City of Boynton Beach

Housing Assessment Study

Prepared for the City of Boynton Beach

January 29, 2017 (Revised March 24, 2017)

Critical Objectives and Limitations

Objective

It is our understanding that the purpose of this study will be to assess the current and future housing needs of the City of Boynton Beach, Florida. Our goal is to provide you with market-based observations and conclusions that assist in your evaluation.

Contact Information

This report was prepared for City of Boynton Beach by the following Metrostudy consultants:

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Limiting Conditions

Every reasonable effort has been exerted in order that the data contained in this study reflect the most accurate and timely information that is possible within practical budget limitations, and is believed to be reliable. However, no responsibility is assumed for errors or inaccuracies.

Commissioning this study does not grant the client any right of access to or ownership of any data, computer programs, spreadsheets or any other work product acquired or created by Metrostudy, whether for the preparation of this study or otherwise. No part of this study may be published without the prior consent of Metrostudy, Inc.

Definitions

Annual Starts: The number of homes started during the last four quarters.

Annual Closings: The number of new homes closed during the last four quarters.

Closings: A "closing" occurs when a home is moved into and occupied. In the single-family context, Metrostudy tracks move-ins, as they are a better indicator of demand than deed deliveries, but often calls them "closings". Deed records are used to track condominium unit closings. "Closings" will also refer to deed deliveries when discussing MLS data.

Finished Vacant: A unit that is completed, but which shows no evidence of occupancy. (in the condo context, no deed has been recorded.)

Finished Vacant Months-of-Supply: F/V months of supply is calculated by dividing the number of F/V homes by the current annual closings pace, and then multiplying by twelve to yield months.

Future Units: Units that are platted, or otherwise in the pipeline, but are not yet developed.

Models: Decorated homes at a sales center.

Square Footage: All measures of home size are in terms of air-conditioned space.

Starts: A "start" occurs when a slab is poured, or work on the foundation otherwise begins. In the condo context, all the units in a single building are "started" when the foundation work begins.

Vacant Developed Lots: Also referred to as "VDL" and "Finished Lots"; a lot served by a road with all underground utilities in place, ready for construction of a new home.

Vacant Developed Lots Months-of-Supply: VDL months-of-supply is calculated by dividing the number of VDL by the current annual starts pace, and then multiplying by twelve to yield months.

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Executive Summary

Executive Summary – Key Findings

- Boynton Beach has a desirable location as a place to live in Palm Beach County due to its central location and convenient access to the major transportation corridors connecting it to the larger South Florida employment centers.   Boynton Beach lacks the economic force provided by a redeveloped and thriving downtown (such as Delray Beach to the south), but has two newer mixed use centers in Renaissance Commons in the west and Marina Village in the east.

- Boynton Beach's population is forecast to grow by just under 4,400 people in the next 5 years, a 7.2% increase. The largest numerical increase in the homebuying age ranges comes from the 55-74 age group, with over 1,200 expected in the next 5 years. The 20-34 age group has the slowest growth, with just under 200, but the 35-54 age group (usually defined as the prime home-buying years) is projected to gain over 900 people.

- Boynton Beach has an estimated average household income of $66,680 in 2016. Neustar's data projects average household income to grow 1.5% over next 5 years to an average of $67,665. Median income was $47,580 in 2016, and is also projected to grow 1.4% over the next 5 years. It should be noted that Metrostudy believes that Neustar has forecast this figure very conservatively, as our own national household income projections show a 13% growth over the next 5 years.

- Of the over 1,800 new households expected to be formed in the City over the next 5 years, the largest number increase is among the Under $50K age group (+779). The $50K-$100K (+507), $100K-$150K (+271) and $150K and Over (+247) income ranges are projected to have good growth as well.

- The city's housing stock is 56% occupied by full-time owners and 28% by full-time renters. 16% of the housing units are occupied by either part-time owners or part-time renters. The median owner-occupied housing value is $179,529.

- Average new home prices ($346K) were up 13% versus 6% for average resale prices ($193K) in the past year (4Q15-3Q16). The volume of new home closings (34 units) decreased significantly in the past year (-79%), while regular resale volume (1,862 units) saw a slight decrease last year (-3%). Boynton Beach still has a significant share of distressed transactions (22% Foreclosure & REO). Product is 54% attached and 46% detached. Condos make up 37% of all transactions.

- There is little new home activity in Boynton Beach, as the city saw 23 annual starts and 20 annual closings of new detached, attached (non-condo) and condo housing units in subdivisions/projects in 2016, representing a 12% decrease in starts and 84% decrease in closings YOY. This is the lowest level of annual starts in Boynton Beach since 4Q11 and the lowest level of annual closings since Metrostudy began tracking them for this market.

Executive Summary – Key Findings

- There is a slightly low supply of vacant developed lots within Boynton Beach, which currently stands at only 53, representing a 27.7 month supply at the current rate of starts. When VDL supply is low, it puts upward pressure on land prices.

- Many future for-sale units have become rental apartment units in the past few years, leaving the total future for-sale unit supply in Boynton Beach at just 725 units, a 31.5 year supply at the current level of starts, but if starts return to a level somewhere between 100-200 units per year, that number drops to 3.6-7.2 years. It should be noted that 643 of these future units (Cortina) were recently revised to rental units, leaving a severe shortage of future for-sale units in subdivisions.

- In 2013, closings under $300,000 made up 77% of the new home market. In the year ending 2015, closings under $300,000 had shrunk to 40% of the new home market. In the year ending 2016, there were no closings under $300,000, and all closings were at $350,000 or higher.

- There are currently 24 managed rental apartment communities in the City of Boynton Beach being tracked by ALN Data. These represent 7,490 units, an average of 312 units per property. Average occupancy stood at 92.4% in December 2016. The average unit size is 1,094 sq. ft., with an average rent of $1,493, or $1.36 per square foot.

- There 3 Future Rental Apartment Projects currently being tracked by ALN, totaling720 units. Two are under construction and scheduled for completion in 2017. As noted previously, the 643 future units (Cortina) were recently revised from for-sale to rental units, almost doubling the number of future rental units.

- Affordability of housing remains a key factor. The average price of the 2071 total closings in 2016 with pricing information available was $195,993, while the median price was $174,000. 46% (959) of all the closings in 2016 could be afforded by a household making the median income of $47,850 (this assumes a down payment of 5% and a total housing payment equal to no more than 30% of median income), representing a price of $165,318 or less. 33% (684) of all closings in 2016 could be afforded by those households making 80% of median income ($38,280), representing a price of $135,300 or lower. 58% (1,196) of all closings in 2016 could be afforded by those households making 120% of median income ($57,240), representing a price of $196,498 or lower.

- With an average rent of $1,493, the required income to qualify (assuming the industry standard of income at 3 times the amount of rent) for the average apartment is $53,748, which is higher than the median income of $47,850, but below the average income of $66,680.

Executive Summary – Key Recommendations

- One of Boynton Beach's biggest challenges has been new housing. Traditional large-scale for-sale development opportunities are extremely limited in Boynton Beach, as most of the areas are significantly built out and future growth is geographically limited by city boundaries on all sides. Even annexation would not help much as the areas immediately to the east, south, west and north are all significantly built out as well. New housing will require rezoning and redevelopment of existing uses.

- Just like most of Palm Beach County, population and household growth and the lack of residentially-zoned land has driven up land (and therefore) housing prices. Long-term future development in Boynton Beach will have to focus on redevelopment of existing underused properties such as church properties, golf courses, nurseries, shopping centers, and commercial spaces. The new Tri-Rail Coastal Link, operating on the FEC tracks further east than the current Tri-Rail should open up new opportunities for transit-oriented development. New housing is desirable due to its superior energy efficiency and better hurricane protection. The average age of Boynton resales sold in the 12 months from 4Q15-3Q16 was 33 years. Monthly energy, insurance and maintenance costs for older homes are a significant portion of a household's monthly budget, that can be offset by the lower property taxes for those who have owned their homes a long time. While buyers could likely save substantial amounts on their utility bills and homeowner's insurance, the higher price of a new home (even at today's still extremely low interest rates) and the higher property taxes associated with the new price offset that savings. Innovative higher density detached and attached housing that still offers usable yard space can mitigate pricing somewhat. Many parts of the country are already seeing successful detached housing on lots starting at smaller than 2,000 square feet and attached housing on lots smaller than 1,500 sq. ft. Condo living has some major advantages, chief among which is maintenance-free living. Many condo units are smaller, allowing for new condo units to have pricing lower than townhomes and detached homes in similar locations, however high condo fees can be a barrier to entry for many buyers. Rental apartments will need to offer smaller, more efficient units to keep rents at more affordable levels.

- The significant increase in the 55+ population combined with their longer life expectancies will require more innovative communities that focus on wellness and allow for aging in place as they transition from independent to different levels of assisted living. Millennials (20-34) have started to transition into homeownership. There is not a one-size-fits-all housing solution for this group. Some are preferring the more traditional types of subdivisions they grew up in as they start families, while others are looking for a more urban lifestyle. Cost is an important factor, as they are often carrying significant student loan debt. Unlike many other markets in the U.S, Boynton Beach has very strong projected growth among Generation X (35-54), which usually represents the prime homebuying years. These are typically move-up buyers looking for larger and more luxurious homes than those they currently own, but are now also often recent renters re-entering homeownership after allowing their credit scores to recover.

Executive Summary – Key Recommendations

- Characteristics of homes purchased by first-time/modest income buyers in Boynton Beach vary, but they are almost always consistently older resale homes, both attached and detached, as these are the only homes this buyer can afford. They often require significant work due to deferred maintenance by the previous buyer. Programs to help first-time/modest income buyers fix up their newly purchased homes should be considered.

- Based on the demographic growth and current/future housing supply, the demand for housing in Boynton Beach will exceed the supply over the next 5 years. Boynton Beach is projected to add 1808 households in the next 5 years, but has less than 800 vacant and future Units on the for-sale side and only 720 future rental units. With the recent revision to Cortina, 643 for-sale units have moved over to the rental side, leaving a significant imbalance between future for-sale and for-rent product, in addition to the overall shortage. Additional opportunities for new housing will be required to accommodate the growth over the next 5 years and beyond.

- The strongest household income growth is in the under $50K group, and the second strongest is in the $50K-$100K group. Much of the new housing in Boynton Beach will need to be attainable for these households.

- While organizations like the Boynton Beach Faith Based Community Development Corporation, (Boynton Beach CDC) and Habitat for Humanity provide a few first-time/modest income buyers with new homes each and every year (6 and 2 respectively in the 12 months ending 3Q16), almost all of the market-rate new homes are typically out of reach for this buyer in Boynton Beach. The City should seek more to do more opportunities with the Boynton Beach CDC, Habitat, and other organizations like them. In some communities throughout the country, there are new home communities where buyers can trade sweat equity for better pricing by helping to build their homes. Zoning codes will have to allow more creative housing solutions, including more small-lot detached and attached housing with reduced setbacks. Rental housing will continue to play an important role for this buyer profile group as well. They may not be ready to buy right away, so new, safe, and quality rental housing will be in demand as well. Expedited and streamlined approvals can also help lower land costs which result in lower housing costs. Innovative redevelopment of underused properties (both private, and perhaps public when and where available) will also be key. Additional public-private partnerships for housing should be pursued.

- Interest rates have already started to rise and will likely continue to do so. This will be particularly impactful for first-time buyers. Lower-interest bond money for mortgages is sometimes available and can help some of these buyers, but keeping pricing for new homes attainable will be even more important for Boynton Beach's future.

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Palm Beach County Socioeconomic Data

Palm Beach County

Current Map View
Palm Beach County
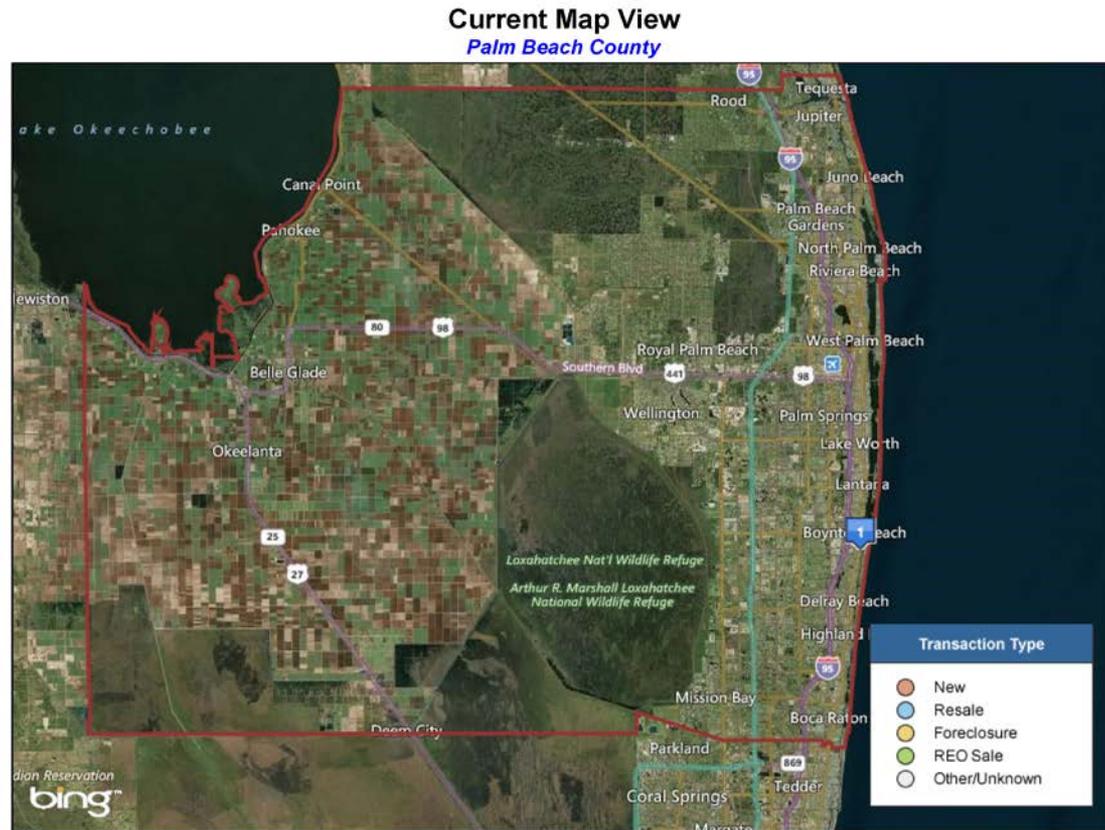
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- Boynton Beach is a coastal city located in Palm Beach County, Florida. Demographic, economic and housing statistics for Palm Beach County are used throughout this study as a reference in comparison to those for the City of Boynton Beach, Zip Codes 33426, 33435 & 33436, as well as the 42 Census Blocks whose areas are predominantly located in the City of Boynton Beach.

Palm Beach County Population Growth

Population Summary	2010 Census	2016 Q4	2021 Q4
Pop	1,320,134	1,449,524	1,552,373
Annual Pop Growth 2016 Q4 To 2021 Q4	7.1%		
Annual Pop Growth 2010 Census To 2016 Q4	9.8%		

Population Age	2010 Census		2016 Q4		2021 Q4	
Average Age	42.5		43.3		43.4	
Median Age	44		45		44	
Pop Age 0-4	70,852	5.4%	75,891	5.2%	86,197	5.6%
Pop Age 5-9	72,847	5.5%	77,031	5.3%	84,267	5.4%
Pop Age 10-14	76,917	5.8%	79,546	5.5%	84,442	5.4%
Pop Age 15-19	79,570	6.0%	81,010	5.6%	85,933	5.5%
Pop Age 20-24	74,105	5.6%	80,771	5.6%	86,945	5.6%
Pop Age 25-29	74,695	5.7%	86,375	6.0%	89,207	5.7%
Pop Age 30-34	71,999	5.5%	84,740	5.8%	91,088	5.9%
Pop Age 35-39	78,802	6.0%	81,668	5.6%	90,405	5.8%
Pop Age 40-44	86,774	6.6%	85,667	5.9%	90,174	5.8%
Pop Age 45-49	95,732	7.3%	92,665	6.4%	93,233	6.0%
Pop Age 50-54	92,394	7.0%	100,658	6.9%	99,077	6.4%
Pop Age 55-59	81,829	6.2%	99,204	6.8%	102,797	6.6%
Pop Age 60-64	78,463	5.9%	89,798	6.2%	99,752	6.4%
Pop Age 65-69	70,465	5.3%	86,270	6.0%	92,773	6.0%
Pop Age 70-74	59,962	4.5%	75,884	5.2%	83,126	5.4%
Pop Age 75-79	54,879	4.2%	60,941	4.2%	69,201	4.5%
Pop Age 80-84	50,644	3.8%	48,061	3.3%	52,442	3.4%
Pop Age 85+	49,205	3.7%	63,344	4.4%	71,314	4.6%
Pop Age 19 & Under	300,186	22.7%	313,478	21.6%	340,839	22.0%
Total Change			13,292	4.4%	27,361	8.7%
Pop Age 20-34	220,799	16.7%	251,886	17.4%	267,240	17.2%
Total Change			31,087	14.1%	15,354	6.1%
Pop Age 35-54	353,702	26.8%	360,658	24.9%	372,889	24.0%
Total Change			6,956	2.0%	12,231	3.4%
Pop Age 55-74	290,719	22.0%	351,156	24.2%	378,448	24.4%
Total Change			60,437	20.8%	27,292	7.8%
Pop Age 75 & Up	154,728	11.7%	172,346	11.9%	192,957	12.4%
Total Change			17,618	11.4%	20,611	12.0%

- Palm Beach County's population is forecast to grow by almost 103,000 people in the next 5 years.

