

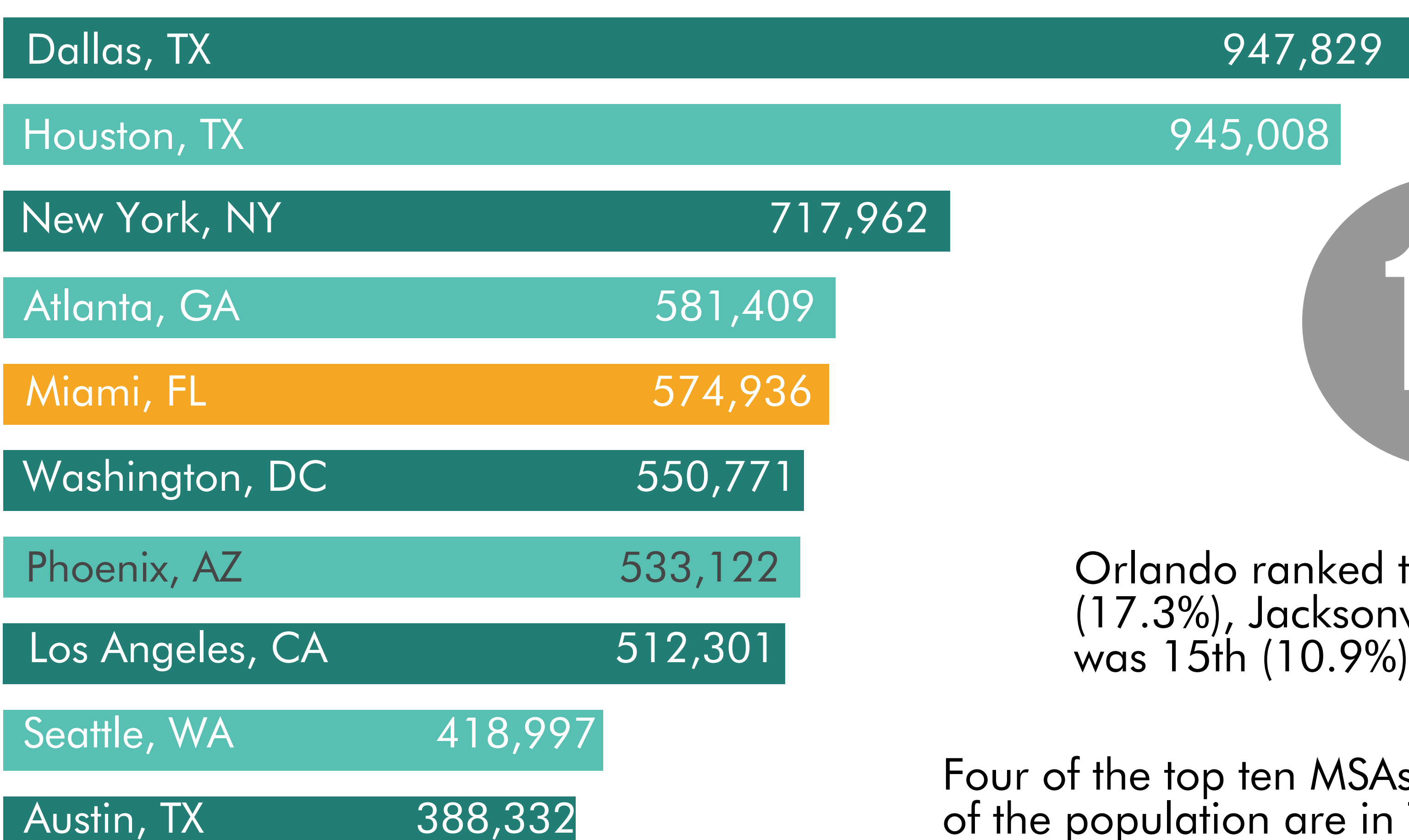
SOUTH FLORIDA

POPULATION CHANGE 2010-2017

With a population of 6,158,824, the Miami-Fort Lauderdale-West Palm Beach, FL (MSA) ranks 8th in the United States by population size.

