



Economic Overview

City of Delray Beach, FL



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Demographic Profile

The population in the City of Delray Beach, FL was 68,217 per American Community Survey data for 2015-2019.

The region has a civilian labor force of 36,469 with a participation rate of 60.9%. Of individuals 25 to 64 in the City of Delray Beach, FL, 38.2% have a bachelor's degree or higher which compares with 33.5% in the nation.

The median household income in the City of Delray Beach, FL is \$60,746 and the median house value is \$280,200.

Summary¹

	Percent			Value		
	City of Delray Beach, FL	Palm Beach County, Florida	Florida	City of Delray Beach, FL	Palm Beach County, Florida	Florida
Demographics						
Population (ACS)	—	—	—	68,217	1,465,027	20,901,636
Male	47.9%	48.5%	48.9%	32,685	710,241	10,220,813
Female	52.1%	51.5%	51.1%	35,532	754,786	10,680,823
Median Age ²	—	—	—	47.7	44.8	42.0
Under 18 Years	14.1%	19.2%	20.0%	9,630	281,775	4,182,462
18 to 24 Years	7.8%	7.6%	8.4%	5,348	111,258	1,753,429
25 to 34 Years	14.2%	11.9%	13.0%	9,690	174,466	2,716,853
35 to 44 Years	10.3%	11.5%	12.1%	7,001	168,510	2,525,283
45 to 54 Years	13.0%	13.0%	13.1%	8,899	190,924	2,742,034
55 to 64 Years	14.5%	13.1%	13.3%	9,903	192,050	2,776,147
65 to 74 Years	12.1%	11.5%	11.1%	8,223	168,626	2,321,394
75 Years, and Over	14.0%	12.1%	9.0%	9,523	177,418	1,884,034
Race: White	63.9%	73.5%	75.1%	43,569	1,077,422	15,702,256
Race: Black or African American	29.1%	18.7%	16.1%	19,843	273,384	3,359,031
Race: American Indian and Alaska Native	0.1%	0.2%	0.3%	58	3,056	59,320
Race: Asian	2.0%	2.7%	2.7%	1,352	39,423	571,276
Race: Native Hawaiian and Other Pacific Islander	0.1%	0.0%	0.1%	100	527	12,653
Race: Some Other Race	2.8%	2.6%	3.0%	1,913	37,551	625,079
Race: Two or More Races	2.0%	2.3%	2.7%	1,382	33,664	572,021
Hispanic or Latino (of any race)	10.4%	22.4%	25.6%	7,104	327,940	5,346,684
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	60.9%	59.8%	58.7%	36,469	726,766	10,056,801
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	85.7%	83.9%	81.2%	21,915	447,704	6,450,743
Armed Forces Labor Force	0.0%	0.0%	0.3%	22	418	59,225
Veterans, Age 18-64	2.9%	3.0%	5.3%	1,173	25,202	661,819
Veterans Labor Force Participation Rate and Size, Age 18-64	84.7%	78.5%	74.4%	993	19,771	492,320
Median Household Income ²	—	—	—	\$60,746	\$63,299	\$55,660
Per Capita Income	—	—	—	\$43,136	\$39,933	\$31,619
Mean Commute Time (minutes)	—	—	—	22.2	26.0	27.8
Commute via Public Transportation	1.9%	1.6%	1.8%	650	10,967	170,350
Educational Attainment, Age 25-64						
No High School Diploma	12.6%	11.8%	10.7%	4,486	85,610	1,151,571
High School Graduate	21.6%	23.4%	27.9%	7,651	170,001	2,997,186
Some College, No Degree	18.3%	18.6%	20.1%	6,482	134,908	2,162,190
Associate's Degree	9.3%	10.2%	10.9%	3,309	74,348	1,174,387
Bachelor's Degree	25.0%	23.6%	20.0%	8,868	171,169	2,155,923
Postgraduate Degree	13.2%	12.4%	10.4%	4,697	89,914	1,119,060
Housing						