- Among the prime homebuying age groups, the largest numerical increase comes from the 55-74 age group, with over 27,000 expected in the next 5 years. The 20-34 age group also shows strong growth, with over 15,000, and the 35-54 age group, which is on the decline in some parts of the country, is projected to add over 12,000 people.

- Palm Beach County has long been known for its active adult housing, but housing must continue to innovate to allow for longer life-expectancies, aging in place, and various levels of managed care, as the age group of 75+ is projected to grow by almost 21,000.

- Housing for the 20-34 age group (the Millennials) offers a challenge in both housing type and affordability. Many in this group still live with family or rent, but do still show a desire for homeownership.

Palm Beach County by Race and Households by Age of Householder

Race	2010 Census		2016 Q4		2021 Q4	
White Alone	1,025,030	77.6%	1,098,489	75.8%	1,162,876	74.9%
Black Alone	233,925	17.7%	275,886	19.0%	304,056	19.6%
Native American Alone	8,479	0.6%	8,819	0.6%	9,256	0.6%
Asian Alone	32,380	2.5%	39,993	2.8%	45,612	2.9%
Pacific Islander Alone	1,165	0.1%	1,599	0.1%	1,802	0.1%
Two Or More Races	19,155	1.5%	24,738	1.7%	28,771	1.9%

Ethnicity	2010 Census		2016 Q4		2021 Q4	
Not Hispanic	1,069,311	81.0%	1,143,096	78.9%	1,207,142	77.8%
Hispanic	250,823	19.0%	306,428	21.1%	345,231	22.2%

- Palm Beach County continues to become more racially diverse through in- and out-migration from other parts of South Florida as well as other parts of the world. Significant growth is projected among Hispanics (+39K) and African-Americans (+28K), as well as the White population (+64K)

Head of Household Age	2010 Census		2016 Q4		2021 Q4	
HHs Age 15-24	15,353	2.8%	18,730	3.1%	20,180	3.2%
HHs Age 25-34	60,506	11.1%	71,850	12.1%	74,599	11.7%
HHs Age 35-44	85,384	15.7%	83,808	14.1%	90,332	14.2%
HHs Age 45-54	106,169	19.5%	101,871	17.1%	102,072	16.0%
HHs Age 55-64	93,682	17.2%	106,077	17.8%	113,724	17.8%
HHs Age 65-74	78,510	14.4%	98,817	16.6%	107,264	16.8%
HHs Age 75-84	69,430	12.8%	72,553	12.2%	81,432	12.8%
HHs Age 85+	35,193	6.5%	42,495	7.1%	48,177	7.6%
Average HH Age	55.9		56.3		56.8	
Median HH Age	56		57		58	

- The median age of the Householder continues to climb as the 55+ age groups grow faster than the others.
- Note the largest increase in number of households and % is in the 75-84 age range.

Palm Beach County Household and Income Growth

Household Summary	2010 Census	2016 Q4	2021 Q4
Households	544,227	596,201	637,780
HH Growth 2016 Q4 To 2021 Q4	7.0%		
HH Growth 2010 Census To 2016 Q4	9.6%		

Total Household Income	2010 Census		2016 Q4		2021 Q4	
Average HH Income	$72,050.00		$83,517.00		$84,951.00	
Change			$11,467.00	15.9%	$1,434.00	1.7%
Median HH Income	$49,870.00		$58,675.00		$59,695.00	
Change			$8,805.00	17.7%	$1,020.00	1.7%
Median Income as % of Average Income	69%		70%		70%	
HH Income Below 10k	36,519	6.7%	38,512	6.5%	41,008	6.4%
HH Income 10k-15k	30,970	5.7%	25,262	4.2%	25,995	4.1%
HH Income 15k-20k	29,032	5.3%	30,352	5.1%	32,441	5.1%
HH Income 20k-25k	31,071	5.7%	31,502	5.3%	33,520	5.3%
HH Income 25k-30k	28,996	5.3%	28,724	4.8%	30,260	4.7%
HH Income 30k-35k	31,788	5.8%	31,560	5.3%	33,320	5.2%
HH Income 35k-40k	27,110	5.0%	24,114	4.0%	25,107	3.9%
HH Income 40k-45k	31,589	5.8%	27,600	4.6%	28,705	4.5%
HH Income 45k-50k	25,701	4.7%	23,093	3.9%	24,237	3.8%
HH Income 50k-60k	40,717	7.5%	43,088	7.2%	45,687	7.2%
HH Income 60k-75k	54,056	9.9%	56,187	9.4%	59,336	9.3%
HH Income 75k-100k	62,733	11.5%	71,227	11.9%	76,032	11.9%
HH Income 100k-125k	38,697	7.1%	50,079	8.4%	54,568	8.6%
HH Income 125k-150k	23,675	4.4%	33,016	5.5%	36,319	5.7%
HH Income 150k-200k	22,119	4.1%	36,566	6.1%	40,965	6.4%
HH Income Above 200k	29,454	5.4%	45,319	7.6%	50,280	7.9%
Income Under 50k	272,776	50.1%	260,719	43.7%	274,593	43.1%
Total Change			-12,057	-4.4%	13,874	5.3%
Income 50k-100k	157,506	28.9%	170,502	28.6%	181,055	28.4%
Total Change			12,996	8.3%	10,553	6.2%
Income 100k-150k	62,372	11.5%	83,095	13.9%	90,887	14.3%
Total Change			20,723	33.2%	7,792	9.4%
Income 150k and Over	51,573	9.5%	81,885	13.7%	91,245	14.3%
Total Change			30,312	58.8%	9,360	11.4%

- The County has an estimated average household income of $83,517 in 2016. Neustar's data projects average household income to grow 1.7% over next 5 years to an average of $84,951. It should be noted that Metrostudy believes that Neustar has forecast this figure very conservatively, as our own national household income projections show a 13% growth over the next 5 years.

- Of the almost 42,000 new households expected to be formed in the TMA over the next 5 years, the largest number (almost 14,000) fall into the under $50K income range. There is also strong growth among the $50K-$100K (+10,553), $100K-$150K (+7,792), and $150K and Over (+9,360) income ranges as well.

- The under $50K group has the slowest rate of change (5.3%), while the $150K and Over has the fastest rate of change (11.4%).

- There is a large disparity between the median and average income in Palm Beach County (indicating that a small group of people have the highest incomes), but it has remained very consistent since 2010, so the gap does not appear to be widening.

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Palm Beach County Employment & Unemployment Rate
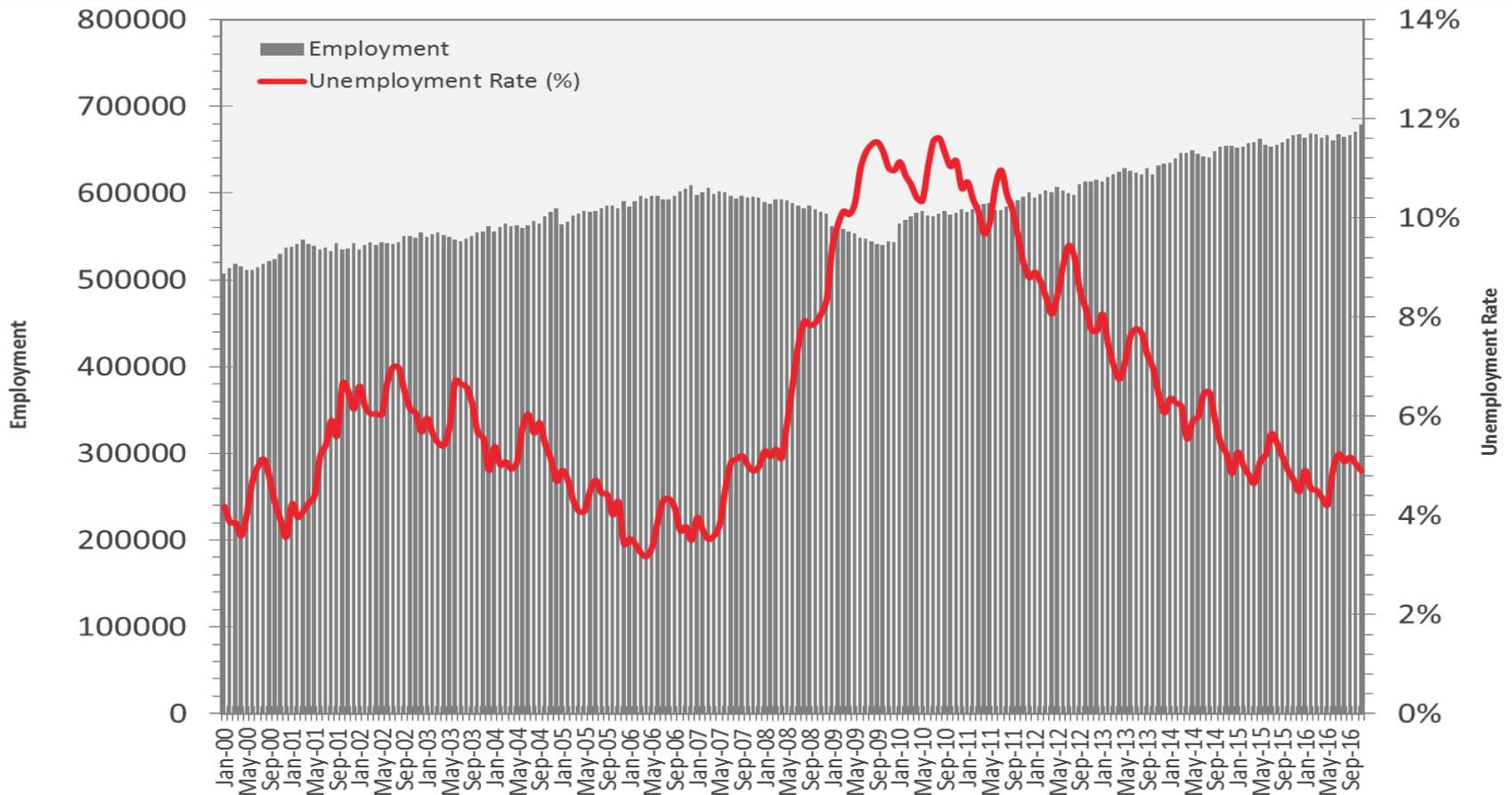
Source: Bureau of Labor Statistics

- The non-seasonally adjusted unemployment rate for Palm Beach County in November 2016 was 4.9%, up 0.2 points YOY, but down significantly from the peak of 11.6% of July & August 2010. The County saw consistent YOY job growth from 2000 to late-2007, and then a period of job losses as a result of local and national economic conditions through the end of 2009. Total employment had peaked at just over 609,000 in December 2006 before falling, but now stands at 679,397, having made up significantly more than all the jobs lost during the recession. November's 2016's YOY job growth was 12,230 and the County has shown positive gains for the past 83 months in a row.

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Palm Beach County Workplace Population

NAICS Code	Label	Business Count	Employees Count	Employees Per Business
62	**Health Care and Social Assistance**	14,975	120,508	8
54	**Professional, Scientific, and Technical Services**	10,932	59,460	5
44-45	**Retail Trade**	9,525	103,920	11
81	**Other Services (except Public Administration)**	8,135	50,239	6
23	**Construction**	6,198	39,081	6
52	**Finance and Insurance**	6,050	45,072	7
53	**Real Estate and Rental and Leasing**	5,310	36,500	7
56	**Administrative and Support and Waste**	3,907	29,131	7
72	**Accommodation and Food Services**	3,640	72,362	20
42	**Wholesale Trade**	2,359	25,594	11
31-33	**Manufacturing**	1,717	27,505	16
61	**Educational Services**	1,427	43,743	31
51	**Information**	1,423	19,303	14
71	**Arts, Entertainment, and Recreation**	1,391	21,253	15
48-49	**Transportation and Warehousing**	1,368	12,243	9
92	**Public Administration**	1,147	35,572	31
11	**Agriculture, Forestry, Fishing and Hunting**	192	2,462	13
55	**Management of Companies and Enterprises**	127	522	4
22	**Utilities**	49	3,072	63
21	**Mining, Quarrying, and Oil and Gas Extraction**	22	135	6
	Total	79,894	747,677	9
	2016 Residential Population	1,449,524		
	Residential Population per Business	18		
	2016 Number of Households	596,201		
	Households Per Business	7		

- Palm Beach County is home to almost 80,000 businesses that employ almost 748,000 people, yielding an average of 9 employees each.

- This translates to one business for every 18 people living in Palm Beach County, or one for every 7 households.

- Healthcare and Social Assistance has the most employees, with almost 121,000, as well as the most businesses with almost 15,000.

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Palm Beach County Employment Projections

Industry Title	Employment				Change Over Time	
	2015	% of Total	2023	% of Total	Total Change	Annual %
Agriculture, Forestry, Fishing and Hunting	6,314	1.0%	5,582	0.8%	-732	-1.5%
Mining	75	0.0%	101	0.0%	26	3.8%
Construction	29,963	4.8%	39,133	5.5%	9,170	3.4%
Manufacturing	16,478	2.6%	17,567	2.5%	1,089	0.8%
Trade, Transportation, and Utilities	110,239	17.6%	122,273	17.1%	12,034	1.3%
Information	10,465	1.7%	10,537	1.5%	72	0.1%
Financial Activities	39,007	6.2%	42,610	6.0%	3,603	1.1%
Professional and Business Services	104,138	16.7%	121,757	17.1%	17,619	2.0%
Education and Health Services	91,005	14.6%	110,798	15.5%	19,793	2.5%
Leisure and Hospitality	81,809	13.1%	94,236	13.2%	12,427	1.8%
Other Services (Except Government)	25,709	4.1%	28,438	4.0%	2,729	1.3%
Government	61,307	9.8%	68,399	9.6%	7,092	1.4%
Self-Employed and Unpaid Family Workers	48,106	7.7%	52,283	7.3%	4,177	1.0%
Total	624,615	100.0%	713,714	100.0%	89,099	1.7%

Source: Labor Market Statistics, Occupational Employment Projections Unit

Palm Beach County

- Overall employment for Palm Beach County is forecast to grow at a rate of 1.7% through 2023 (projections are based on 2016 employment data), creating almost 90,000 new jobs during that time.

- All sectors except Agriculture/Forestry/Fishing/Hunting are showing positive growth, with Construction and Education/Health Services showing the largest annual percentage gains (3.4% and 2.5% respectively) – Mining has the largest percentage gain at 3.8, but makes up a miniscule part of the overall employment base. Education and Health services projects to have the largest numeric growth with almost 20,000 new jobs, followed by Professional/Business Services with over 17,600.

Palm Beach County Top Employers

Rank	Employer	Industry	Employees
1	Palm Beach County School Board	Government	22,000
2	Palm Beach County Government	Government	11,505
3	Tenet Healthcare Corp	Education and Health Services	6,100
4	NextEra Energy (Florida Power & Light)	Trade, Transportation and Utilities	3,854
5	Hospital Corporation of America (HCA)	Education and Health Services	2,714
6	Florida Atlantic University	Education and Health Services	2,655
7	Bethesda Memorial Hospital	Education and Health Services	2,600
8	Boca Raton Regional Hospital	Education and Health Services	2,500
8	Veterans Health Administration	Government	2,500
10	Jupiter Medical Center	Education and Health Services	2,000

Source: 2015 Palm Beach County Comprehensive Annual Financial Report (CAFR), Principal Employers Palm Beach County

- The Palm Beach County School Board and County Government combine to employ more people than the next 8 largest employers combined.

- Health Care makes up 4 of the top 10 employers, with the Tenet Health Care Corp. being the largest at 6,100 employees.