POPULATION

Top 10 Metro Areas with Population Gain '10-'17



10.3% Population change from 2010 to 2017 for Miami MSA.

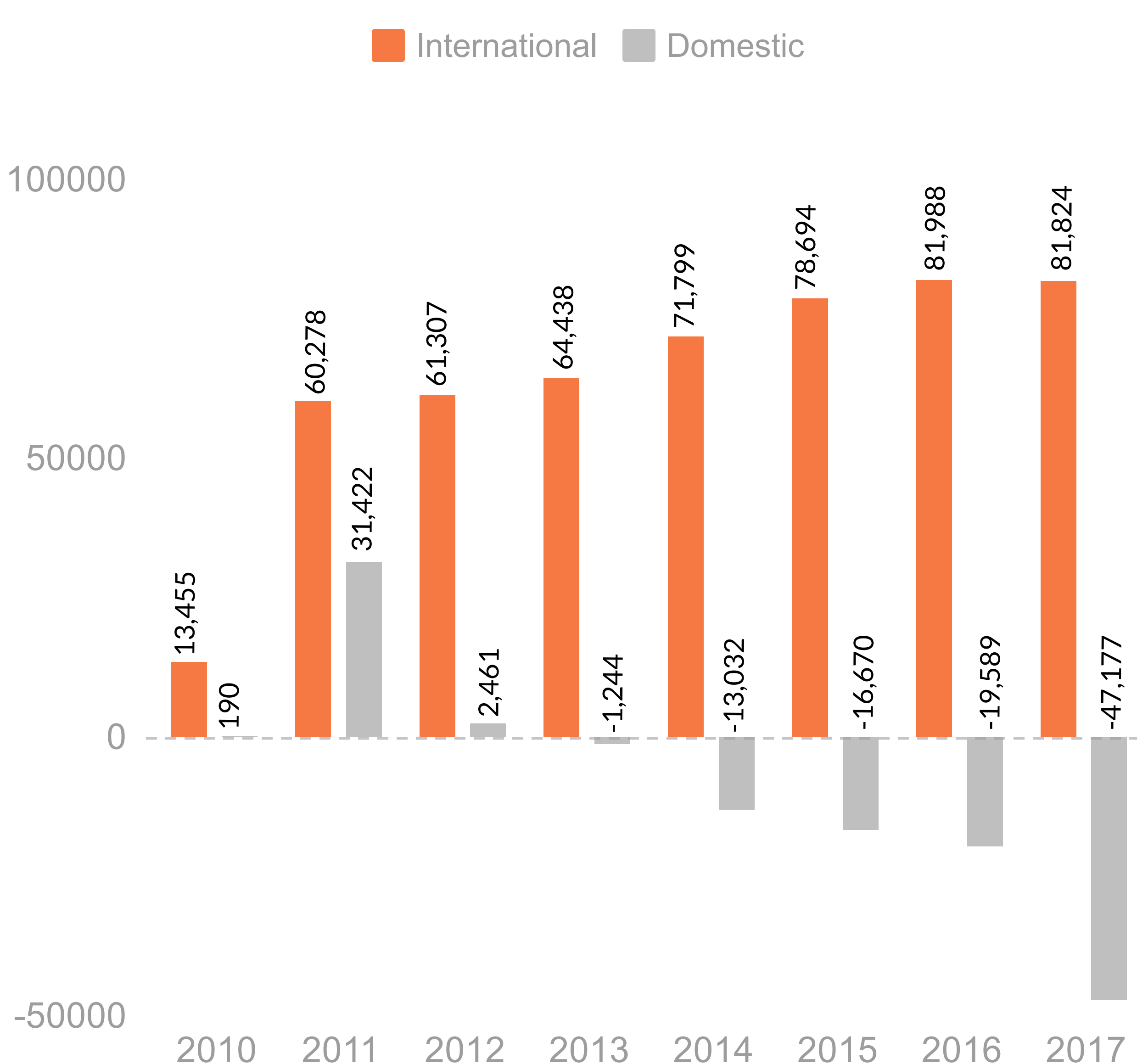
16 Among MSAs larger than 1 million residents, the Miami MSA ranks 16th by percentage increase of population from 2010 to 2017.