Summary¹

	Percent			Value		
	City of Delray Beach, FL	Palm Beach County, Florida	Florida	City of Delray Beach, FL	Palm Beach County, Florida	Florida
Total Housing Units	—	—	—	36,074	686,410	9,448,159
Median House Value (of owner-occupied units) ²	—	—	—	\$280,200	\$283,600	\$215,300
Homeowner Vacancy	3.0%	1.9%	2.3%	558	7,475	118,212
Rental Vacancy	5.7%	8.2%	8.4%	661	15,638	249,393
Renter-Occupied Housing Units (% of Occupied Units)	38.1%	31.1%	34.6%	10,895	172,484	2,677,470
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	7.2%	6.1%	6.3%	2,053	33,701	489,240
Social						
Poverty Level (of all people)	11.7%	12.2%	14.0%	7,927	175,742	2,870,487
Households Receiving Food Stamps/SNAP	7.6%	9.8%	13.6%	2,174	54,457	1,050,016
Enrolled in Grade 12 (% of total population)	1.2%	1.3%	1.3%	824	18,776	261,434
Disconnected Youth ³	0.6%	2.6%	2.9%	13	1,679	28,016
Children in Single Parent Families (% of all children)	40.4%	36.2%	39.0%	3,674	96,883	1,542,856
Uninsured	12.2%	13.0%	12.8%	8,294	189,280	2,637,268
With a Disability, Age 18-64	7.1%	7.9%	10.0%	2,885	65,463	1,226,344
With a Disability, Age 18-64, Labor Force Participation Rate and Size	43.2%	45.3%	39.2%	1,245	29,674	481,150
Foreign Born	24.5%	25.4%	20.7%	16,720	371,893	4,324,800
Speak English Less Than Very Well (population 5 yrs and over)	11.5%	13.3%	11.9%	7,509	185,518	2,353,336

Source: [JobsEQ®](#)

1. American Community Survey 2015-2019, unless noted otherwise

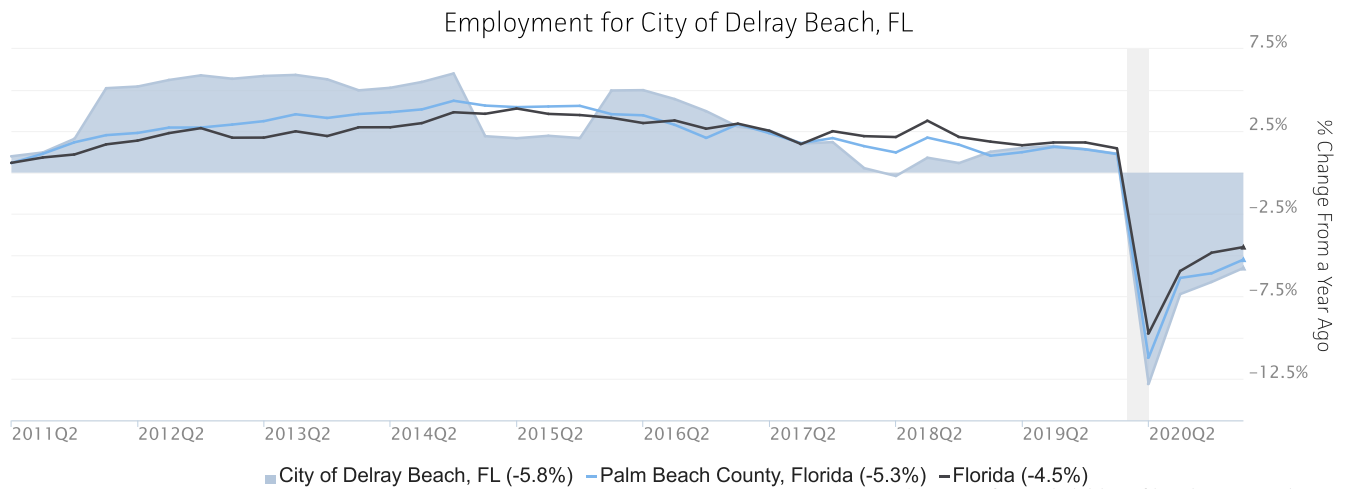
2. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.

3. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

4. Census 2020, annual average growth rate since 2010

Employment Trends

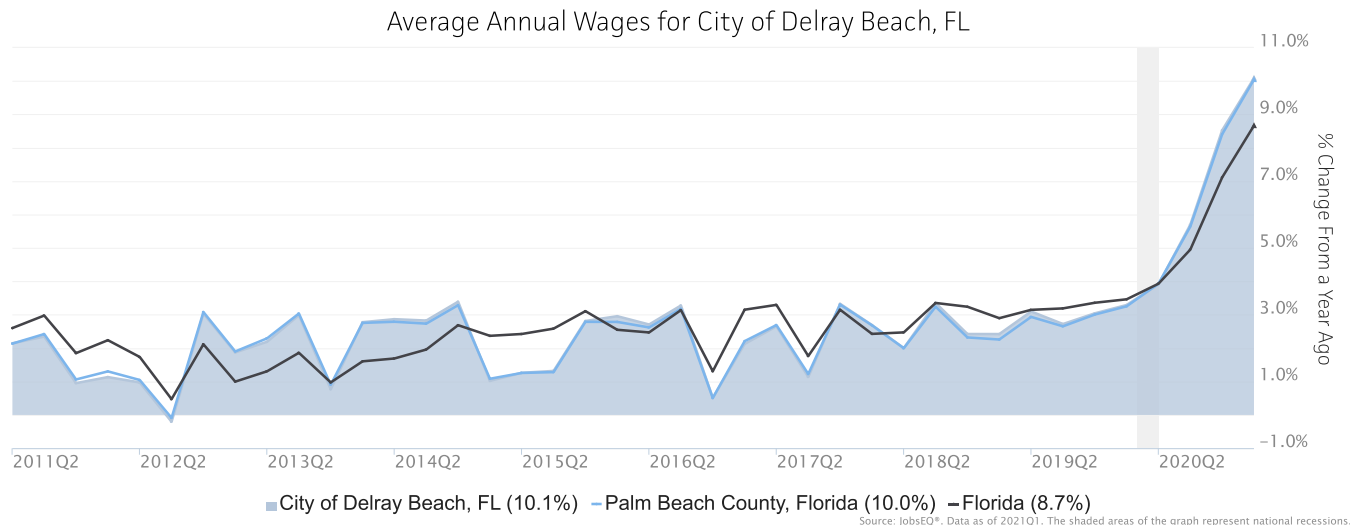
As of 2021Q1, total employment for the City of Delray Beach, FL was 35,711 (based on a four-quarter moving average). Over the year ending 2021Q1, employment declined 5.8% in the region.



Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2020Q4 with preliminary estimates updated to 2021Q1.

Wage Trends

The average worker in the City of Delray Beach, FL earned annual wages of \$61,092 as of 2021Q1. Average annual wages per worker increased 10.1% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$63,393 in the nation as of 2021Q1.



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2020Q4 with preliminary estimates updated to 2021Q1.

Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 19.2% higher in City of Delray Beach, FL than the U.S. average.

Cost of Living Information			
	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
City of Delray Beach, FL	\$61,092	119.2	\$51,233
Palm Beach County, Florida	\$61,336	119.2	\$51,438
Florida	\$55,191	102.6	\$53,814
USA	\$63,393	100.0	\$63,393

Source: [JobsEQ®](#)