- Government accounts for 3 of the top 10 employers.

- While none of the Top 10 County Employers are located in Boynton Beach, the city's prime location provides convenient access to many of the country's major employment centers via the county's major North-South transportation corridor, I-95 (as well as Florida's Turnpike to the West). In addition, the city has a centrally located TriRail station, plus will be an integral part of the TriRail Coastal Link, which will be reintroducing passenger rail service to the historic downtowns of South Florida along the Florida East Coast Rail Corridor and become a catalyst for infill development.

City of Boynton Beach Socioeconomic Data

City of Boynton Beach

Current Map View
City of Boynton Beach
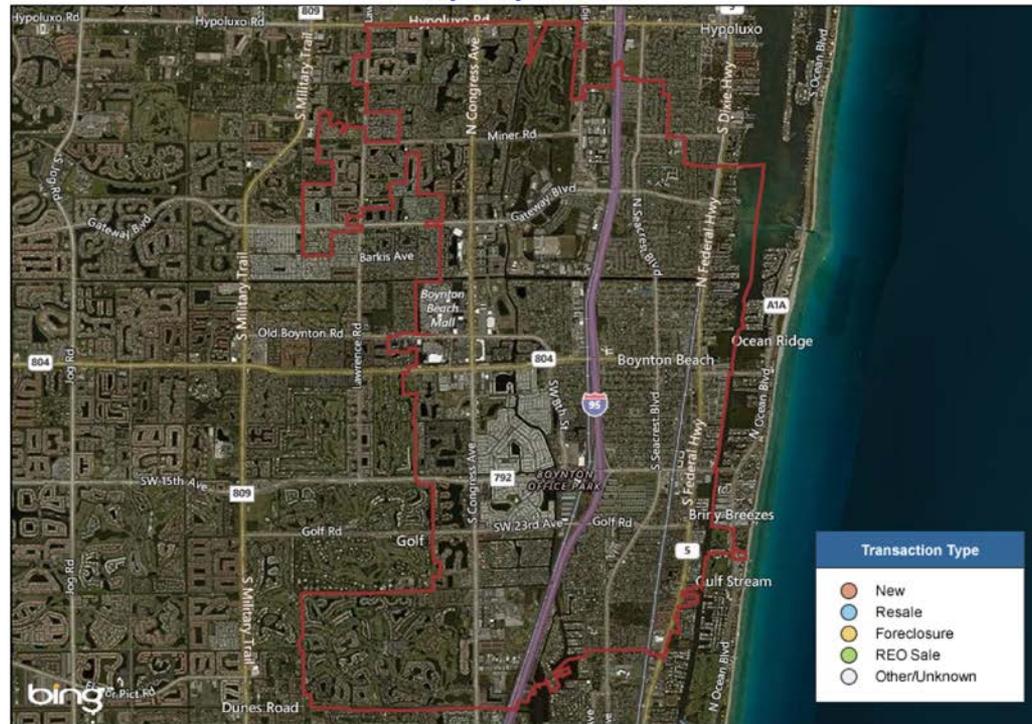
Transaction Type
- New
- Resale
- Foreclosure
- REO Sale
- Other/Unknown

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- Boynton Beach is bordered by Delray Beach to the south, unincorporated Palm Beach County to the west, Hypoluxo, Lantana and unincorporated Palm Beach County (Lake Worth) to the north, and Ocean Ridge, Briny Breezes, Gulf Stream, and the Atlantic Ocean to the east. Demographic, economic and housing statistics for the City of Boynton Beach are used throughout this study as a reference in comparison to those in Palm Beach County, Zip Codes 33426, 33436 & 33435, as well as the 42 Census Blocks whose areas are predominantly located in the City of Boynton Beach.

City of Boynton Beach Population Growth

Population Summary	2010 Census	2016 Q4	2021 Q4
Pop	54,668	60,430	64,801
Annual Pop Growth 2016 Q4 To 2021 Q4	7.2%		
Annual Pop Growth 2010 Census To 2016 Q4	10.5%		

Population Age	2010 Census		2016 Q4		2021 Q4	
Average Age	42.4		42.7		42.5	
Median Age	42		43		43	
Pop Age 0-4	3,145	5.8%	3,442	5.7%	3,807	5.9%
Pop Age 5-9	2,898	5.3%	3,371	5.6%	3,764	5.8%
Pop Age 10-14	2,874	5.3%	3,241	5.4%	3,656	5.6%
Pop Age 15-19	2,820	5.2%	3,090	5.1%	3,514	5.4%
Pop Age 20-24	3,052	5.6%	3,084	5.1%	3,405	5.3%
Pop Age 25-29	3,706	6.8%	3,646	6.0%	3,558	5.5%
Pop Age 30-34	3,511	6.4%	3,948	6.5%	3,909	6.0%
Pop Age 35-39	3,602	6.6%	3,887	6.4%	4,134	6.4%
Pop Age 40-44	3,610	6.6%	3,889	6.4%	4,187	6.5%
Pop Age 45-49	3,711	6.8%	3,917	6.5%	4,181	6.5%
Pop Age 50-54	3,705	6.8%	4,082	6.8%	4,216	6.5%
Pop Age 55-59	3,223	5.9%	3,975	6.6%	4,210	6.5%
Pop Age 60-64	2,899	5.3%	3,528	5.8%	3,979	6.1%
Pop Age 65-69	2,729	5.0%	3,333	5.5%	3,614	5.6%
Pop Age 70-74	2,379	4.4%	2,949	4.9%	3,185	4.9%
Pop Age 75-79	2,308	4.2%	2,427	4.0%	2,650	4.1%
Pop Age 80-84	2,185	4.0%	1,950	3.2%	2,025	3.1%
Pop Age 85+	2,309	4.2%	2,671	4.4%	2,808	4.3%
Pop Age 19 & Under	11,737	21.5%	13,144	21.8%	14,741	22.7%
Total Change			1,407	12.0%	1,597	12.2%
Pop Age 20-34	10,269	18.8%	10,678	17.7%	10,872	16.8%
Total Change			409	4.0%	194	1.8%
Pop Age 35-54	14,628	26.8%	15,775	26.1%	16,718	25.8%
Total Change			1,147	7.8%	943	6.0%
Pop Age 55-74	11,230	20.5%	13,785	22.8%	14,988	23.1%
Total Change			2,555	22.8%	1,203	8.7%
Pop Age 75 & Up	6,802	12.4%	7,048	11.7%	7,483	11.5%
Total Change			246	3.6%	435	6.2%

- Boynton Beach's population is forecast to grow by just under 4,400 people in the next 5 years, a 7.2% increase. This rate of increase similar to Palm Beach County's projected rate of 7.1%.

- Like Palm Beach County, the largest numerical increase in the homebuying age ranges comes from the 55-74 age group, with over 1,200 expected in the next 5 years. The 20-34 age group has the slowest growth, with just under 200, but the 35-54 age group (usually defined as the prime home-buying years) is projected to gain over 900 people.

- The western parts of Boynton Beach have long been known for its 55+ housing, but housing must continue to innovate to allow for longer life-expectancies, aging in place, and various levels of managed care.

- Housing for the 20-34 age group (the Millennials) offers a challenge in both housing type and affordability. Many in this group still live with family or rent, but do still show a desire for homeownership.

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City of Boynton Beach by Race and Households by Age of Householder

Race	2010 Census		2016 Q4		2021 Q4	
White Alone	36,546	66.9%	38,768	64.2%	40,784	62.9%
Black Alone	15,798	28.9%	18,792	31.1%	20,748	32.0%
Native American Alone	213	0.4%	247	0.4%	271	0.4%
Asian Alone	1,244	2.3%	1,499	2.5%	1,701	2.6%
Pacific Islander Alone	30	0.1%	42	0.1%	44	0.1%
Two Or More Races	836	1.5%	1,081	1.8%	1,254	1.9%

Ethnicity	2010 Census		2016 Q4		2021 Q4	
Not Hispanic	47,276	86.5%	51,110	84.6%	54,160	83.6%
Hispanic	7,393	13.5%	9,320	15.4%	10,641	16.4%

- The City of Boynton Beach continues to become more racially diverse through in- and out-migration from other parts of South Florida as well as other parts of the world, but at a slower rate than Palm Beach County. The most significant growth is projected among Whites (+2,016), African-Americans (+1,956K), and Hispanics (+1,321). While the White population has the greatest numerical increase, its overall % share of the population is declining.

Head of Household Age	2010 Census		2016 Q4		2021 Q4	
HHs Age 15-24	716	3.1%	749	2.9%	835	3.0%
HHs Age 25-34	3,183	13.6%	3,391	13.2%	3,286	11.9%
HHs Age 35-44	3,886	16.6%	4,117	16.0%	4,428	16.1%
HHs Age 45-54	4,314	18.5%	4,440	17.3%	4,733	17.2%
HHs Age 55-64	3,639	15.6%	4,372	17.0%	4,833	17.6%
HHs Age 65-74	3,123	13.4%	3,920	15.3%	4,293	15.6%
HHs Age 75-84	2,935	12.6%	2,943	11.5%	3,202	11.6%
HHs Age 85+	1,581	6.8%	1,765	6.9%	1,895	6.9%
Average HH Age	54.9		55.3		55.7	
Median HH Age	54		55		56	

- The median age of the Householder continues to climb as the 55+ age group grows faster than the others, but it remains slightly lower than that of Palm Beach County overall.

- Note the largest increase in number of households and % is in the 55-64 age range.

City of Boynton Beach Household and Income Growth

Household Summary	2010 Census	2016 Q4	2021 Q4
Households	23,377	25,697	27,505
HH Growth 2016 Q4 To 2021 Q4	7.0%		
HH Growth 2010 Census To 2016 Q4	9.9%		

Total Household Income	2010 Census		2016 Q4		2021 Q4	
Average HH Income	$58,306.00		$66,680.00		$67,665.00	
Change			$8,374.00	14.4%	$985.00	1.5%
Median HH Income	$42,691.00		$47,850.00		$48,527.00	
Change			$5,159.00	12.1%	$677.00	1.4%
Median Income as % of Average Income	73%		72%		72%	
HH Income Below 10k	1,376	5.9%	1,951	7.6%	2,159	7.8%
HH Income 10k-15k	1,715	7.3%	1,229	4.8%	1,251	4.5%
HH Income 15k-20k	1,564	6.7%	1,821	7.1%	1,963	7.1%
HH Income 20k-25k	1,672	7.2%	1,534	6.0%	1,595	5.8%
HH Income 25k-30k	1,546	6.6%	1,659	6.5%	1,768	6.4%
HH Income 30k-35k	1,491	6.4%	1,380	5.4%	1,427	5.2%
HH Income 35k-40k	1,420	6.1%	1,240	4.8%	1,293	4.7%
HH Income 40k-45k	1,682	7.2%	1,406	5.5%	1,453	5.3%
HH Income 45k-50k	1,144	4.9%	1,104	4.3%	1,194	4.3%
HH Income 50k-60k	1,659	7.1%	1,996	7.8%	2,143	7.8%
HH Income 60k-75k	2,406	10.3%	2,550	9.9%	2,693	9.8%
HH Income 75k-100k	2,281	9.8%	2,800	10.9%	3,017	11.0%
HH Income 100k-125k	1,559	6.7%	1,971	7.7%	2,128	7.7%
HH Income 125k-150k	710	3.0%	1,073	4.2%	1,187	4.3%
HH Income 150k-200k	634	2.7%	1,041	4.1%	1,170	4.3%
HH Income Above 200k	520	2.2%	944	3.7%	1,062	3.9%
Income Under 50k	13,610	58.2%	13,324	51.9%	14,103	51.3%
Total Change			-286	-2.1%	779	5.8%
Income 50k-100k	6,346	27.1%	7,346	28.6%	7,853	28.6%
Total Change			1,000	15.8%	507	6.9%
Income 100k-150k	2,269	9.7%	3,044	11.8%	3,315	12.1%
Total Change			775	34.2%	271	8.9%
Income 150k and Over	1,154	4.9%	1,985	7.7%	2,232	8.1%
Total Change			831	72.0%	247	12.4%

- Boynton Beach has an estimated average household income of $66,680 in 2016. Neustar's data projects average household income to grow 1.5% over next 5 years to an average of $67,665. It should be noted that Metrostudy believes that Neustar has forecast this figure very conservatively, as our own national household income projections show a 13% growth over the next 5 years.

- Average income is significantly below that of Palm Beach County overall.

- Of the over 1,800 new households expected to be formed in the City over the next 5 years, the largest number increase is among the Under $50K age group (+779). The $50K-$100K (+507), $100K-$150K (+271) and $150K and Over (+247) income ranges have good growth as well.

- There is a slightly smaller disparity between the median and average income in Boynton Beach than Palm Beach County overall, and it is expected to remain the same over the next 5 years.

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City of Boynton Beach Employment & Unemployment Rate
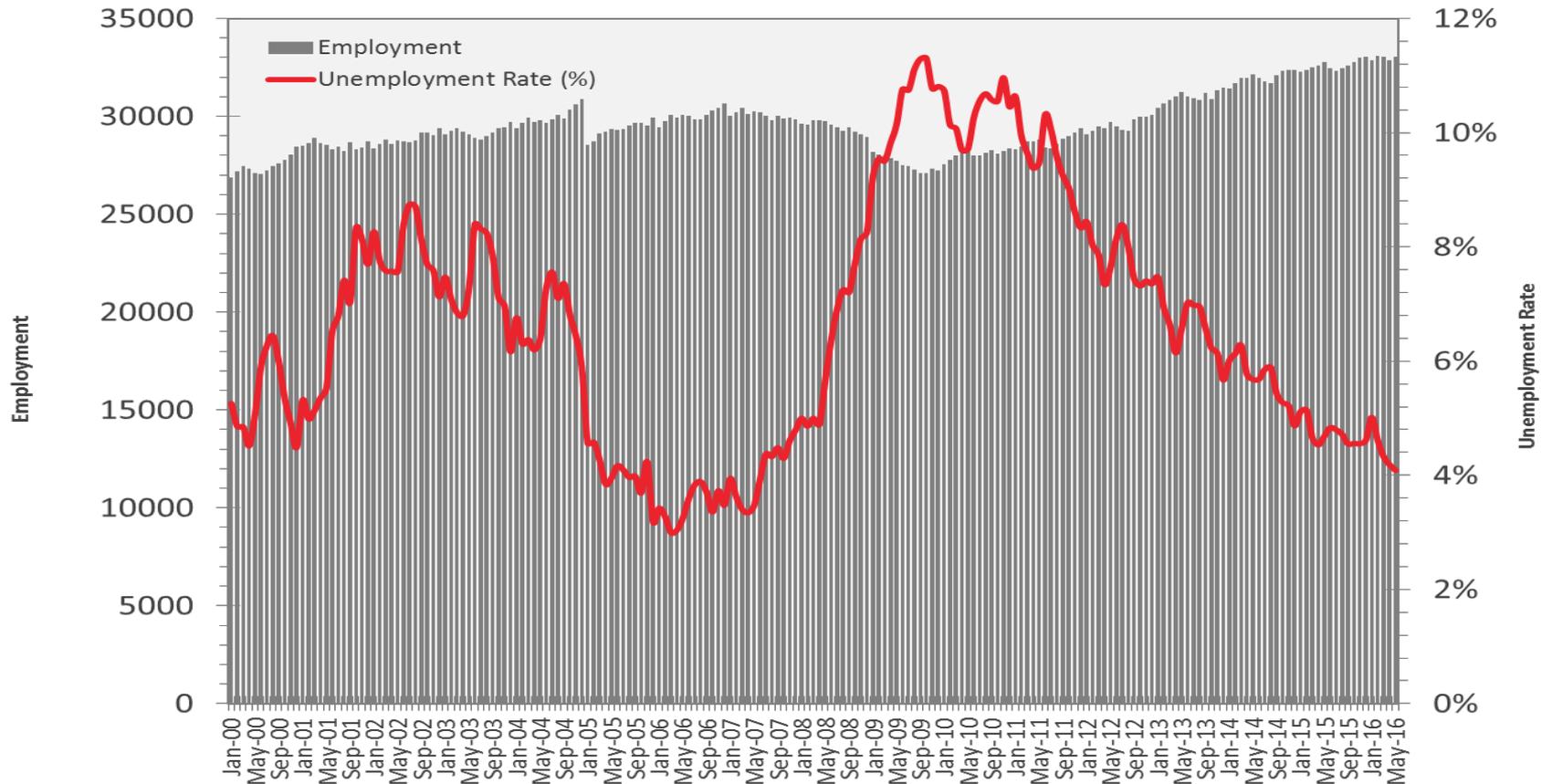
Source: Bureau of Labor Statistics

- The non-seasonally adjusted unemployment rate for the City of Boynton Beach in November 2016 was 5.1%, up 0.4 points YOY, but down significantly from the peak of 11.1% of Jan. & Aug. 2010. The City saw slow but consistent YOY job growth from 2000 to mid-2007, and then a period of job losses as a result of local and national economic conditions through mid-2010. Total employment had peaked at just 33,465 in December 2006 before falling, but now stands at 36,107 as of November 2016, having more than made up all the jobs lost during the recession. November 2016's YOY job growth was 650 and the City has shown positive gains for the past 72 months in a row.

