\ \text{appreciation} \end{array} = a + \sum b X + e$$

where X denotes a vector of independent economic and demographic variables, b is the estimated regression coefficient, a is an estimated vector of coefficients corresponding to each MSA, and e is the estimation error of the regression model. The reported figures are the estimated regression coefficients.⁷ T-statistics, which measure the statistical significance of the explanatory variables, are reported in parentheses.

The first column of Table 5.11 contains results for the 1981 to 2003 time period using only the six largest Florida MSAs: Ft. Lauderdale,

Jacksonville, Miami, Orlando, Tampa-St. Petersburg, and West Palm Beach. This sample contains 131 observations. The estimated regression coefficient on the change in population is 0.508. This means that a 1-percent increase in this population group in the urban areas is associated with a 0.508 increase in the inflation-adjusted price of single-family housing. The estimated coefficient on changes in real per capita income of 0.393 also indicates a positive relationship to percentage changes in real house prices. As expected, the level of the nominal mortgage rate is negatively associated with price changes. The coefficient can be interpreted as an increase of 1 percent in the rate results in a reduction of the inflation-adjusted house price of 0.5 percent. The estimated coefficient on housing starts is negative, suggesting that substantial new housing supply slows house price appreciation. Finally, changes in real house prices in the previous year are highly correlated with current changes. In all cases the coefficient signs are found to be consistent with expectations and statistically significant.

The second column of Table 5.11 contains the results for the 1981 to 2003 period using data for all 20 MSAs. This sample contains 426 observations.⁸ Relative to the regression using just the six largest MSAs, the effects of the economic variables retain their estimated signs and, generally, their magnitudes. It is noted that house price movements are more sensitive to percentage changes in population and housing starts in larger urban areas. This appears to be reasonable because large percentage changes in population and starts are not easily achieved in the more populous urban areas.

⁷ The fixed-effects estimation procedure is equivalent to using ordinary least squares with (indicator) variables to capture the effects of being located in a particular MSA. The model dummy assumes, effectively, that the effect of the explanatory variables on house prices appreciation is the same in all MSAs. Unexplained variation in appreciation, presumably due to omitted explanatory variables, is not assumed to be constant across MSAs, and is captured in intercept terms that vary across the MSAs. These MSA intercept terms are not reported here, but are available upon request.

⁸ Observations were not available for all years for all MSAs (see Table 7).

Table 5.11: Explaining Past Changes in Real Single-Family House Prices Using Economic and Demographic Variables (1981-2003)

Explanatory Variable	Six Largest MSAs	All MSAs
Pct. Annual Change in Population (Age 20-54)	0.508 (2.11)*	0.177 (1.32)
Pct. Annual Change in Inflation-Adjusted Per Capita Income	0.393 (5.01)*	0.416 (7.94)*
Level of Nominal Mortgage Interest Rate Housing Starts in Previous Year as	-0.005 (-5.11)*	-0.006 (-8.51)*
Pct. of Total Households	-1.421 (-2.99)*	-0.386 (-1.58)
House Price Appreciation in Previous Year	0.632 (10.04)*	0.427 (10.08)*
No. of Observations	131	426
Adjusted Model R-Squared	0.65	0.48