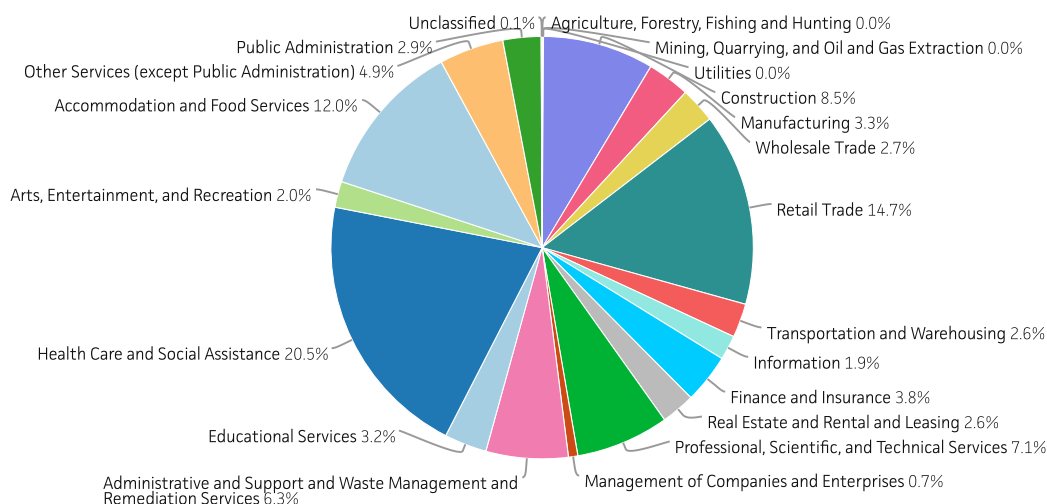
Data as of 2021Q1

Cost of Living per C2ER, data as of 2021Q1, imputed by Chmura where necessary.

Industry Snapshot

The largest sector in the City of Delray Beach, FL is Health Care and Social Assistance, employing 7,330 workers. The next-largest sectors in the region are Retail Trade (5,263 workers) and Accommodation and Food Services (4,290). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Accommodation and Food Services (LQ = 1.65), Real Estate and Rental and Leasing (1.49), and Construction (1.43).

Total Workers for City of Delray Beach, FL by Industry



Source: JobsEQ®, Data as of 2021Q1

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2020Q4 with preliminary estimates updated to 2021Q1.

Sectors in the City of Delray Beach, FL with the highest average wages per worker are Management of Companies and Enterprises (\$187,661), Finance and Insurance (\$139,352), and Mining, Quarrying, and Oil and Gas Extraction (\$136,864). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Transportation and Warehousing (+410 jobs), Administrative and Support and Waste Management and Remediation Services (+301), and Construction (+287).

Over the next 5 years, employment in the City of Delray Beach, FL is projected to expand by 1,962 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +2.0% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+759 jobs), Accommodation and Food Services (+252), and Administrative and Support and Waste Management and Remediation Services (+138).