Orlando ranked third by percentage increase (17.3%), Jacksonville was 13th (11.6%), and Tampa was 15th (10.9%).

Four of the top ten MSAs with largest percentage increase of the population are in Texas - Austin (+22.5%), Houston (+15.9%), San Antonio (+14.9%), and Dallas (+14.7%).

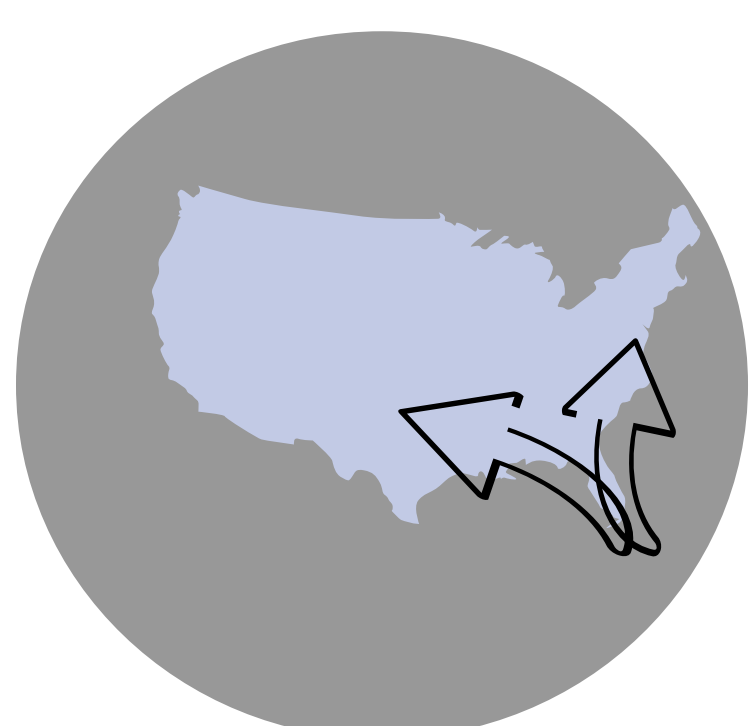
MIGRATION PATTERNS

Miami-Ft. Lauderdale-West Palm Beach MSA



Since 2010, international migration into the Miami MSA increased by 508.1%.

Miami is second to only New York in number of international migrants.



Since 2013, the Miami MSA has experienced progressively higher domestic out-migration.

In 2017, the tri-county area had a negative domestic migration of 47,177.