City of Boynton Beach Workplace Population

NAICS Code	Label	Business Count	Employees Count	Employees Per Business
62	Health Care and Social Assistance	478	3,432	7
44-45	Retail Trade	398	4,531	11
81	Other Services (except Public Administration)	325	1,758	5
54	Professional, Scientific, and Technical Services	294	1,514	5
23	Construction	217	1,165	5
52	Finance and Insurance	205	1,661	8
53	Real Estate and Rental and Leasing	197	1,079	5
72	Accommodation and Food Services	170	3,733	22
56	Administrative and Support and Waste	130	1,067	8
42	Wholesale Trade	106	799	8
31-33	Manufacturing	76	716	9
71	Arts, Entertainment, and Recreation	60	958	16
51	Information	56	618	11
48-49	Transportation and Warehousing	52	360	7
61	Educational Services	44	1,534	35
92	Public Administration	37	2,671	72
11	Agriculture, Forestry, Fishing and Hunting	3	22	7
55	Management of Companies and Enterprises	2	6	3
22	Utilities	1	12	12
	Total	**2,851**	**27,636**	**10**
	2016 Residential Population	**60,430**		
	Residential Population per Business	**21**		
	2016 Number of Households	**25,697**		
	Households Per Business	**9**		

- Boynton Beach is home to over 2,800 businesses that employ almost 28,000 people, yielding an average of 10 employees each.

- This translates to one business for every 21 people living in Boynton Beach, or one for every 9 households, meaning that the City has less businesses per person and household than Palm Beach County overall.

- Retail Trade has the most employees with over 4,500, while Healthcare and Social Assistance has the most businesses with almost 480.

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City of Boynton Beach Top Employers

Rank	Employer	Industry	Employees
1	Bethesda Memorial Hospital	Education and Health Services	2,650
2	City of Boynton Beach	Government	791

Source: 2015 City of Boynton Beach Comprehensive Annual Financial Report (CAFR), Principal Employers

- Please note that there Employment Projections for the City of Boynton Beach are not available. That statistic is only available on a county level.

- While no additional top employers were listed on the 2015 CAFR, the 2014 CAFR also included Publix Supermarket, School District of Palm Beach County, Walmart, Waste Management Corporation, Home Depot, Lowe's, Hunters Run Golf & Racquet Club, Quail Ridge Country Club, but no number of employees was disclosed.

- This list is not available for each of the 3 Zip Codes, but Metrostudy does not believe that any one of these employers would have a significant demand impact on potential demand for housing within a Zip Code.

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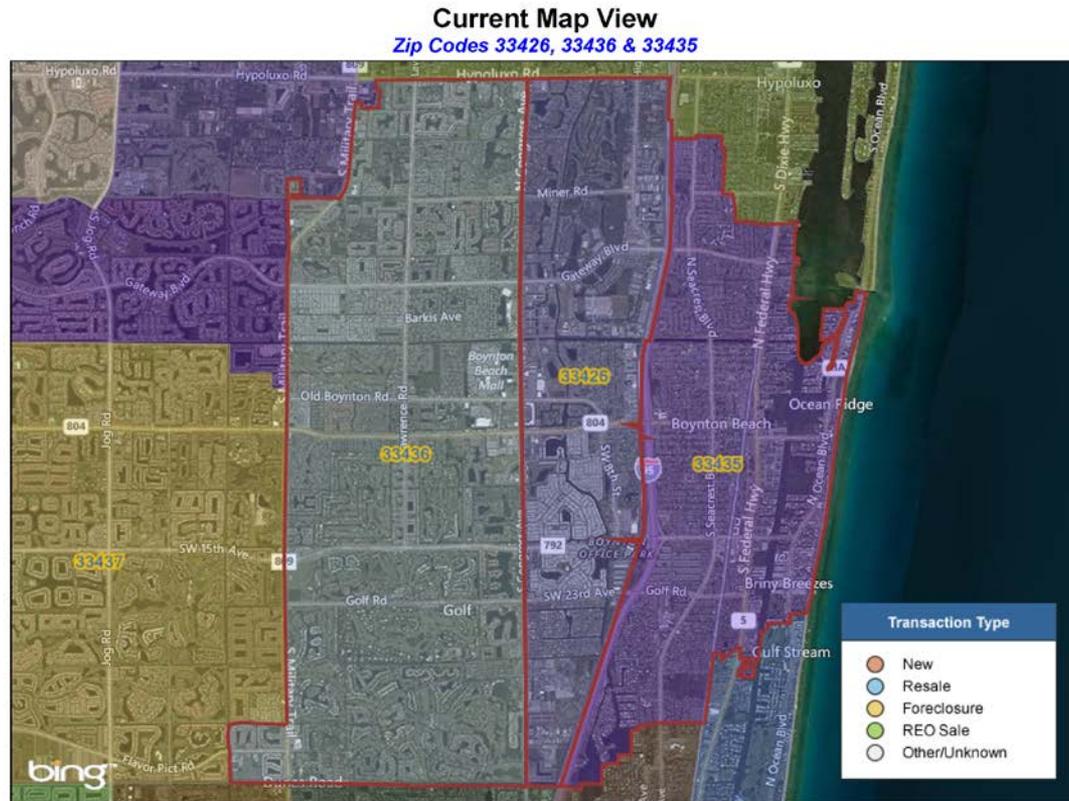
Boynton Beach – Zip Code 33426

Current Map View
Zip Codes 33426, 33436 & 33435

Transaction Type
- New
- Resale
- Foreclosure
- REO Sale
- Other/Unknown

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- Zip Code 33426 runs north to south in the central part of Boynton Beach, roughly bordered by I-95 to the east and Congress Avenue to the west. Demographic, economic and housing statistics for Zip Code 33426 are used throughout this study as a reference in comparison to those in Palm Beach County, the City of Boynton Beach, Zip Codes 33436 & 33435, as well as the 42 Census Blocks whose areas are predominantly located in the City of Boynton Beach.

Zip Code 33426 Population Growth

Population Summary	2010 Census	2016 Q4	2021 Q4
Pop	19,252	21,208	22,738
Annual Pop Growth 2016 Q4 To 2021 Q4	7.2%		
Annual Pop Growth 2010 Census To 2016 Q4	10.2%		

Population Age	2010 Census		2016 Q4		2021 Q4	
Average Age	44.3		44.4		44.3	
Median Age	44		44		45	
Pop Age 0-4	1,029	5.3%	1,222	5.8%	1,310	5.8%
Pop Age 5-9	798	4.1%	1,106	5.2%	1,288	5.7%
Pop Age 10-14	749	3.9%	938	4.4%	1,174	5.2%
Pop Age 15-19	791	4.1%	828	3.9%	1,030	4.5%
Pop Age 20-24	1,112	5.8%	898	4.2%	961	4.2%
Pop Age 25-29	1,656	8.6%	1,318	6.2%	1,104	4.9%
Pop Age 30-34	1,342	7.0%	1,566	7.4%	1,385	6.1%
Pop Age 35-39	1,283	6.7%	1,511	7.1%	1,567	6.9%
Pop Age 40-44	1,192	6.2%	1,406	6.6%	1,577	6.9%
Pop Age 45-49	1,229	6.4%	1,325	6.2%	1,502	6.6%
Pop Age 50-54	1,247	6.5%	1,343	6.3%	1,442	6.3%
Pop Age 55-59	1,035	5.4%	1,291	6.1%	1,400	6.2%
Pop Age 60-64	1,040	5.4%	1,181	5.6%	1,332	5.9%
Pop Age 65-69	968	5.0%	1,191	5.6%	1,271	5.6%
Pop Age 70-74	930	4.8%	1,124	5.3%	1,207	5.3%
Pop Age 75-79	865	4.5%	964	4.5%	1,069	4.7%
Pop Age 80-84	884	4.6%	797	3.8%	854	3.8%
Pop Age 85+	1,102	5.7%	1,199	5.7%	1,265	5.6%
Pop Age 19 & Under	3,367	17.5%	4,094	19.3%	4,802	21.1%
Total Change			727	21.6%	708	17.3%
Pop Age 20-34	4,110	21.3%	3,782	17.8%	3,450	15.2%
Total Change			-328	-8.0%	-332	-8.8%
Pop Age 35-54	4,951	25.7%	5,585	26.3%	6,088	26.8%
Total Change			634	12.8%	503	9.0%
Pop Age 55-74	3,973	20.6%	4,787	22.6%	5,210	22.9%
Total Change			814	20.5%	423	8.8%
Pop Age 75 & Up	2,851	14.8%	2,960	14.0%	3,188	14.0%
Total Change			109	3.8%	228	7.7%

- The population of Zip Code 33426 is forecast to grow by just over 1,500 people in the next 5 years, a 7.2% increase. This rate of increase is the same as Boynton Beach's overall projected rate. The median age is projected to be 2 years older than Boynton Beach overall.

- Unlike Boynton Beach overall, the largest numerical increase in the homebuying age ranges comes from the 35-54 age group, with over 500 expected in the next 5 years. The 55-74 group is second with over 400 new people. The 20-34 age group is projected to lose 332 people. The strong growth among the 35-54 age group signals the need for more traditional single-family move-up housing in this area.

- 55+ housing is mostly known to be found in western Boynton, but with the strong growth of that age group, 55+ housing will be needed here to allow for longer life-expectancies, aging in place, and various levels of managed care.

- Despite the projected decrease in population, housing for the 20-34 age group (the Millennials) will still be required as they eventually move out from living with family.

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Zip Code 33426 by Race and Households by Age of Householder

Race	2010 Census		2016 Q4		2021 Q4	
White Alone	14,924	77.5%	15,798	74.5%	16,604	73.0%
Black Alone	3,466	18.0%	4,315	20.3%	4,884	21.5%
Native American Alone	57	0.3%	67	0.3%	70	0.3%
Asian Alone	500	2.6%	619	2.9%	708	3.1%
Pacific Islander Alone	13	0.1%	17	0.1%	18	0.1%
Two Or More Races	292	1.5%	392	1.8%	454	2.0%

Ethnicity	2010 Census		2016 Q4		2021 Q4	
Not Hispanic	16,841	87.5%	18,136	85.5%	19,220	84.5%
Hispanic	2,411	12.5%	3,072	14.5%	3,518	15.5%

- The Zip Code 33426 is less racially diverse than Boynton Beach overall, but is changing similarly. The most significant growth is projected among Whites (+806), African-Americans (+569) and Hispanics (+446K), with the overall % of Whites declining.

Head of Household Age	2010 Census		2016 Q4		2021 Q4	
HHs Age 15-24	315	3.6%	230	2.4%	250	2.4%
HHs Age 25-34	1,431	16.1%	1,364	14.1%	1,170	11.3%
HHs Age 35-44	1,325	14.9%	1,608	16.6%	1,757	16.9%
HHs Age 45-54	1,465	16.5%	1,529	15.8%	1,725	16.6%
HHs Age 55-64	1,241	14.0%	1,482	15.3%	1,662	16.0%
HHs Age 65-74	1,174	13.2%	1,478	15.2%	1,604	15.5%
HHs Age 75-84	1,144	12.9%	1,200	12.4%	1,338	12.9%
HHs Age 85+	769	8.7%	806	8.3%	865	8.3%
Average HH Age	55.1		55.9		56.7	
Median HH Age	54		56		57	

- The median age of the Householder continues to climb as the 55+ age group grows faster than the others, and the projected median age is 1 year older than Boynton Beach overall.

- Note the largest increase in number of households and % is in the 45-54 age range.

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Zip Code 33426 Household and Income Growth

Household Summary	2010 Census	2016 Q4	2021 Q4
Households	8,864	9,697	10,371
HH Growth 2016 Q4 To 2021 Q4	7.0%		
HH Growth 2010 Census To 2016 Q4	9.4%		

Total Household Income	2010 Census		2016 Q4		2021 Q4	
Average HH Income	$57,852.00		$69,203.00		$70,711.00	
Change			$11,351.00	19.6%	$1,508.00	2.2%
Median HH Income	$47,514.00		$54,204.00		$55,006.00	
Change			$6,690.00	14.1%	$802.00	1.5%
Median Income as % of Average Income	82%		78%		78%	
HH Income Below 10k	296	3.3%	466	4.8%	523	5.0%
HH Income 10k-15k	641	7.2%	331	3.4%	302	2.9%
HH Income 15k-20k	426	4.8%	475	4.9%	510	4.9%
HH Income 20k-25k	551	6.2%	606	6.2%	648	6.2%
HH Income 25k-30k	582	6.6%	696	7.2%	751	7.2%
HH Income 30k-35k	611	6.9%	548	5.7%	578	5.6%
HH Income 35k-40k	469	5.3%	598	6.2%	653	6.3%
HH Income 40k-45k	677	7.6%	419	4.3%	409	3.9%
HH Income 45k-50k	356	4.0%	379	3.9%	404	3.9%
HH Income 50k-60k	833	9.4%	786	8.1%	814	7.8%
HH Income 60k-75k	1,092	12.3%	1,069	11.0%	1,118	10.8%
HH Income 75k-100k	1,171	13.2%	1,335	13.8%	1,424	13.7%
HH Income 100k-125k	569	6.4%	758	7.8%	825	8.0%
HH Income 125k-150k	341	3.8%	452	4.7%	504	4.9%
HH Income 150k-200k	193	2.2%	549	5.7%	637	6.1%
HH Income Above 200k	56	0.6%	230	2.4%	271	2.6%
Income Under 50k	4,609	52.0%	4,518	46.6%	4,778	46.1%
Total Change			-91	-2.0%	260	5.8%
Income 50k-100k	3,096	34.9%	3,190	32.9%	3,356	32.4%
Total Change			94	3.0%	166	5.2%
Income 100k-150k	910	10.3%	1,210	12.5%	1,329	12.8%
Total Change			300	33.0%	119	9.8%
Income 150k and Over	249	2.8%	779	8.0%	908	8.8%
Total Change			530	212.9%	129	16.6%

- Zip Code 33426 has an estimated average household income of $69,203 in 2016. Neustar's data projects average household income to grow 2.2% over next 5 years to an average of $70,711. It should be noted that Metrostudy believes that Neustar has forecast this figure very conservatively, as our own national household income projections show a 13% growth over the next 5 years.

- These figures are above those of Boynton Beach overall.

- Of the over 674 new households expected to be formed in Zip Code 33426 over the next 5 years, the largest number (260) fall into the under $50K income range. There is good growth among the $50K-$100K (+166), $100K-$150K (+119) and $150K+ (+129) income ranges as well.

- There is a significantly smaller disparity between the median and average income in Zip Code 33426 than Boynton Beach overall, with the gap projected to remain the same over the next 5 years.

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Zip Code 33426 Workplace Population

NAICS Code	Label	Business Count	Employees Count	Employees Per Business
62	Health Care and Social Assistance	255	1,774	7
44-45	Retail Trade	251	2,596	10
81	Other Services (except Public Administration)	192	1,319	7
23	Construction	189	1,868	10
54	Professional, Scientific, and Technical Services	188	955	5
52	Finance and Insurance	131	895	7
42	Wholesale Trade	114	1,189	10
53	Real Estate and Rental and Leasing	111	464	4
72	Accommodation and Food Services	97	2,198	23
56	Administrative and Support and Waste	97	1,016	10
31-33	Manufacturing	78	804	10
48-49	Transportation and Warehousing	40	382	10
51	Information	35	238	7
61	Educational Services	31	859	28
71	Arts, Entertainment, and Recreation	23	131	6
92	Public Administration	6	207	35
55	Management of Companies and Enterprises	2	6	3
22	Utilities	1	10	10
21	Mining, Quarrying, and Oil and Gas Extraction	1	4	4
11	Agriculture, Forestry, Fishing and Hunting	1	17	17
	Total	**1,843**	**16,932**	**9**
	2016 Residential Population	**21,208**		
	Residential Population per Business	**12**		
	2016 Number of Households	**9,697**		
	Households Per Business	**5**		

- Zip Code 33426 is home to over 1,800 businesses that employ almost 17,000 people, yielding an average of 9 employees each.