NAICS	Industry	Empl	Current	LQ	5-Year History		Total Demand	5-Year Forecast			Ann % Growth
			Avg Ann Wages		Empl Change	Ann %		Exits	Transfers	Empl Growth	
62	Health Care and Social Assistance	7,330	\$56,172	1.38	92	0.3%	4,371	1,776	1,836	759	2.0%
44	Retail Trade	5,263	\$38,794	1.42	-481	-1.7%	3,642	1,565	1,977	99	0.4%
72	Accommodation and Food Services	4,290	\$25,507	1.65	-830	-3.5%	3,811	1,575	1,984	252	1.1%
23	Construction	3,034	\$56,292	1.43	287	2.0%	1,647	544	973	131	0.8%
54	Professional, Scientific, and Technical Services	2,548	\$92,826	1.00	-264	-2.0%	1,248	414	700	134	1.0%
56	Administrative and Support and Waste Management and Remediation Services	2,248	\$48,813	1.00	301	2.9%	1,470	563	768	138	1.2%
81	Other Services (except Public Administration)	1,762	\$40,087	1.15	-180	-1.9%	1,124	469	560	96	1.1%
52	Finance and Insurance	1,345	\$139,352	0.88	108	1.7%	681	241	395	45	0.7%
31	Manufacturing	1,166	\$74,966	0.39	155	2.9%	618	224	384	10	0.2%
61	Educational Services	1,160	\$59,930	0.40	-112	-1.8%	607	264	285	58	1.0%
92	Public Administration	1,042	\$72,570	0.58	105	2.1%	535	206	281	48	0.9%
42	Wholesale Trade	974	\$82,481	0.71	-21	-0.4%	535	194	322	19	0.4%
53	Real Estate and Rental and Leasing	928	\$63,560	1.49	-27	-0.6%	499	216	259	25	0.5%
48	Transportation and Warehousing	923	\$47,229	0.52	410	12.5%	525	211	286	27	0.6%
71	Arts, Entertainment, and Recreation	711	\$44,813	1.32	65	1.9%	578	232	287	60	1.6%
51	Information	673	\$88,075	0.95	49	1.5%	360	119	212	29	0.9%
55	Management of Companies and Enterprises	251	\$187,661	0.45	-25	-1.9%	131	43	73	14	1.1%
99	Unclassified	26	\$66,607	0.69	24	74.7%	16	6	9	1	1.0%
11	Agriculture, Forestry, Fishing and Hunting	16	\$103,976	0.03	-1	-1.6%	10	4	5	1	0.6%
22	Utilities	15	\$127,871	0.08	-2	-2.6%	8	2	4	1	1.0%
21	Mining, Quarrying, and Oil and Gas Extraction	7	\$136,864	0.05	6	50.9%	4	1	2	0	1.2%
Total - All Industries		35,711	\$61,092	1.00	-341	-0.2%	21,897	8,520	11,415	1,962	1.1%

Source: [JobsEQ®](#)

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2020Q4 with preliminary estimates updated to 2021Q1. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in the City of Delray Beach, FL is Office and Administrative Support Occupations, employing 4,724 workers. The next-largest occupation groups in the region are Sales and Related Occupations (4,090 workers) and Food Preparation and Serving Related Occupations (3,965). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Food Preparation and Serving Related Occupations (LQ = 1.54), Legal Occupations (1.38), and Healthcare Practitioners and Technical Occupations (1.30).

Occupation groups in the City of Delray Beach, FL with the highest average wages per worker are Legal Occupations (\$128,400), Management Occupations (\$117,400), and Computer and Mathematical Occupations (\$89,100). The unemployment rate in the region varied among the major groups from 2.7% among Legal Occupations to 17.8% among Food Preparation and Serving Related Occupations.

Over the next 5 years, the fastest growing occupation group in the City of Delray Beach, FL is expected to be Healthcare Support Occupations with a +2.8% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Healthcare Support Occupations (+297 jobs) and Food Preparation and Serving Related Occupations (+275). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Food Preparation and Serving Related Occupations (3,622 jobs) and Sales and Related Occupations (2,881).