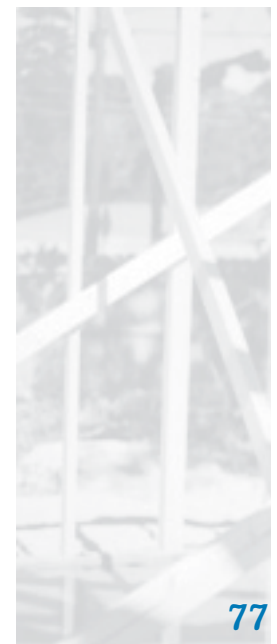
Notes: The six largest MSAs are Ft. Lauderdale, Jacksonville, Miami, Orlando, Tampa, and West Palm Beach. The figures reported are the estimated model coefficients, b , with their t -statistics in parentheses. Estimated model: House Price Appreciation = $a + S bX$, where b is the estimated coefficient, X the vector of explanatory variables, and a the vector of dummy variables for each of the respective MSAs. *** indicates that the coefficient is statistically significant at the 95% confidence level. The house price appreciation equation is estimated using a “fixed-effects” model that incorporates the time-series, cross-sectional, nature of the data. This estimation procedure is equivalent to using ordinary least squares with dummy (indicator) variables to capture the effects of being located in a particular MSA. The model assumes, effectively, that the effect of the explanatory variables on house price appreciation is the same in all MSAs. Unexplained variation in appreciation, presumably due to omitted explanatory variables, is not assumed to be constant across the MSAs, and is captured in intercept terms that vary across the MSAs. These MSA intercept terms are not reported here, but are available upon request.

Taken together, the results of Table 5.11 are robust. Increases in the number of individuals in their prime buying years and increases in inflation-adjusted per capita income have a significantly consistent positive effect on inflation-adjusted house prices. Increases in the level of mortgage interest rates and housing starts have a consistent negative effect on appreciation. In addition, house price changes are persistent. These regression results are consistent with findings in the housing research literature. The relative strength and stability of the estimated coefficients, along with the explanatory power of the model, suggest that it can be used to project reasonable estimates of future house prices.

The historical regression analyses are used to forecast the average annual rates of price appreciation for each MSA over

the 2001 to 2010 period. For comparison, the forecasts are reported along with the average annual appreciation rates for the previous 10-year periods in Table 5.12. The economic data required for the forecasts comes from the *Florida Long-Term Economic Forecast, 2001* by the Bureau of Economic and Business Research at the University of Florida. The Bureau’s estimates of expected population, real per capita income, and housing starts are employed in our appreciation forecasts. Mortgage rates are assumed to average their 1999 to 2003 average level of approximately 7.0 percent for the 5-year period. To report nominal appreciation, annual inflation during the 2001 to 2010 period is assumed to be 2.4 percent (again, the average annual rate from 1999 to 2003).

It is important to note that forecasting



The State of Florida's Housing 2004

requires the assumption that the historical relations between inflation-adjusted price appreciation and the explanatory variables such as population, inflation-adjusted per capita income, housing starts, mortgage rates, and past appreciation continue into the future. Certainly, this may be only a rough approximation of the effect these variables will actually have going forward. In addition, the appreciation estimates are based on the BEBR's underlying forecast of the respective economic variables, as well as the assumption that average interest rates and general inflation will be consistent with the past 5-year period.

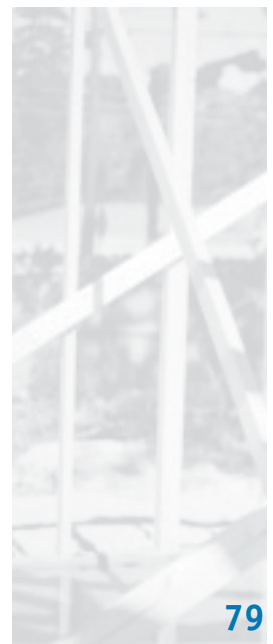
Average house price appreciation rates for the state of Florida, reported in Table 5.12, are estimated to be 6.90 percent per year (i.e., 4.50 percent above expected inflation). In general, the highest annual appreciation rates are forecast for the southern portions of the state (e.g., Miami, 9.12%; Ft. Lauderdale, 8.71%; West Palm Beach, 8.28%; and Ft. Pierce,

7.70% per year). Other MSAs that are forecast to experience higher than average rates are Punta Gorda, 7.70%; Sarasota-Bradenton, 7.53%; and Ft. Myers, 7.50% per year). With the exception of Panama City, lower than average house price increases are forecast in the northwestern portions of the state (e.g., Pensacola, and Ft. Walton Beach) and in Ocala and Lakeland. The forecasted relative annual appreciation ranking among the six largest MSAs is Miami (9.12%); Ft. Lauderdale (8.71%); West Palm Beach (8.28%); Jacksonville (6.19%); Orlando (6.53%); and Tampa-St. Petersburg (6.44% per year).