- This translates to one business for every 12 people living in Zip Code 33426, or one for every 5 households, which a much higher concentration of businesses than Boynton Beach overall. This is due to the fact that the commercial core of Boynton Beach runs though this zip code.

- Like Boynton Beach overall, Retail has the most employees (almost 2,600), and Healthcare and Social Assistance has the highest business count with 255. Accommodations / Food Services also has a significant number of employees with 2,198.
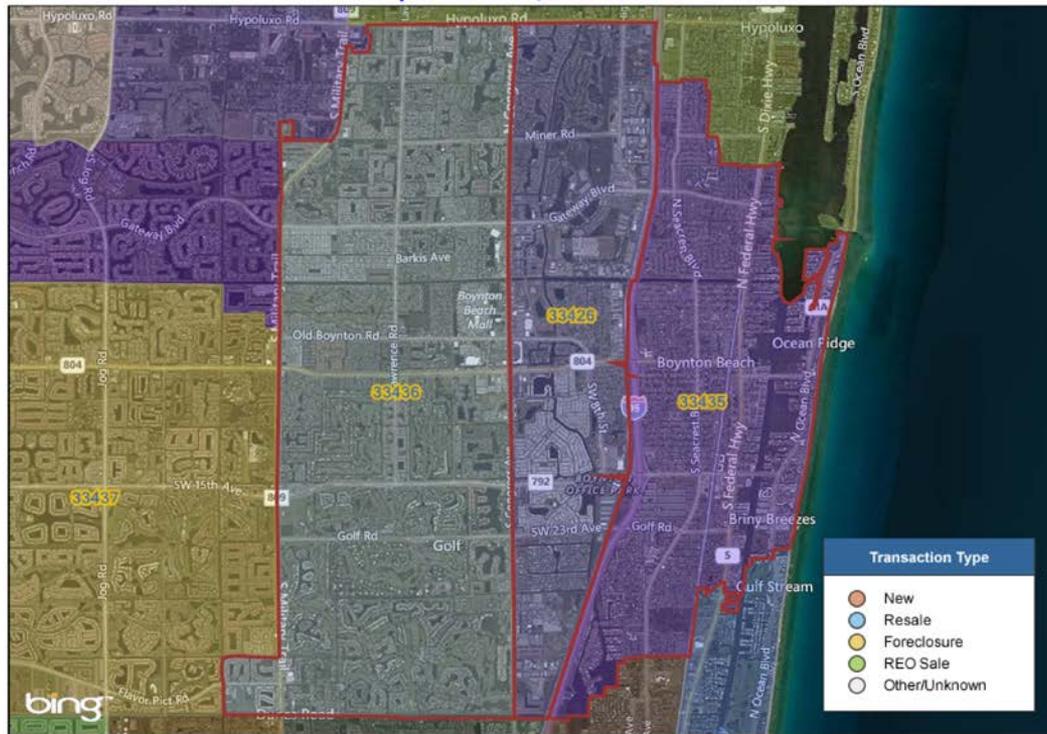
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33436 Socioeconomic Data

Boynton Beach – Zip Code 33436

Current Map View
Zip Codes 33426, 33436 & 33435

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- Zip Code 33436 runs north to south in the western part of Boynton Beach, roughly bordered by Congress Avenue to the east and Military Trail to the west. Demographic, economic and housing statistics for Zip Code 33436 are used throughout this study as a reference in comparison to those in Palm Beach County, the City of Boynton Beach, Zip Codes 33426 & 33435, as well as the 42 Census Blocks whose areas are predominantly located in the City of Boynton Beach.
- It should be noted that Zip Code 33436 includes large parts of unincorporated Palm Beach County on its western portion.

Zip Code 33436 Population Growth

Population Summary	2010 Census	2016 Q4	2021 Q4
Pop	41,027	41,874	44,305
Annual Pop Growth 2016 Q4 To 2021 Q4	5.8%		
Annual Pop Growth 2010 Census To 2016 Q4	2.1%		

Population Age	2010 Census		2016 Q4		2021 Q4	
Average Age	45.1		45.6		45.2	
Median Age	46		47		47	
Pop Age 0-4	2,176	5.3%	2,162	5.2%	2,383	5.4%
Pop Age 5-9	2,151	5.2%	2,187	5.2%	2,372	5.4%
Pop Age 10-14	2,007	4.9%	2,160	5.2%	2,363	5.3%
Pop Age 15-19	1,793	4.4%	2,008	4.8%	2,303	5.2%
Pop Age 20-24	2,035	5.0%	1,911	4.6%	2,196	5.0%
Pop Age 25-29	2,411	5.9%	2,167	5.2%	2,198	5.0%
Pop Age 30-34	2,296	5.6%	2,310	5.5%	2,319	5.2%
Pop Age 35-39	2,603	6.3%	2,361	5.6%	2,435	5.5%
Pop Age 40-44	2,639	6.4%	2,511	6.0%	2,552	5.8%
Pop Age 45-49	2,633	6.4%	2,610	6.2%	2,673	6.0%
Pop Age 50-54	2,528	6.2%	2,708	6.5%	2,779	6.3%
Pop Age 55-59	2,397	5.8%	2,668	6.4%	2,825	6.4%
Pop Age 60-64	2,356	5.7%	2,529	6.0%	2,774	6.3%
Pop Age 65-69	2,367	5.8%	2,614	6.2%	2,707	6.1%
Pop Age 70-74	2,123	5.2%	2,476	5.9%	2,588	5.8%
Pop Age 75-79	2,314	5.6%	2,175	5.2%	2,307	5.2%
Pop Age 80-84	2,214	5.4%	1,854	4.4%	1,866	4.2%
Pop Age 85+	1,984	4.8%	2,463	5.9%	2,665	6.0%
Pop Age 19 & Under	8,127	19.8%	8,517	20.3%	9,421	21.3%
Total Change			390	4.8%	904	10.6%
Pop Age 20-34	6,742	16.4%	6,388	15.3%	6,713	15.2%
Total Change			-354	-5.3%	325	5.1%
Pop Age 35-54	10,403	25.4%	10,190	24.3%	10,439	23.6%
Total Change			-213	-2.0%	249	2.4%
Pop Age 55-74	9,243	22.5%	10,287	24.6%	10,894	24.6%
Total Change			1,044	11.3%	607	5.9%
Pop Age 75 & Up	6,512	15.9%	6,492	15.5%	6,838	15.4%
Total Change			-20	-0.3%	346	5.3%

- The population of Zip Code 33436 is forecast to grow by just over 2,400 people in the next 5 years, a 5.8% increase, a slower rate of increase than Boynton Beach's overall projected rate of 7.2%. The median age is projected to be 4 years older than Boynton Beach overall.

- Like Boynton Beach overall, the largest numerical increase among the homebuying age groups comes from the 55-74 age group, with over 600 expected in the next 5 years. The 20-34 age is projected to grow by 325, which will require more entry-level housing. The 35-54 age group (usually defined as the prime home-buying years) is projected to gain 249 people, which will require some more traditional new single-family detached move-up housing.

- 55+ housing is mostly known to be found in this zip code, but with the strong growth of that age group, even more 55+ housing will be needed here to allow for longer life-expectancies, aging in place, and various levels of managed care.

Zip Code 33436 by Race and Households by Age of Householder

Race	2010 Census		2016 Q4		2021 Q4	
White Alone	31,825	77.6%	31,451	75.1%	32,737	73.9%
Black Alone	7,327	17.9%	8,242	19.7%	9,115	20.6%
Native American Alone	107	0.3%	112	0.3%	114	0.3%
Asian Alone	1,149	2.8%	1,332	3.2%	1,500	3.4%
Pacific Islander Alone	16	0.0%	21	0.1%	21	0.0%
Two Or More Races	603	1.5%	716	1.7%	818	1.8%

Ethnicity	2010 Census		2016 Q4		2021 Q4	
Not Hispanic	35,383	86.2%	35,433	84.6%	37,081	83.7%
Hispanic	5,644	13.8%	6,441	15.4%	7,224	16.3%

- The Zip Code 33436 is the least racially diverse of the 3 zip codes, but its projected changes are similar to Boynton Beach overall. Significant growth is projected among Hispanics (+1,648), Whites (+1,276), and African-Americans (+873), while the White % share of the population continues to decline.

Head of Household Age	2010 Census		2016 Q4		2021 Q4	
HHs Age 15-24	531	2.9%	480	2.6%	553	2.8%
HHs Age 25-34	2,196	12.0%	2,034	10.9%	2,029	10.3%
HHs Age 35-44	2,850	15.6%	2,594	14.0%	2,683	13.7%
HHs Age 45-54	2,982	16.4%	2,955	15.9%	3,082	15.7%
HHs Age 55-64	2,745	15.1%	3,034	16.3%	3,308	16.8%
HHs Age 65-74	2,680	14.7%	3,175	17.1%	3,347	17.0%
HHs Age 75-84	2,920	16.0%	2,692	14.5%	2,850	14.5%
HHs Age 85+	1,321	7.2%	1,618	8.7%	1,789	9.1%
Average HH Age	56.8		58.0		58.3	
Median HH Age	57		59		60	

- The median age of the Householder continues to climb as the 55+ age group grows faster than the others, and the projected median age is 4 years older than Boynton Beach overall.

- Note the largest increase in number of households and % is in the 55-64 age range.

Zip Code 33436 Household and Income Growth

Household Summary	2010 Census	2016 Q4	2021 Q4
Households	18,225	18,582	19,641
HH Growth 2016 Q4 To 2021 Q4	5.7%		
HH Growth 2010 Census To 2016 Q4	2.0%		

Total Household Income	2010 Census		2016 Q4		2021 Q4	
Average HH Income	$64,494.00		$71,981.00		$72,959.00	
Change			$7,487.00	11.6%	$978.00	1.4%
Median HH Income	$46,422.00		$55,129.00		$56,211.00	
Change			$8,707.00	18.8%	$1,082.00	2.0%
Median Income as % of Average Income	72%		77%		77%	
HH Income Below 10k	819	4.5%	1,226	6.6%	1,369	7.0%
HH Income 10k-15k	1,308	7.2%	835	4.5%	818	4.2%
HH Income 15k-20k	814	4.5%	1,080	5.8%	1,186	6.0%
HH Income 20k-25k	1,174	6.4%	971	5.2%	1,003	5.1%
HH Income 25k-30k	1,123	6.2%	841	4.5%	839	4.3%
HH Income 30k-35k	1,081	5.9%	1,091	5.9%	1,137	5.8%
HH Income 35k-40k	1,275	7.0%	688	3.7%	641	3.3%
HH Income 40k-45k	1,240	6.8%	866	4.7%	854	4.3%
HH Income 45k-50k	979	5.4%	920	5.0%	984	5.0%
HH Income 50k-60k	1,461	8.0%	1,507	8.1%	1,593	8.1%
HH Income 60k-75k	1,810	9.9%	2,029	10.9%	2,156	11.0%
HH Income 75k-100k	2,034	11.2%	2,315	12.5%	2,459	12.5%
HH Income 100k-125k	1,350	7.4%	1,699	9.1%	1,825	9.3%
HH Income 125k-150k	544	3.0%	835	4.5%	925	4.7%
HH Income 150k-200k	613	3.4%	998	5.4%	1,117	5.7%
HH Income Above 200k	600	3.3%	681	3.7%	735	3.7%
Income Under 50k	9,813	53.8%	8,518	45.8%	8,831	45.0%
Total Change			-1,295	-13.2%	313	3.7%
Income 50k-100k	5,305	29.1%	5,851	31.5%	6,208	31.6%
Total Change			546	10.3%	357	6.1%
Income 100k-150k	1,894	10.4%	2,534	13.6%	2,750	14.0%
Total Change			640	33.8%	216	8.5%
Income 150k and Over	1,213	6.7%	1,679	9.0%	1,852	9.4%
Total Change			466	38.4%	173	10.3%

- Zip Code 33436 has an estimated average household income of $71,981 in 2016. Neustar's data projects average household income to grow 1.4% over next 5 years to an average of $72,959. It should be noted that Metrostudy believes that Neustar has forecast this figure very conservatively, as our own national household income projections show a 13% growth over the next 5 years.

- The income figures are above those of Boynton Beach overall, while the % increase is just slightly below.

- Of the over 1,000 new households expected to be formed in the City over the next 5 years, the largest number (357) fall into the $50K-$100K range. There is good growth among the under $50K (+313), $100K-$150K (+216) and $150K+ (+173) income ranges as well.

- There is a significantly lower disparity between the median and average income in Zip Code 33436 than Boynton Beach overall, and the gap is projected to remain almost the same over the next 5 years.

Zip Code 33436 Workplace Population

| NAICS Code	Label	Business Count	Employees Count	Employees Per Business
62	Health Care and Social Assistance	278	2,503	9
44-45	Retail Trade	228	3,616	16
81	Other Services (except Public Administration)	150	753	5
54	Professional, Scientific, and Technical Services	142	637	4
52	Finance and Insurance	111	1,012	9
53	Real Estate and Rental and Leasing	95	672	7
23	Construction	85	306	4
72	Accommodation and Food Services	81	1,798	22
56	Administrative and Support and Waste	65	266	4
51	Information	30	483	16
42	Wholesale Trade	27	136	5
71	Arts, Entertainment, and Recreation	25	1,091	44
48-49	Transportation and Warehousing	22	125	6
61	Educational Services	21	732	35
31-33	Manufacturing	16	118	7
92	Public Administration	6	44	7
11	Agriculture, Forestry, Fishing and Hunting	3	8	3
22	Utilities	1	5	5
55	Management of Companies and Enterprises	1	16	16
	Total	**1,387**	**14,321**	**10**
	2016 Residential Population	**41,874**		
	Residential Population per Business	**30**		
	2016 Number of Households	**18,582**		
	Households Per Business	**13**		

- Zip Code 33436 is home to almost 1,400 businesses that employ over 14,000 people, yielding an average of 10 employees each.

- This translates to one business for every 30 people living in Zip Code 33436, or one for every 13 households, which is a much lower concentration of businesses than Boynton Beach overall, and Palm Beach County as well, but it should be noted that it borders the main commercial area of Zip Code 33426 along Congress Avenue, so more businesses are in close proximity for many residents of 33436.

- Retail Trade has the most employees with over 3,600, while Healthcare and Social Assistance has the most businesses with almost 280.

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33435 Socioeconomic Data

Boynton Beach – Zip Code 33435
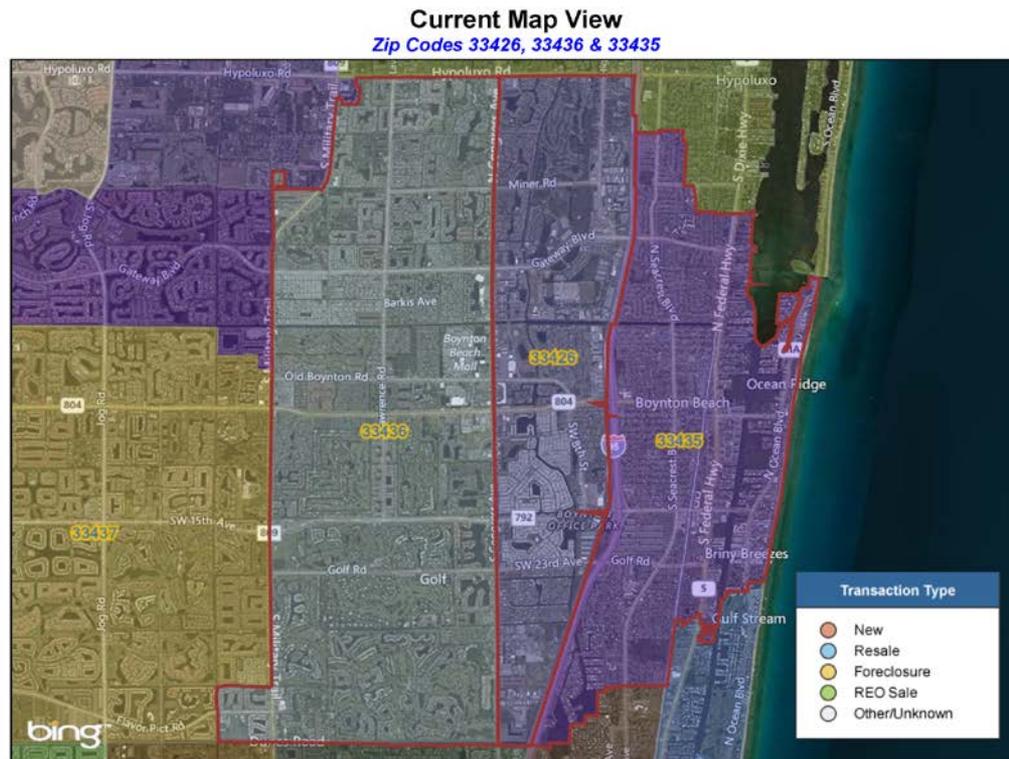
Current Map View
Zip Codes 33426, 33436 & 33435

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- Zip Code 33435 runs north to south in the eastern part of Boynton Beach, bordered by I-95 to the west and the Atlantic Ocean to the east. Demographic, economic and housing statistics for Zip Code 33435 are used throughout this study as a reference in comparison to those in Palm Beach County, the City of Boynton Beach, Zip Codes 33426 & 33436, as well as the 42 Census Blocks whose areas are predominantly located in the City of Boynton Beach.
- It should be noted that Zip Code 33435 includes parts that are not located in the City of Boynton Beach, especially those along the barrier island (Ocean Ridge and Briny Breezes to the north).