City of Delray Beach, FL, 2021Q1¹

SOC	Occupation	Empl	Mean Ann Wages ²	Current			Online Job Ads	5-Year History		Total Demand	5-Year Forecast			
				LQ	Unempl	Unempl Rate		Empl Change	Ann %		Exits	Transfers	Empl Growth	Ann % Growth
43-0000	Office and Administrative Support	4,724	\$41,900	1.04	285	6.9%	n/a	-136	-0.6%	2,880	1,179	1,641	60	0.3%
41-0000	Sales and Related	4,090	\$46,400	1.20	365	9.2%	n/a	-354	-1.6%	2,970	1,121	1,760	89	0.4%
35-0000	Food Preparation and Serving Related	3,965	\$27,800	1.54	626	17.8%	n/a	-660	-3.0%	3,897	1,438	2,184	275	1.3%
29-0000	Healthcare Practitioners and Technical	2,774	\$85,000	1.30	56	3.0%	n/a	172	1.3%	1,051	383	447	222	1.6%
53-0000	Transportation and Material Moving	2,342	\$36,900	0.76	218	9.9%	n/a	194	1.7%	1,661	587	971	102	0.9%
11-0000	Management	2,206	\$117,400	0.91	92	3.9%	n/a	141	1.3%	1,097	282	681	133	1.2%
47-0000	Construction and Extraction	2,142	\$45,400	1.28	153	9.3%	n/a	154	1.5%	1,324	353	869	101	0.9%
31-0000	Healthcare Support	2,041	\$31,800	1.26	89	6.3%	n/a	132	1.4%	1,702	664	741	297	2.8%
13-0000	Business and Financial Operations	1,902	\$77,500	0.90	91	4.1%	n/a	147	1.6%	1,072	275	674	123	1.3%
49-0000	Installation, Maintenance, and Repair	1,546	\$48,400	1.12	70	6.6%	n/a	4	0.1%	854	250	539	65	0.8%
37-0000	Building and Grounds Cleaning and Maintenance	1,279	\$31,000	1.10	149	9.6%	n/a	-149	-2.2%	967	369	517	81	1.2%
39-0000	Personal Care and Service	1,096	\$32,000	1.25	186	16.5%	n/a	-28	-0.5%	959	391	486	82	1.4%
51-0000	Production	1,035	\$39,200	0.50	70	8.9%	n/a	55	1.1%	627	217	397	13	0.3%
25-0000	Educational Instruction and Library	954	\$55,000	0.48	98	7.8%	n/a	-120	-2.3%	509	209	248	52	1.1%
21-0000	Community and Social Service	725	\$50,300	1.13	15	3.1%	n/a	-8	-0.2%	512	139	286	86	2.3%
15-0000	Computer and Mathematical	655	\$89,100	0.58	29	3.1%	n/a	-3	-0.1%	314	58	201	54	1.6%

City of Delray Beach, FL, 2021Q1¹

SOC	Occupation	Empl	Current				5-Year History			5-Year Forecast				
			Mean Ann Wages ²	LQ	Unempl	Unempl Rate	Online Job Ads	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
27- 0000	Arts, Design, Entertainment, Sports, and Media	649	\$57,700	1.03	73	10.5%	n/a	70	2.3%	385	125	234	26	0.8%
33- 0000	Protective Service	546	\$50,900	0.71	48	7.2%	n/a	60	2.4%	339	131	181	27	1.0%
23- 0000	Legal	432	\$128,400	1.38	12	2.7%	n/a	-54	-2.3%	180	58	98	23	1.1%
17- 0000	Architecture and Engineering	385	\$83,100	0.62	12	3.3%	n/a	30	1.6%	178	49	113	17	0.8%
19- 0000	Life, Physical, and Social Science	198	\$74,700	0.60	8	4.1%	n/a	11	1.2%	106	21	72	13	1.3%
45- 0000	Farming, Fishing, and Forestry	24	\$28,500	0.10	20	8.6%	n/a	1	0.8%	21	5	15	1	0.7%
Total - All Occupations		35,711	\$53,900	1.00	n/a	n/a	n/a	-341	-0.2%	23,623	8,304	13,357	1,962	1.1%

Source: [JobsEQ®](#)

Data as of 2021Q1 unless noted otherwise

Note: Figures may not sum due to rounding.