Table 5.12: Average Annual Percentage Appreciation and Period Rankings
By MSA Ten-Year Periods (1971-00) with Ten-Year Projection (2001-10)

Metropolitan Statistical Area	1971-80 (rank)	1981-90 (rank)	1991-00 (rank)	2001-10 (rank)
Florida - (All MSAs)	9.52	2.99	3.07	6.90
Pensacola MSA (Dist. 1)	n.a.	2.14 (16)	4.00 (4)	4.66 (20)
Ft. Walton Beach MSA (Dist. 1)	n.a.	2.31 (15)	4.11 (2)	5.33 (18)
Panama City MSA (Dist. 1)	n.a.	1.96 (18)	3.93 (5)	6.95 (10)
Tallahassee MSA (Dist. 2)	n.a.	2.44 (13)	3.18 (10)	6.68 (12)
Gainesville MSA (Dist. 3)	n.a.	n.a.	4.11 (2)	6.61 (13)
Jacksonville MSA (Dist. 4)	8.34 (6)*	4.60 (2)	3.81 (6)	6.19 (8)
Ocala MSA (Dist. 5)	n.a.	1.87 (19)	2.76 (14)	5.29 (19)
Daytona Beach MSA (Dist. 6)	n.a.	3.12 (5)	2.73 (15)	6.88 (11)
Orlando MSA (Dist. 6)	9.82 (3)	3.50 (3)	2.95 (13)	6.53 (14)
Melbourne-Titusville MSA (Dist. 6)	n.a.	2.13 (17)	2.04 (18)	6.30 (16)
Lakeland MSA (Dist. 7)	n.a.	2.32 (14)	3.07 (11)	5.79 (17)
Tampa-St.Pete. MSA (Dist. 8)	8.76 (5)	3.33 (4)	3.33 (9)	6.44 (15)
Sarasota-Bradenton MSA (Dist. 8)	n.a.	2.94 (9)	3.51 (7)	7.53 (6)
Punta Gorda MSA (Dist. 9)	n.a.	2.70 (11)	1.71 (19)	7.70 (4)
Ft. Myers MSA (Dist. 9)	n.a.	3.09 (6)	2.48 (17)	7.50 (7)
Naples MSA (Dist. 9)	n.a.	5.20 (1)	3.36 (8)	6.98 (9)
Ft. Pierce MSA (Dist. 10)	n.a.	2.75 (10)	1.37 (20)	7.70 (4)
West Palm Beach MSA (Dist. 10)	10.18 (1)	3.04 (7)	2.66 (16)	8.28 (3)
Ft. Lauderdale MSA (Dist. 11)	9.89 (2)	2.59 (12)	3.07 (11)	8.71 (2)
Miami MSA (Dist. 11)	9.73 (4)	2.97 (8)	4.48 (1)	9.12 (1)

Notes: Shaded areas denote top quartile ranking. *Data from previous report. Pensacola MSA (Escambia and Santa Rosa Cos.), Ft. Walton Beach MSA (Okaloosa Co.); Panama City MSA (Bay County), Tallahassee MSA (Leon and Gadsden Cos.), Gainesville MSA (Alachua Co.), Jacksonville MSA (Clay Nassau, and St. Johns Cos. [adeq. data not avail. for Duval]), Ocala MSA (Marion Co.), Daytona Beach MSA (Flagler and Volusia Cos.), Orlando MSA (Lake, Orange, Osceola, and Seminole Cos.), Melbourne-Titusville MSA (Brevard Co.), Lakeland MSA (Polk Co.), Tampa-St.Petersburg MSA (Hernando, Hillsborough, Pasco, and Pinellas Cos.), Sarasota-Bradenton MSA (Manatee and Sarasota Cos.), Punta Gorda MSA (Charlotte Co.), Ft. Myers-Cape Coral MSA (Lee Co.), Naples MSA (Collier Co.), Ft. Pierce-Port St. Lucie MSA (Martin and St. Lucie Cos.), West Palm Beach-Boca Raton MSA (Palm Beach Co.), Ft. Lauderdale MSA (Broward Co.), and Miami MSA (Dade Co.). 2001-2010 forecast based on model estimates reported in Table 5.13 using projected economic and demographic data from the Bureau of Economic and Business Research at the University of Florida.