Zip Code 33435 Population Growth

Population Summary	2010 Census	2016 Q4	2021 Q4
Pop	32,059	37,837	40,980
Annual Pop Growth 2016 Q4 To 2021 Q4	8.3%		
Annual Pop Growth 2010 Census To 2016 Q4	18.0%		

Population Age	2010 Census		2016 Q4		2021 Q4	
Average Age	42.2		42.9		42.7	
Median Age	43		44		43	
Pop Age 0-4	1,772	5.5%	2,060	5.4%	2,370	5.8%
Pop Age 5-9	1,712	5.3%	2,039	5.4%	2,313	5.6%
Pop Age 10-14	1,833	5.7%	2,040	5.4%	2,267	5.5%
Pop Age 15-19	1,921	6.0%	2,052	5.4%	2,253	5.5%
Pop Age 20-24	1,926	6.0%	2,100	5.6%	2,264	5.5%
Pop Age 25-29	1,903	5.9%	2,339	6.2%	2,375	5.8%
Pop Age 30-34	1,822	5.7%	2,350	6.2%	2,510	6.1%
Pop Age 35-39	1,803	5.6%	2,199	5.8%	2,517	6.1%
Pop Age 40-44	1,981	6.2%	2,193	5.8%	2,460	6.0%
Pop Age 45-49	2,248	7.0%	2,324	6.1%	2,452	6.0%
Pop Age 50-54	2,349	7.3%	2,583	6.8%	2,574	6.3%
Pop Age 55-59	2,106	6.6%	2,641	7.0%	2,700	6.6%
Pop Age 60-64	1,889	5.9%	2,405	6.4%	2,652	6.5%
Pop Age 65-69	1,755	5.5%	2,272	6.0%	2,450	6.0%
Pop Age 70-74	1,552	4.8%	1,997	5.3%	2,155	5.3%
Pop Age 75-79	1,335	4.2%	1,596	4.2%	1,763	4.3%
Pop Age 80-84	1,077	3.4%	1,192	3.2%	1,293	3.2%
Pop Age 85+	1,075	3.4%	1,455	3.8%	1,612	3.9%
Pop Age 19 & Under	7,238	22.6%	8,191	21.6%	9,203	22.5%
Total Change			953	13.2%	1,012	12.4%
Pop Age 20-34	5,651	17.6%	6,789	17.9%	7,149	17.4%
Total Change			1,138	20.1%	360	5.3%
Pop Age 35-54	8,381	26.1%	9,299	24.6%	10,003	24.4%
Total Change			918	11.0%	704	7.6%
Pop Age 55-74	7,302	22.8%	9,315	24.6%	9,957	24.3%
Total Change			2,013	27.6%	642	6.9%
Pop Age 75 & Up	3,487	10.9%	4,243	11.2%	4,668	11.4%
Total Change			756	21.7%	425	10.0%

- The population of Zip Code 33435 is forecast to grow by just over 3,100 people in the next 5 years, an 8.3% increase, the highest rate of increase among the 3 zip codes. The median age is projected to the same as Boynton Beach overall.

- Unlike Boynton Beach overall, the largest numerical increase in the homebuying age ranges comes from the 35-54 age group, with over 700 expected in the next 5 years. The 55-74 group is second with over 642 new people, while the 20-34 age group is projected to add 360 people. The strong growth among the 35-54 age group signals the need for more traditional single-family housing in this area.

- More 55+ housing will be needed here to allow for longer life-expectancies, aging in place, and various levels of managed care.

- More housing for the 20-34 age group (the Millennials) will also be required as they eventually move out from living with family.

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Zip Code 33435 by Race and Households by Age of Householder

Race	2010 Census		2016 Q4		2021 Q4	
White Alone	18,180	56.7%	21,230	56.1%	22,710	55.4%
Black Alone	12,915	40.3%	15,337	40.5%	16,806	41.0%
Native American Alone	161	0.5%	188	0.5%	211	0.5%
Asian Alone	350	1.1%	466	1.2%	538	1.3%
Pacific Islander Alone	16	0.0%	24	0.1%	24	0.1%
Two Or More Races	437	1.4%	592	1.6%	691	1.7%

Ethnicity	2010 Census		2016 Q4		2021 Q4	
Not Hispanic	28,184	87.9%	32,549	86.0%	34,865	85.1%
Hispanic	3,875	12.1%	5,288	14.0%	6,115	14.9%

- The Zip Code 33435 is much more racially diverse than Boynton Beach overall. Significant growth is projected among Whites (+1,480), African Americans (+1,469) and Hispanics (+827), while the White % share of the population continues to decline.

Head of Household Age	2010 Census		2016 Q4		2021 Q4	
HHs Age 15-24	366	2.8%	479	3.1%	523	3.1%
HHs Age 25-34	1,426	10.8%	1,959	12.5%	2,023	11.9%
HHs Age 35-44	1,897	14.4%	2,210	14.1%	2,514	14.8%
HHs Age 45-54	2,573	19.5%	2,623	16.7%	2,725	16.0%
HHs Age 55-64	2,396	18.1%	2,866	18.3%	3,078	18.1%
HHs Age 65-74	2,085	15.8%	2,655	16.9%	2,883	17.0%
HHs Age 75-84	1,657	12.5%	1,917	12.2%	2,126	12.5%
HHs Age 85+	818	6.2%	991	6.3%	1,130	6.6%
Average HH Age	56.3		56.1		56.3	
Median HH Age	56		57		57	

- The median age of the Householder continues to climb as the 55+ age group grows faster than the others, and the projected median age is 1 year older than Boynton Beach overall.

- Note the largest increase in number of households and % is in the 35-44 age range.

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Zip Code 33435 Household and Income Growth

Household Summary	2010 Census	2016 Q4	2021 Q4
Households	13,218	15,700	17,002
HH Growth 2016 Q4 To 2021 Q4	8.3%		
HH Growth 2010 Census To 2016 Q4	18.8%		

Total Household Income	2010 Census		2016 Q4		2021 Q4	
Average HH Income	$55,162.00		$63,970.00		$65,023.00	
Change			$8,808.00	16.0%	$1,053.00	1.6%
Median HH Income	$37,487.00		$41,846.00		$42,423.00	
Change			$4,359.00	11.6%	$577.00	1.4%
Median Income as % of Average Income	68%		65%		65%	
HH Income Below 10k	1,153	8.7%	1,536	9.8%	1,681	9.9%
HH Income 10k-15k	1,068	8.1%	886	5.6%	932	5.5%
HH Income 15k-20k	1,150	8.7%	1,296	8.3%	1,394	8.2%
HH Income 20k-25k	1,144	8.7%	1,059	6.7%	1,090	6.4%
HH Income 25k-30k	878	6.6%	1,214	7.7%	1,337	7.9%
HH Income 30k-35k	929	7.0%	806	5.1%	827	4.9%
HH Income 35k-40k	577	4.4%	744	4.7%	811	4.8%
HH Income 40k-45k	901	6.8%	837	5.3%	885	5.2%
HH Income 45k-50k	629	4.8%	631	4.0%	695	4.1%
HH Income 50k-60k	797	6.0%	1,077	6.9%	1,168	6.9%
HH Income 60k-75k	1,182	8.9%	1,379	8.8%	1,484	8.7%
HH Income 75k-100k	1,021	7.7%	1,426	9.1%	1,568	9.2%
HH Income 100k-125k	728	5.5%	1,066	6.8%	1,172	6.9%
HH Income 125k-150k	364	2.8%	580	3.7%	645	3.8%
HH Income 150k-200k	312	2.4%	391	2.5%	437	2.6%
HH Income Above 200k	385	2.9%	772	4.9%	876	5.2%
Income Under 50k	8,429	63.8%	9,009	57.4%	9,652	56.8%
Total Change			580	6.9%	643	7.1%
Income 50k-100k	3,000	22.7%	3,882	24.7%	4,220	24.8%
Total Change			882	29.4%	338	8.7%
Income 100k-150k	1,092	8.3%	1,646	10.5%	1,817	10.7%
Total Change			554	50.7%	171	10.4%
Income 150k and Over	697	5.3%	1,163	7.4%	1,313	7.7%
Total Change			466	66.9%	150	12.9%

- Zip Code 33435 has an estimated average household income of $63,970 in 2016. Neustar's data projects average household income to grow 1.6% over next 5 years to an average of $65,023. It should be noted that Metrostudy believes that Neustar has forecast this figure very conservatively, as our own national household income projections show a 13% growth over the next 5 years.

- These figures are lower than the other 2 zip codes , as well as Boynton Beach overall.

- Of the just over 1,300 new households expected to be formed in Zip Code 33435 over the next 5 years, the largest number (643) fall into the under $50K income range. There is good growth among the $50K-$100K (+388), $100K-$150K (+171) and $150K+ (+150) income ranges as well.

- The disparity between the median and average income in Zip Code 33435 versus the other zip codes and Boynton Beach overall is much higher (67.5% in 2016) and that gap is not projected to change over the next 5 years.

Zip Code 33435 Workplace Population

NAICS Code	Label	Business Count	Employees Count	Employees Per Business
62	Health Care and Social Assistance	406	3,924	10
81	Other Services (except Public Administration)	212	855	4
54	Professional, Scientific, and Technical Services	143	803	6
44-45	Retail Trade	142	791	6
23	Construction	120	496	4
53	Real Estate and Rental and Leasing	102	462	5
52	Finance and Insurance	80	314	4
56	Administrative and Support and Waste	69	250	4
72	Accommodation and Food Services	68	1,082	16
92	Public Administration	41	2,702	66
42	Wholesale Trade	38	181	5
71	Arts, Entertainment, and Recreation	35	298	9
48-49	Transportation and Warehousing	27	91	3
31-33	Manufacturing	22	128	6
51	Information	16	120	8
61	Educational Services	16	350	22
11	Agriculture, Forestry, Fishing and Hunting	2	4	2
22	Utilities	1	12	12
	Total	**1,540**	**12,863**	**8**

2016 Residential Population	**37,837**
Residential Population per Business	**25**
2016 Number of Households	**15,700**
Households Per Business	**10**

- Zip Code 33435 is home to over 1,500 businesses that employ almost 13,000 people, yielding an average of 8 employees each.

- This translates to one business for every 25 people living in Zip Code 33435, or one for every 10 households, which is a little higher than Boynton Beach overall.

- Healthcare and Social Assistance dominates both the employee and business totals with almost 4,000 and over 400, respectively.

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Census Block Demographic Data

Boynton Beach – Census Blocks
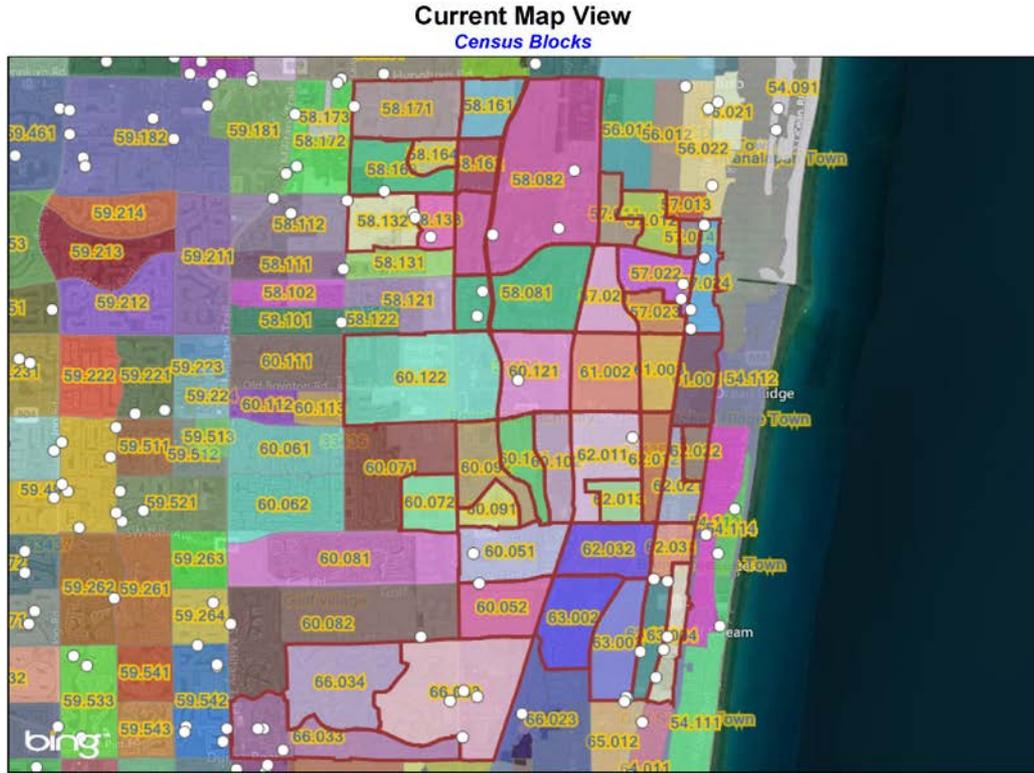
Current Map View
Census Blocks

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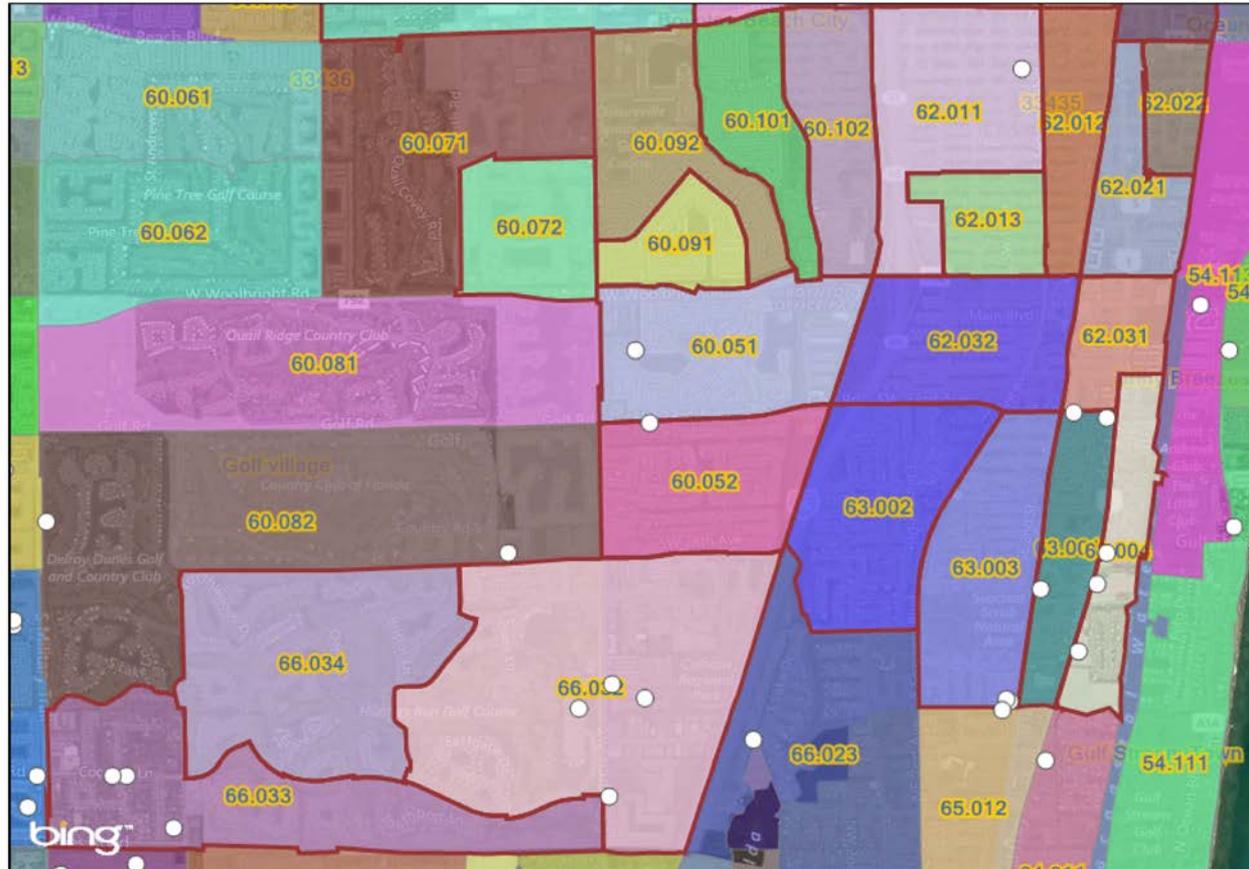
metrostudy
Sales: 1-800-227-8839

- There are 42 Census Blocks that are either wholly or mostly within the boundary of the City of Boynton Beach. Demographic, economic and housing statistics for these Census Blocks are used throughout this study as a reference in comparison to those for Palm Beach County, the City of Boynton Beach, and Zip Codes 33426, 33436 & 33435. The following pages show enlarged images with more detail of the Census Blocks, broken down by northern and southern Boynton Beach.