1. Data based on a four-quarter moving average unless noted otherwise.

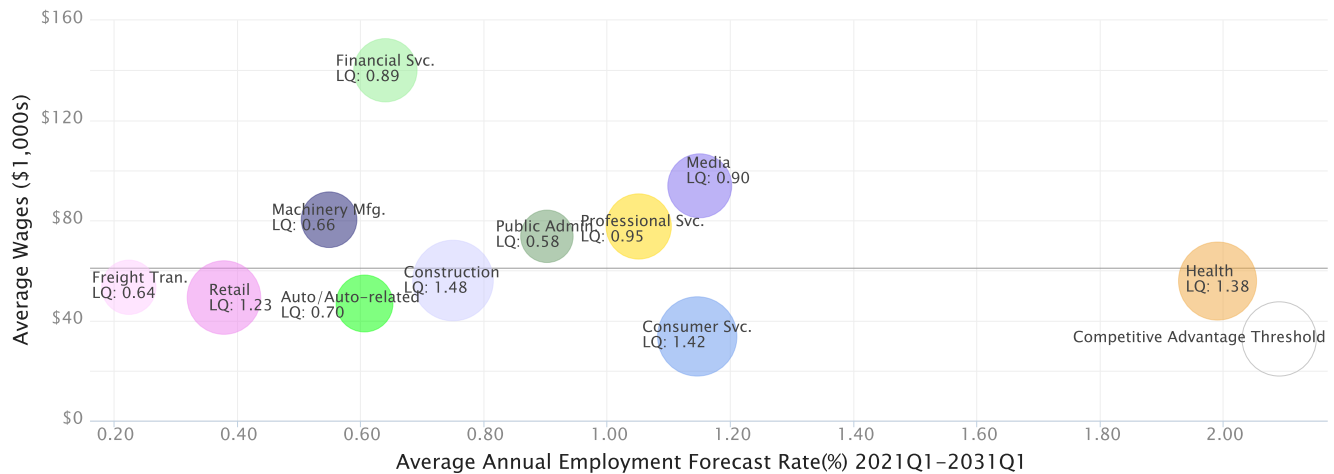
2. Wage data are as of 2020 and represent the average for all Covered Employment

Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2020Q4, imputed where necessary with preliminary estimates updated to 2021Q1. Wages by occupation are as of 2020 provided by the BLS and imputed where necessary. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Industry Clusters

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in the City of Delray Beach, FL with the highest relative concentration is Construction with a location quotient of 1.48. This cluster employs 3,202 workers in the region with an average wage of \$56,039. Employment in the Construction cluster is projected to expand in the region about 0.7% per year over the next ten years.

Industry Clusters for City of Delray Beach, FL as of 2021Q1



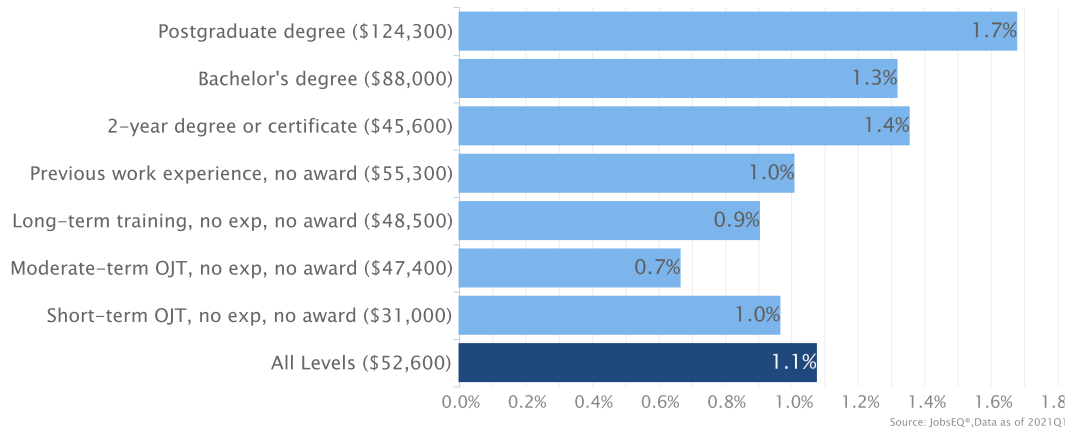
Source: JobsEQ®, Data as of 2021Q1

Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2020Q4 with preliminary estimates updated to 2021Q1. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Education Levels

