

FLORIDA

Q1 2024 AFFORDABLE HOUSING REPORT

MIAMI

20.9%

Y-o-Y Change

\$2,324

FMR (2-bed)

50,174

Affordable Inventory Units

64.6%

% Cost Burdened

7,753

Affordable Units Under Construction

TAMPA- ST. PETERSBURG- CLEARWATER

11.6%

Y-o-Y Change

\$1,851

FMR (2-bed)

35,086

Affordable Inventory Units

57.6%

% Cost Burdened

3,453

Affordable Units Under Construction

ORLANDO

14.9%

Y-o-Y Change

\$1,857

FMR (2-bed)

43,130

Affordable Inventory Units

60.6%

% Cost Burdened

2,084

Affordable Units Under Construction

JACKSONVILLE

23.1%

Y-o-Y Change

\$1,604

FMR (2-bed)

22,291

Affordable Inventory Units

53.2%

% Cost Burdened

1,256

Affordable Units Under Construction

NORTH PORT- SARASOTA

13.9%

Y-o-Y Change

\$1,815

FMR (2-bed)

9,224

Affordable Inventory Units

58.2%

% Cost Burdened

1,080

Affordable Units Under Construction

FLORIDA DEMOGRAPHICS BY MSAs

	Miami-Fort Lauderdale-West Palm Beach MSA	Tampa-St. Petersburg- Clearwater MSA	Orlando- Kissimmee- Sanford MSA	Jacksonville MSA	North Port- Sarasota- Bradenton MSA	State of Florida
2023 Estimated Population*	6,150,132	3,297,742	2,767,996	1,679,465	898,255	22,343,742
Projected 2028 Population*	6,349,096	3,452,294	2,973,888	1,774,922	945,349	23,451,016
Population Change (2023 - 2028)	3.2%	4.7%	7.4%	5.7%	5.2%	5.0%
2023 Estimated Median HHI*	\$67,826	\$64,942	\$68,197	\$69,884	\$72,781	\$65,331
Projected 2028 Median HHI*	\$82,692	\$76,690	\$80,392	\$80,496	\$91,455	\$77,349
Median HHI Growth (2023 - 2028)	21.9%	18.1%	17.9%	15.2%	25.7%	18.4%
HUD (Very Low (50%) Income Limits	\$56,750	\$47,750	\$48,250	\$48,650	\$50,250	
Key Renter Age Group (18 to 35)	21%	21%	22%	21%	18%	21%
Households Earning \$35,000 or Less Annually	25%	26%	23%	23%	22%	26%
Renter-Occupied Housing Units	31%	28%	31%	29%	21%	27%

Sources: RealPage; Moody's Analytics

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