The State of Florida's Housing 2004

5.13: District, MSA and Counties listed by District Location (Northwest Florida to Southeast Florida)

District	MSA	County
District 1: West Florida	Panama City	Bay
District 1: West Florida	Pensacola	Escambia
District 1: West Florida	Pensacola	Santa Rosa
District 1: West Florida	Ft. Walton Beach	Okaloosa
District 1: West Florida	Non-MSA county	Holmes
District 1: West Florida	Non-MSA county	Walton
District 1: West Florida	Non-MSA county	Washington
District 2: Apalachee	Tallahassee	Gadsden
District 2: Apalachee	Tallahassee	Leon
District 2: Apalachee	Non-MSA county	Calhoun
District 2: Apalachee	Non-MSA county	Franklin
District 2: Apalachee	Non-MSA county	Gulf
District 2: Apalachee	Non-MSA county	Jackson
District 2: Apalachee	Non-MSA county	Jefferson
District 2: Apalachee	Non-MSA county	Liberty
District 2: Apalachee	Non-MSA county	Wakulla
District 3: N. Central Florida	Gainesville	Alachua
District 3: N. Central Florida	Non-MSA county	Bradford
District 3: N. Central Florida	Non-MSA county	Columbia
District 3: N. Central Florida	Non-MSA county	Dixie
District 3: N. Central Florida	Non-MSA county	Gilchrist
District 3: N. Central Florida	Non-MSA county	Hamilton
District 3: N. Central Florida	Non-MSA county	Lafayette
District 3: N. Central Florida	Non-MSA county	Madison
District 3: N. Central Florida	Non-MSA county	Suwannee
District 3: N. Central Florida	Non-MSA county	Taylor
District 3: N. Central Florida	Non-MSA county	Union
District 4: Northeast Florida	Jacksonville	Clay
District 4: Northeast Florida	Jacksonville	Duval
District 4: Northeast Florida	Jacksonville	Nassau
District 4: Northeast Florida	Jacksonville	St. Johns
District 4: Northeast Florida	Non-MSA county	Baker
District 4: Northeast Florida	Non-MSA county	Putnam
District 5: Withlacoochee	Ocala	Marion
District 5: Withlacoochee	Non-MSA county	Citrus
District 5: Withlacoochee	Non-MSA county	Levy
District 5: Withlacoochee	Non-MSA county	Sumter
District 6: E. Central Florida	Melbourne	Brevard
District 6: E. Central Florida	Daytona Beach	Flagler
District 6: E. Central Florida	Daytona Beach	Volusia
District 6: E. Central Florida	Orlando	Lake

5.13: District, MSA and Counties listed by District Location
(Northwest Florida to Southeast Florida) (continued)