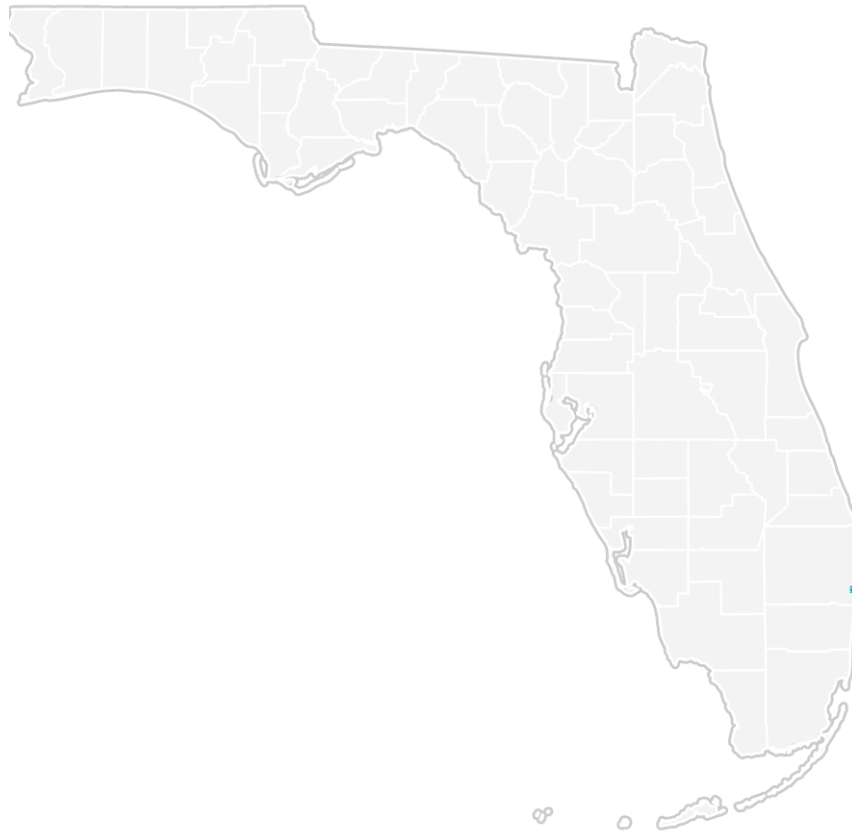
Expected growth rates for occupations vary by the education and training required. While all employment in the City of Delray Beach, FL is projected to grow 1.1% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 1.7% per year, those requiring a bachelor's degree are forecast to grow 1.3% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 1.4% per year.

Annual Average Projected Job Growth by Training Required for City of Delray Beach, FL



Employment by occupation data are estimates as of 2021Q1. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

City of Delray Beach, FL Regional Map



FAQ

What is a location quotient?

A location quotient (LQ) is a measurement of concentration in comparison to the nation. An LQ of 1.00 indicates a region has the same concentration of an industry (or occupation) as the nation. An LQ of 2.00 would mean the region has twice the expected employment compared to the nation and an LQ of 0.50 would mean the region has half the expected employment in comparison to the nation.

What is separation demand?

Separation demand is the number of jobs required due to separations—labor force exits (including retirements) and turnover resulting from workers moving from one occupation into another. Note that separation demand does not include all turnover—it does not include when workers stay in the same occupation but switch employers. The total projected demand for an occupation is the sum of the separation demand and the growth demand (which is the increase or decrease of jobs in an occupation expected due to expansion or contraction of the overall number of jobs in that occupation).

What is a cluster?

A cluster is a geographic concentration of interrelated industries or occupations. If a regional cluster has a location quotient of 1.25 or greater, the region is considered to possess a competitive advantage in that cluster.

What is the difference between industry wages and occupation wages?

Industry wages and occupation wages are estimated via separate data sets, often the time periods being reported do not align, and wages are defined slightly differently in the two systems (for example, certain bonuses are included in the industry wages but not the occupation wages). It is therefore common that estimates of the average industry wages and average occupation wages in a region do not match exactly.

What is NAICS?

The North American Industry Classification System (NAICS) is used to classify business establishments according to the type of economic activity. The NAICS Code comprises six levels, from the “all industry” level to the 6-digit level. The first two digits define the top level category, known as the “sector,” which is the level examined in this report.

What is SOC?

The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 804 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 22 major groups, 95 minor groups, and 452 occupation groups. Each occupation group includes detailed occupations requiring similar job duties, skills, education, or experience.

About This Report

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