Current Map View
North Census Blocks

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Boynton Beach Census Blocks - South

Current Map View
South Census Blocks

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Population Data

Area		Population Growth					Population by Race (2016)			Age	Population by Educational Attainment (2016)			
Type	Defined	2021 Projection	2016 Estimate	2010 Census	Projected Growth 2016-2021	Estimated Growth 2010-2016	White	African-American	Hispanic	2016 Median	No High School Diploma	High School Diploma	Some College / Associates Degree	Bachelor's Degree of Higher
County	Palm Beach	1,552,373	1,449,524	1,320,134	7.1%	9.8%	76%	19%	21%	45	9%	19%	21%	24%
City	Boynton Beach	64,801	60,430	54,668	7.2%	10.5%	63%	32%	15%	43	10%	22%	23%	19%
Zip	33426	22,738	21,208	19,252	7.2%	10.2%	73%	21%	15%	44	8%	19%	27%	22%
Zip	33436	44,305	41,874	41,027	5.8%	2.1%	74%	21%	15%	47	6%	23%	24%	22%
Zip	33435	40,980	37,837	32,059	8.3%	18.0%	55%	41%	14%	44	13%	22%	22%	15%
Census Block	57011	1,868	1,685	1,195	10.9%	41.0%	37%	58%	16%	43	9%	40%	16%	5%
Census Block	57012	2,872	2,583	1,787	11.2%	44.5%	35%	63%	19%	37	21%	19%	22%	5%
Census Block	57014	709	655	557	8.2%	17.6%	36%	61%	21%	35	17%	24%	13%	10%
Census Block	57021	1,400	1,328	1,334	5.4%	-0.4%	9%	88%	13%	31	18%	19%	13%	9%
Census Block	57022	3,494	3,198	2,544	9.3%	25.7%	31%	65%	15%	41	20%	23%	22%	4%
Census Block	57023	1,441	1,364	1,348	5.6%	1.2%	13%	85%	9%	34	25%	12%	22%	6%
Census Block	57024	1,352	1,246	1,043	8.5%	19.5%	87%	8%	13%	48	6%	20%	21%	31%
Census Block	58081	3,654	3,284	2,262	11.3%	45.2%	71%	18%	18%	34	2%	4%	34%	34%
Census Block	58082	2,738	2,601	2,628	5.3%	-1.0%	74%	19%	16%	40	6%	21%	18%	26%
Census Block	58132	1,670	1,578	1,547	5.8%	2.0%	77%	14%	17%	46	2%	19%	32%	20%
Census Block	58133	1,125	1,130	1,489	-0.4%	-24.1%	72%	23%	23%	37	0%	13%	35%	23%
Census Block	58161	1,350	1,282	1,292	5.3%	-0.8%	62%	27%	20%	40	13%	18%	20%	18%
Census Block	58162	999	945	933	5.7%	1.3%	76%	18%	16%	46	15%	15%	26%	21%
Census Block	58163	2,409	2,352	2,734	2.4%	-14.0%	74%	18%	32%	38	7%	19%	21%	20%
Census Block	58164	569	567	722	0.4%	-21.5%	84%	10%	17%	44	0%	21%	31%	23%
Census Block	58171	2,404	2,265	2,181	6.1%	3.9%	61%	30%	20%	37	9%	18%	23%	15%
Census Block	60051	1,820	1,692	1,500	7.6%	12.8%	87%	11%	8%	67	5%	33%	32%	20%
Census Block	60052	2,186	2,088	2,173	4.7%	-3.9%	71%	23%	10%	43	3%	25%	26%	18%
Census Block	60072	2,526	2,446	2,733	3.3%	-10.5%	32%	63%	12%	33	10%	27%	15%	11%
Census Block	60091	1,015	933	768	8.8%	21.5%	97%	1%	5%	75	27%	34%	25%	14%
Census Block	60092	1,612	1,473	1,159	9.4%	27.1%	98%	1%	8%	75	18%	27%	25%	28%
Census Block	60101	1,692	1,572	1,385	7.6%	13.5%	72%	26%	13%	50	10%	25%	33%	14%
Census Block	60102	2,426	2,306	2,337	5.2%	-1.3%	45%	50%	20%	33	9%	12%	30%	14%
Census Block	60121	2,162	2,021	1,857	7.0%	8.8%	69%	27%	17%	39	7%	17%	25%	20%
Census Block	60122	2,591	2,458	2,463	5.4%	-0.2%	77%	19%	15%	48	8%	19%	32%	18%
Census Block	61001	1,869	1,653	978	13.1%	69.0%	87%	10%	10%	50	4%	18%	38%	22%
Census Block	61002	1,686	1,600	1,607	5.4%	-0.4%	6%	92%	6%	36	16%	23%	18%	10%
Census Block	61003	1,180	1,122	1,141	5.2%	-1.7%	7%	90%	8%	33	20%	25%	17%	1%
Census Block	62011	2,505	2,377	2,384	5.4%	-0.3%	39%	57%	20%	34	18%	17%	20%	10%
Census Block	62012	1,251	1,174	1,102	6.6%	6.5%	48%	48%	21%	37	9%	40%	14%	6%
Census Block	62013	1,301	1,235	1,247	5.6%	-1.0%	46%	50%	19%	35	11%	21%	25%	8%
Census Block	62021	1,943	1,746	1,193	11.3%	46.4%	78%	16%	20%	39	12%	16%	27%	20%
Census Block	62022	1,561	1,384	838	12.8%	65.2%	95%	2%	4%	73	12%	35%	30%	16%
Census Block	62031	1,603	1,460	1,118	9.8%	30.6%	58%	34%	19%	45	4%	28%	27%	16%
Census Block	62032	1,356	1,267	1,158	7.0%	9.4%	84%	14%	8%	68	12%	36%	27%	13%
Census Block	63001	1,566	1,403	938	11.6%	49.6%	76%	19%	17%	39	3%	15%	18%	41%
Census Block	63002	1,690	1,604	1,612	5.4%	-0.5%	87%	12%	10%	45	10%	25%	17%	22%
Census Block	63003	1,885	1,768	1,660	6.6%	6.5%	46%	50%	15%	39	17%	17%	30%	4%
Census Block	63004	1,968	1,761	1,167	11.8%	50.9%	93%	4%	6%	61	14%	23%	28%	24%
Census Block	66032	1,897	1,770	1,609	7.2%	10.0%	79%	17%	13%	50	4%	19%	22%	35%
Census Block	66033	1,644	1,502	1,180	9.5%	27.3%	93%	2%	6%	66	0%	10%	19%	53%
Census Block	66034	603	610	824	-1.1%	-26.0%	98%	1%	1%	81	0%	9%	30%	61%

- Metrostudy was asked to compare and contrast various aspects of the population, households and housing stock in each of the Census Blocks with the City's overall demographics. To give additional perspective, Metrostudy also included the statistics for Palm Beach County overall and each of the three zip codes in the City – 33426, 33436 and 33435.
- The summary to the left consists of the Population Growth, Population by Race, Median Age, and Population by Educational Attainment. Following this slide, each of these categories are sorted/ranked and discussed in further detail.
- All data is based on 2016 Estimates unless otherwise noted.

Population Growth

Area		Population Growth				
Type	Defined	2021 Projection	2016 Estimate	2010 Census	Projected Growth 2016-2021	Estimated Growth 2010-2016
Census Block	61001	1,869	1,653	978	13.1%	69.0%
Census Block	62022	1,561	1,384	838	12.8%	65.2%
Census Block	63004	1,968	1,761	1,167	11.8%	50.9%
Census Block	63001	1,566	1,403	938	11.6%	49.6%
Census Block	62021	1,943	1,746	1,193	11.3%	46.4%
Census Block	58081	3,654	3,284	2,262	11.3%	45.2%
Census Block	57012	2,872	2,583	1,787	11.2%	44.5%
Census Block	57011	1,868	1,685	1,195	10.9%	41.0%
Census Block	62031	1,603	1,460	1,118	9.8%	30.6%
Census Block	66033	1,644	1,502	1,180	9.5%	27.3%
Census Block	60092	1,612	1,473	1,159	9.4%	27.1%
Census Block	57022	3,494	3,198	2,544	9.3%	25.7%
Census Block	60091	1,015	933	768	8.8%	21.5%
Census Block	57024	1,352	1,246	1,043	8.5%	19.5%
Zip	33435	40,980	37,837	32,059	8.3%	18.0%
Census Block	57014	709	655	557	8.2%	17.6%
Census Block	60101	1,692	1,572	1,385	7.6%	13.5%
Census Block	60051	1,820	1,692	1,500	7.6%	12.8%
City	Boynton Beach	64,801	60,430	54,668	7.2%	10.5%
Zip	33426	22,738	21,208	19,252	7.2%	10.2%
Census Block	66032	1,897	1,770	1,609	7.2%	10.0%
County	Palm Beach	1,552,373	1,449,524	1,320,134	7.1%	9.8%
Census Block	62032	1,356	1,267	1,158	7.0%	9.4%
Census Block	60121	2,162	2,021	1,857	7.0%	8.8%
Census Block	63003	1,885	1,768	1,660	6.6%	6.5%
Census Block	62012	1,251	1,174	1,102	6.6%	6.5%
Census Block	58171	2,404	2,265	2,181	6.1%	3.9%
Census Block	58132	1,670	1,578	1,547	5.8%	2.0%
Zip	33436	44,305	41,874	41,027	5.8%	2.1%
Census Block	58162	999	945	933	5.7%	1.3%
Census Block	57023	1,441	1,364	1,348	5.6%	1.2%
Census Block	57021	1,400	1,328	1,334	5.4%	-0.4%
Census Block	60122	2,591	2,458	2,463	5.4%	-0.2%
Census Block	62011	2,505	2,377	2,384	5.4%	-0.3%
Census Block	61002	1,686	1,600	1,607	5.4%	-0.4%
Census Block	63002	1,690	1,604	1,612	5.4%	-0.5%
Census Block	62013	1,301	1,235	1,247	5.3%	-1.0%
Census Block	58161	1,350	1,282	1,292	5.3%	-0.8%
Census Block	58082	2,738	2,601	2,628	5.3%	-1.0%
Census Block	60102	2,426	2,306	2,337	5.2%	-1.3%
Census Block	61003	1,180	1,122	1,141	5.2%	-1.7%
Census Block	60052	2,186	2,088	2,173	4.7%	-3.9%
Census Block	60072	2,526	2,446	2,733	3.3%	-10.5%
Census Block	58163	2,409	2,352	2,734	2.4%	-14.0%
Census Block	58164	569	567	722	0.4%	-21.5%
Census Block	58133	1,125	1,130	1,489	-0.4%	-24.1%
Census Block	66034	603	610	824	-1.1%	-26.0%

Color Legend

	Palm Beach County
	City of Boynton Beach
	33426 Zip Code
	33436 Zip Code
	33435 Zip Code
	1-10 Ranked Census Blocks
	11-20 Ranked Census Blocks
	21-30 Ranked Census Blocks
	31-42 Ranked Census Blocks

- The chart on the right details Population Growth, showing the Projected Population in 2021, Estimated Population in 2016, and Census Population of 2010, along with the Projected Growth Percentage from 2016-2021 and the Estimated Growth Percentage from 2010-2016.
- The chart was sorted and ranked by the Projected Growth Percentage from 2016-2021 (largest to smallest) and color-coded according to the Legend below.
- The overall rate of growth in Boynton Beach is just slightly above that of Palm Beach County overall. Residential growth in Boynton Beach will have to come mostly from redevelopment of existing uses as few parcels that are currently zoned residential exist.
- Zip Code 33435 has the fastest rate (+8.3%), while 33436 has the lowest (+5.8%).
- Census Block 61001 has the fastest rate (+13.1%), while 66034 has the lowest (-1.1%).
- It should be noted that the change in the rate of population growth in Boynton Beach from 2010-2016 to 2016-2021 (-3.3 points) has dropped more significantly than that of Palm Beach County (-2.7points).
- Only 17 of the 42 census blocks are outpacing the growth rate of the city overall, indicating that they are carrying a slightly disproportionate share of the growth rate.
- 40 of the 42 census blocks show positive growth projections for 2016-2021. This is an improvement over the 2010-2016 estimates, where only 26 of the census blocks showed positive growth.

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Population by Race

Area		Population by Race (2016)		
Type	Defined	White	African-American	Hispanic
Census Block	66034	98%	1%	1%
Census Block	60092	98%	1%	8%
Census Block	60091	97%	1%	5%
Census Block	62022	95%	2%	4%
Census Block	66033	93%	2%	6%
Census Block	63004	93%	4%	6%
Census Block	60051	87%	11%	8%
Census Block	57024	87%	8%	13%
Census Block	61001	87%	10%	10%
Census Block	63002	87%	12%	10%
Census Block	62032	84%	14%	8%
Census Block	58164	84%	10%	17%
Census Block	66032	79%	17%	13%
Census Block	62021	78%	16%	20%
Census Block	58132	77%	14%	17%
Census Block	60122	77%	19%	15%
Census Block	63001	76%	19%	17%
County	Palm Beach	76%	19%	21%
Census Block	58162	76%	18%	16%
Census Block	58082	74%	19%	16%
Census Block	58163	74%	18%	32%
Zip	33436	74%	21%	15%
Zip	33426	73%	21%	15%
Census Block	60101	72%	26%	13%
Census Block	58133	72%	23%	23%
Census Block	58081	71%	18%	18%
Census Block	60052	71%	23%	10%
Census Block	60121	69%	27%	17%
City	Boynton Beach	63%	32%	15%
Census Block	58161	62%	27%	20%
Census Block	58171	61%	30%	20%
Census Block	62031	58%	34%	19%
Zip	33435	55%	41%	14%
Census Block	62012	48%	48%	21%
Census Block	62013	46%	50%	19%
Census Block	63003	46%	50%	15%
Census Block	60102	45%	50%	20%
Census Block	62011	39%	57%	20%
Census Block	57011	37%	58%	16%
Census Block	57014	36%	61%	21%
Census Block	57012	35%	63%	19%
Census Block	60072	32%	63%	12%
Census Block	57022	31%	65%	15%
Census Block	57023	13%	85%	9%
Census Block	57021	9%	88%	13%
Census Block	61003	7%	90%	8%
Census Block	61002	6%	92%	6%

- The chart details Population by Race, showing the percentage of the population who identifies itself as White or African-American alone. The percentage of Hispanic Residents totals those who identify themselves as Hispanic. This includes White Hispanics, African-American Hispanics, and Hispanics of other races, so the total of the 3 categories shown here does not typically equal 100%.
- The chart was sorted and ranked by the percentage of the population that identifies themselves as White (largest to smallest) and color-coded according to the Legend below.
- Boynton Beach has a significantly larger percentage of African-American residents than Palm Beach County (32% vs. 19%) overall, but a much smaller percentage of Hispanic residents (15% vs. 21%).
- 33436 has the highest % of White population (74%), while 33435 has the lowest (55%).
- 33435 has the highest % of African-American population (41%), while 33436 and 33426 have the lowest (21%).
- 33436 & 33426 have the highest % of Hispanic population (15%), while 33435 has the lowest (14%).
- 66034 and 60092 have the highest % of White population (98%), while 61002 has the lowest (6%).
- 61002 has the highest % of African-American population (92%), while 66034, 60092 & 60091 have the lowest (1%).
- 58163 has the highest % of Hispanic population (32%), while 66034 has the lowest (1%).
- 25 of the 42 census blocks have a higher % of White residents than the City overall.
- Only 17 of the 42 census blocks exceed the overall % of African-American residents throughout the city,
- 21 of the 42 census blocks exceed the overall % of Hispanic residents throughout the city.