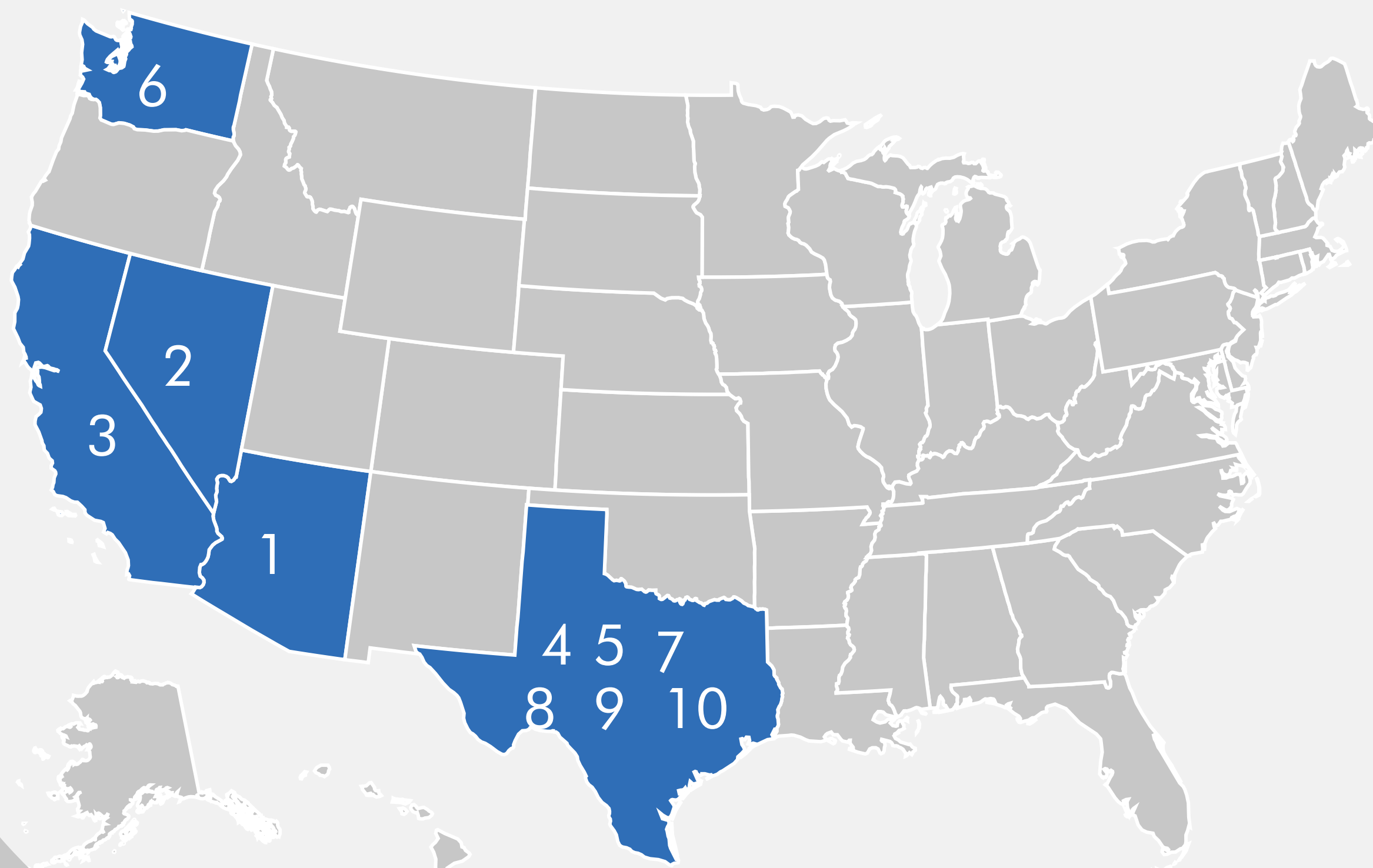
The Miami MSA population increase is mostly attributable to international migration.

BY COUNTY POPULATION INCREASE

TOP 10 COUNTIES 2016-2017

COUNTY	CHANGE
MARICOPA COUNTY, AZ	73,650
CLARK COUNTY, NV	47,355
RIVERSIDE COUNTY, CA	36,744
HARRIS COUNTY, TX	35,939
TARRANT COUNTY, TX	32,729
KING COUNTY, WA	32,687
BEXAR COUNTY, TX	30,831
DALLAS COUNTY, TX	30,686
DENTON COUNTY, TX	27,911
COLLIN COUNTY, TX	27,150

Top 10 counties with largest population gains



Hurricane Harvey effect?

Despite the negative domestic migration of 45,113, Harris County continued to grow as a result of significant natural growth (+46,122) and international migration (+34,791).

The Florida counties with the largest numeric population increase are Hillsborough and Orange, followed by Broward, Palm Beach and Lee counties. These five counties account for 52% of the Florida population growth.

MIGRATION PATTERNS

DOMESTIC INTERNATIONAL NET

MIAMI-DADE	-47,871	52,501	4,630
BROWARD	-5,858	18,285	12,427
PALM BEACH	6,552	11,038	17,590
TRI-COUNTY	-47,177	81,824	34,647

7 Miami-Dade County's ranking among all U.S. counties by population.

20 Miami-Dade ranking by percentage increase of the population since 2010 (+9.8%). Broward ranked 15th (+10.4%) and Palm Beach was 13th (+11.1%).

Florida counties with the highest percentage growth: Sumter (+32.8%), Manatee (19.2%), Lees (+19.1%), Orange (+17.4%), and Flagler (15.0%).