District 6: E. Central Florida	Orlando	Orange
District 6: E. Central Florida	Orlando	Osceola
District 6: E. Central Florida	Orlando	Seminole
District 7: Central Florida	Lakeland	Polk
District 7: Central Florida	Non-MSA county	De Soto
District 7: Central Florida	Non-MSA county	Hardee
District 7: Central Florida	Non-MSA county	Highlands
District 7: Central Florida	Non-MSA county	Okeechobee
District 8: Tampa Bay	Tampa – St. Petersburg	Hernando
District 8: Tampa Bay	Tampa – St. Petersburg	Hillsborough
District 8: Tampa Bay	Tampa – St. Petersburg	Pasco
District 8: Tampa Bay	Tampa – St. Petersburg	Pinellas
District 8: Tampa Bay	Sarasota – Bradenton	Manatee
District 8: Tampa Bay	Sarasota – Bradenton	Sarasota
District 9: Southwest Florida	Punta Gorda	Charlotte
District 9: Southwest Florida	Naples	Collier
District 9: Southwest Florida	Ft. Myers	Lee
District 9: Southwest Florida	Non-MSA county	Glades
District 9: Southwest Florida	Non-MSA county	Hendry
District 10: Treasure Coast	Ft. Pierce – Port St. Lucie	Martin
District 10: Treasure Coast	Ft. Pierce – Port St. Lucie	St. Lucie
District 10: Treasure Coast	West Palm Beach	Palm Beach
District 10: Treasure Coast	Non-MSA county	Indian River
District 11: South Florida	Ft. Lauderdale	Broward
District 11: South Florida	Miami	Dade
District 11: South Florida	Non-MSA county	Monroe



The State of Florida's Housing 2004

6. Conclusion

Florida's 67 counties include 35 urban counties and the 32 rural counties. The urban counties can also be divided into those that are a part of the six major metropolitan areas and fifteen other metropolitan areas. Almost 94% of the single-family homes and 98% of condominiums are located in these urban counties. The rural counties can be further divided into coastal and non-coastal counties. Besides housing differences in the urban and rural counties, there are often also a number of differences in housing characteristics between coastal and non-coastal counties. These housing differences reflect the differences in the characteristics of the population in different areas of the state.

The population of the state is growing rapidly and is occurring throughout the state, but not uniformly. Different areas of the state are characterized by differences in the distribution of households by age, income, race, ethnicity, and county of origin. This report has shown that many areas of Florida are heavily reliant on increases in the foreign born population while other areas of the state are experiencing much larger increases in their native born population or increases in the number of U.S. citizens migrating from other states. In contrast, there are also areas of the state that have experienced population growth simply due to the relocation of Floridians from one county to another. This report has also shown there is great variability in the age of counties' residents with some counties experiencing large growth in their elderly population, others experiencing large growth in their adult working age population, and others experiencing increases in their juvenile population. These are only a few of the differences that highlight the possibility that different counties will face different housing problems in the future.

Single-family housing units dominate the state, but condominiums are an important source of housing in some coastal counties and manufactured housing plays a key role in rural counties in the interior of the state. In spite of Florida's large gains in their housing stock, housing costs have continued to rise. Although the rate of appreciation is expected to slow, estimates indicate the rate will exceed 6 percent for the rest of the decade. As housing prices continue to increase in Florida, housing affordability is becoming more of a problem. This point can best be illustrated by the fact that this year's housing affordability index has the most counties below 100 since 1995.

SHIMBERG CENTER FOR AFFORDABLE HOUSING AND FLORIDA HOUSING DATA CLEARINGHOUSE DISCLAIMER

The Shimberg Center for Affordable Housing has compiled information on housing and demographic information for the convenience of consumers, policy makers, planners, program administrators and other interested parties throughout Florida. The Shimberg Center is committed to ensuring that the data in the Florida Housing Data Clearinghouse is as accurate as possible, consistent with any limitations on the inherent accuracy of the original data sources. Although every effort has been made to ensure that information is comprehensive and accurate, errors and omissions may exist. The Clearinghouse and the information included therein is provided on an “as is” basis. The Shimberg Center for Affordable Housing, the Florida Housing Data Clearinghouse, the University of Florida, or any of their respective faculty, staff, or administration specifically disclaim any warranty, either expressed or implied, including but not limited to the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance is with the user. Persons who notice information that is incomplete, incorrect, or out of date should contact the Shimberg Center at (800) 259-5705.



UNIVERSITY OF
FLORIDA

Shimberg Center for Affordable Housing
University of Florida
Post Office Box 115703
Gainesville, Florida 32611-5703
1-800-259-5705