Color Legend	
	Palm Beach County
	City of Boynton Beach
	33426 Zip Code
	33436 Zip Code
	33435 Zip Code
	1-10 Ranked Census Blocks
	11-20 Ranked Census Blocks
	21-30 Ranked Census Blocks
	31-42 Ranked Census Blocks

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Population by Median Age

Area		Age
Type	**Defined**	**2016 Median**
Census Block	66034	81
Census Block	60091	75
Census Block	60092	75
Census Block	62022	73
Census Block	62032	68
Census Block	60051	67
Census Block	66033	66
Census Block	63004	61
Census Block	60101	50
Census Block	61001	50
Census Block	66032	50
Census Block	57024	48
Census Block	60122	48
Zip	33436	47
Census Block	58132	46
Census Block	58162	46
County	Palm Beach	45
Census Block	62031	45
Census Block	63002	45
Zip	33426	44
Zip	33435	44
Census Block	58164	44
City	Boynton Beach	43
Census Block	57011	43
Census Block	60052	43
Census Block	57022	41
Census Block	58082	40
Census Block	58161	40
Census Block	60121	39
Census Block	62021	39
Census Block	63001	39
Census Block	63003	39
Census Block	58163	38
Census Block	57012	37
Census Block	58133	37
Census Block	58171	37
Census Block	62012	37
Census Block	61002	36
Census Block	57014	35
Census Block	62013	35
Census Block	57023	34
Census Block	58081	34
Census Block	62011	34
Census Block	60072	33
Census Block	60102	33
Census Block	61003	33
Census Block	57021	31

- The chart details Median Age, showing the Median Age as of 2016.

- The chart was sorted and ranked by the Median Age(largest to smallest) and color-coded according to the Legend below.

- Boynton Beach median age is more than 2 years younger than that of Palm Beach County.

- Zip Code 33436 has the highest Median Age (47), while 33426 & 33435 have the lowest (44).

- 66034 has the highest Median Age (81), while 57021 has the lowest (31).

- 18 of the 42 census blocks exceed the overall Median Age throughout the city.

Color Legend

	Palm Beach County
	City of Boynton Beach
	33426 Zip Code
	33436 Zip Code
	33435 Zip Code
	1-10 Ranked Census Blocks
	11-20 Ranked Census Blocks
	21-30 Ranked Census Blocks
	31-42 Ranked Census Blocks

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Population by Educational Attainment

Area		Population by Educational Attainment (2016)			
Type	Defined	No High School Diploma	High School Diploma	Some College / Associates Degree	Bachelor's Degree of Higher
Census Block	66034	0%	9%	30%	61%
Census Block	66033	0%	10%	19%	53%
Census Block	63001	3%	15%	18%	41%
Census Block	66032	4%	19%	22%	35%
Census Block	58081	2%	4%	34%	34%
Census Block	57024	6%	20%	21%	31%
Census Block	60092	18%	27%	25%	28%
Census Block	58082	6%	21%	18%	26%
County	Palm Beach	9%	19%	21%	24%
Census Block	63004	14%	23%	28%	24%
Census Block	58133	0%	13%	35%	23%
Census Block	58164	0%	21%	31%	23%
Zip	33426	8%	19%	27%	22%
Census Block	61001	4%	18%	38%	22%
Census Block	63002	10%	25%	17%	22%
Zip	33436	6%	23%	24%	22%
Census Block	58162	15%	15%	26%	21%
Census Block	60121	7%	17%	25%	20%
Census Block	62021	12%	16%	27%	20%
Census Block	60051	5%	33%	32%	20%
Census Block	58163	7%	19%	21%	20%
Census Block	58132	2%	19%	32%	20%
City	Boynton Beach	10%	22%	23%	19%
Census Block	58161	13%	18%	20%	18%
Census Block	60122	8%	19%	32%	18%
Census Block	60052	3%	25%	26%	18%
Census Block	62022	12%	35%	30%	16%
Census Block	62031	4%	28%	27%	16%
Zip	33435	13%	22%	22%	15%
Census Block	58171	9%	18%	23%	15%
Census Block	60091	27%	34%	25%	14%
Census Block	60101	10%	25%	33%	14%
Census Block	60102	9%	12%	30%	14%
Census Block	62032	12%	36%	27%	13%
Census Block	60072	10%	27%	15%	11%
Census Block	61002	16%	23%	18%	10%
Census Block	57014	17%	24%	13%	10%
Census Block	62011	18%	17%	20%	10%
Census Block	57021	18%	19%	13%	9%
Census Block	62013	11%	21%	25%	8%
Census Block	57023	25%	12%	22%	6%
Census Block	62012	9%	40%	14%	6%
Census Block	57011	9%	40%	16%	5%
Census Block	57012	21%	19%	22%	5%
Census Block	57022	20%	23%	22%	4%
Census Block	63003	17%	17%	30%	4%
Census Block	61003	20%	25%	17%	1%

- The chart details Population by Educational Attainment, showing the percentage of the population who has No High School Diploma, only a High School Diploma, Some College or an Associates Degree, or a Bachelor's Degree or Higher (Masters, Doctorate).
- The chart was sorted and ranked by the percentage of the population that has a Bachelor's Degree or Higher (largest to smallest) and color-coded according to the Legend below.
- Boynton Beach trails Palm Beach by 5 percentage points in % with Bachelor Degrees or Higher.
- 33426 has the highest % Bachelor's or Higher (22%), while 33435 has the lowest (15%).
- 33435 has the highest % of No High School Diploma (13%), while 33436 has the lowest (6%).
- 66034 has the highest % Bachelor's or Higher (61%), while 61003 has the lowest (1%).
- 60091 has the highest % of No High School Diploma (27%), while 66034, 66033, 58133, and 58164 have the lowest (1%).
- 19 of the 42 census blocks have a higher percentage of Bachelor's or Higher Degrees than the City overall, indicating a more evenly spread among the number of census blocks as to Educational Attainment at this particular level.
- Only 16 of the 42 census blocks do not exceed the overall percentage of those who have No High School Diploma throughout the city.

Color Legend

	Palm Beach County
	City of Boynton Beach
	33426 Zip Code
	33436 Zip Code
	33435 Zip Code
	1-10 Ranked Census Blocks
	11-20 Ranked Census Blocks
	21-30 Ranked Census Blocks
	31-42 Ranked Census Blocks

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Households

Area		Household Growth					Household Size			Household Income	
Type	Defined	2021 Projection	2016 Estimate	2010 Census	Projected Growth 2016-2021	Estimated Growth 2010-2016	2021	2016	2010	Avg. HH Income 2016	Median HH Income 2016
County	Palm Beach	637,780	596,201	544,227	7.0%	9.6%	2.4	2.4	2.4	$83,517	$58,675
City	Boynton Beach	27,505	25,697	23,377	7.0%	9.9%	2.4	2.4	2.3	$66,680	$47,580
Zip	33426	10,371	9,697	8,864	7.0%	9.4%	2.2	2.2	2.2	$69,203	$54,204
Zip	33436	19,641	18,582	18,225	5.7%	2.0%	2.3	2.3	2.3	$71,981	$55,129
Zip	33435	17,002	15,700	13,218	8.3%	18.8%	2.4	2.4	2.4	$63,970	$41,846
Census Block	57011	723	655	480	10.4%	36.5%	2.6	2.6	2.5	$41,324	$23,089
Census Block	57012	927	838	599	10.6%	39.9%	3.1	3.1	3.0	$48,657	$37,149
Census Block	57014	275	256	225	7.4%	13.8%	2.6	2.6	2.5	$54,717	$25,345
Census Block	57021	352	336	342	4.8%	-1.8%	4.0	4.0	3.9	$65,746	$37,386
Census Block	57022	1,236	1,135	921	8.9%	23.2%	2.8	2.8	2.8	$35,120	$29,030
Census Block	57023	394	374	376	5.3%	-0.5%	3.7	3.6	3.6	$41,633	$32,412
Census Block	57024	634	588	509	7.8%	15.5%	2.1	2.1	2.0	$89,634	$89,761
Census Block	58081	1,783	1,608	1,130	10.9%	42.3%	2.0	2.0	2.0	$92,180	$87,387
Census Block	58082	1,227	1,170	1,200	4.9%	-2.5%	2.2	2.2	2.2	$65,591	$40,804
Census Block	58132	676	639	624	5.8%	2.4%	2.5	2.5	2.5	$69,507	$61,310
Census Block	58133	535	543	740	-1.5%	-26.6%	2.1	2.1	2.0	$59,609	$51,867
Census Block	58161	513	489	499	4.9%	-2.0%	2.6	2.6	2.6	$73,195	$61,520
Census Block	58162	467	443	440	5.4%	0.7%	2.1	2.1	2.1	$57,999	$57,121
Census Block	58163	788	778	946	1.3%	-17.8%	3.1	3.0	2.9	$64,855	$57,618
Census Block	58164	256	257	338	-0.4%	-24.0%	2.2	2.2	2.1	$63,829	$58,374
Census Block	58171	867	819	798	5.9%	2.6%	2.8	2.8	2.7	$89,459	$65,305
Census Block	60051	1,066	997	913	6.9%	9.2%	1.7	1.7	1.6	$46,613	$34,726
Census Block	60052	783	753	810	4.0%	-7.0%	2.8	2.8	2.7	$92,380	$67,622
Census Block	60072	910	889	1,030	2.4%	-13.7%	2.8	2.8	2.7	$42,600	$29,679
Census Block	60091	635	587	499	8.2%	17.6%	1.6	1.6	1.5	$38,679	$29,845
Census Block	60092	1,022	939	763	8.8%	23.1%	1.6	1.6	1.5	$57,763	$36,021
Census Block	60101	822	766	686	7.3%	11.7%	2.1	2.1	2.0	$48,166	$34,444
Census Block	60102	840	803	834	4.6%	-3.7%	2.9	2.9	2.8	$69,606	$63,105
Census Block	60121	774	727	686	6.5%	6.0%	2.8	2.8	2.7	$81,035	$69,549
Census Block	60122	1,068	1,011	995	5.6%	1.6%	2.4	2.4	2.5	$69,875	$59,178
Census Block	61001	977	867	529	12.7%	63.9%	1.9	1.9	1.8	$61,912	$62,185
Census Block	61002	540	514	521	5.1%	-1.3%	3.1	3.1	3.1	$43,358	$34,090
Census Block	61003	393	376	395	4.5%	-4.8%	3.0	3.0	2.9	$27,664	$21,087
Census Block	62011	739	703	710	5.1%	-1.0%	3.4	3.4	3.4	$56,306	$44,294
Census Block	62012	497	468	451	6.2%	3.8%	2.5	2.5	2.4	$36,119	$36,196
Census Block	62013	364	348	360	4.6%	-3.3%	3.6	3.5	3.5	$94,473	$68,870
Census Block	62021	973	877	613	10.9%	43.1%	2.0	2.0	1.9	$86,648	$63,987
Census Block	62022	992	882	552	12.5%	59.8%	1.6	1.6	1.5	$43,136	$29,456
Census Block	62031	819	750	593	9.2%	26.5%	2.0	1.9	1.9	$50,661	$34,031
Census Block	62032	821	772	730	6.3%	5.8%	1.7	1.6	1.6	$38,758	$28,149
Census Block	63001	837	753	517	11.2%	45.6%	1.9	1.9	1.8	$101,657	$61,731
Census Block	63002	611	583	597	4.8%	-2.3%	2.8	2.8	2.7	$87,198	$77,273
Census Block	63003	630	593	566	6.2%	4.8%	3.0	3.0	2.9	$63,747	$47,685
Census Block	63004	1,208	1,083	726	11.5%	49.2%	1.6	1.6	1.6	$42,602	$45,461
Census Block	66032	839	787	732	6.6%	7.5%	2.3	2.2	2.2	$105,849	$79,934
Census Block	66033	849	775	603	9.5%	28.5%	1.9	1.9	2.0	$106,205	$104,981
Census Block	66034	332	339	474	-2.1%	-28.5%	1.8	1.8	1.7	$121,632	$85,372

- There are 42 Census Blocks that are either wholly or mostly within the boundary of the City of Boynton Beach.
- Metrostudy was asked to compare and contrast various aspects of the population, households, and housing stock in each of the Census Blocks with the City's overall demographics. To give additional perspective, Metrostudy also included the statistics for Palm Beach County overall and each of the three zip codes in the City – 33426, 33436 and 33435.
- The summary to the left consists of the Household Growth, Household Size, and Household Income statistics. Following this slide, each of these categories are sorted/ranked and discussed in further detail.
- All data is based on 2016 Estimates unless otherwise noted.

Household Growth

Area		Household Growth				
Type	Defined	2021 Projection	2016 Estimate	2010 Census	Projected Growth 2016-2021	Estimated Growth 2010-2016
Census Block	61001	977	867	529	12.7%	63.9%
Census Block	62022	992	882	552	12.5%	59.8%
Census Block	63004	1,208	1,083	726	11.5%	49.2%
Census Block	63001	837	753	517	11.2%	45.6%
Census Block	62021	973	877	613	10.9%	43.1%
Census Block	58081	1,783	1,608	1,130	10.9%	42.3%
Census Block	57012	927	838	599	10.6%	39.9%
Census Block	57011	723	655	480	10.4%	36.5%
Census Block	62031	819	750	593	9.2%	26.5%
Census Block	66033	849	775	603	9.5%	28.5%
Census Block	60092	1,022	939	763	8.8%	23.1%
Census Block	57022	1,236	1,135	921	8.9%	23.2%
Census Block	60091	635	587	499	8.2%	17.6%
Census Block	57024	634	588	509	7.8%	15.5%
Zip	33435	17,002	15,700	13,218	8.3%	18.8%
Census Block	57014	275	256	225	7.4%	13.8%
Census Block	60101	822	766	686	7.3%	11.7%
Census Block	60051	1,066	997	913	6.9%	9.2%
City	Boynton Beach	27,505	25,697	23,377	7.0%	9.9%
Zip	33426	10,371	9,697	8,864	7.0%	9.4%
Census Block	66032	839	787	732	6.6%	7.5%
County	Palm Beach	637,780	596,201	544,227	7.0%	9.6%
Census Block	62032	821	772	730	6.3%	5.8%
Census Block	60121	774	727	686	6.5%	6.0%
Census Block	63003	630	593	566	6.2%	4.8%
Census Block	62012	497	468	451	6.2%	3.8%
Census Block	58171	867	819	798	5.9%	2.6%
Census Block	58132	676	639	624	5.8%	2.4%
Zip	33436	19,641	18,582	18,225	5.7%	2.0%
Census Block	58162	467	443	440	5.4%	0.7%
Census Block	57023	394	374	376	5.3%	-0.5%
Census Block	57021	352	336	342	4.8%	-1.8%
Census Block	60122	1,068	1,011	995	5.6%	1.6%
Census Block	62011	739	703	710	5.1%	-1.0%
Census Block	61002	540	514	521	5.1%	-1.3%
Census Block	63002	611	583	597	4.8%	-2.3%
Census Block	62013	364	348	360	4.6%	-3.3%
Census Block	58161	513	489	499	4.9%	-2.0%
Census Block	58082	1,227	1,170	1,200	4.9%	-2.5%
Census Block	60102	840	803	834	4.6%	-3.7%
Census Block	61003	393	376	395	4.5%	-4.8%
Census Block	60052	783	753	810	4.0%	-7.0%
Census Block	60072	910	889	1,030	2.4%	-13.7%
Census Block	58163	788	778	946	1.3%	-17.8%
Census Block	58164	256	257	338	-0.4%	-24.0%
Census Block	58133	535	543	740	-1.5%	-26.6%
Census Block	66034	332	339	474	-2.1%	-28.5%

Color Legend	
	Palm Beach County
	City of Boynton Beach
	33426 Zip Code
	33436 Zip Code
	33435 Zip Code
	1-10 Ranked Census Blocks
	11-20 Ranked Census Blocks
	21-30 Ranked Census Blocks
	31-42 Ranked Census Blocks

- The chart on the right details Household Growth, showing the Projected Households in 2021, Estimated Households in 2016, and Census Households of 2010, along with the Projected Growth Percentage from 2016-2021 and the Estimated Growth Percentage from 2010-2016.
- The chart was sorted and ranked by the Projected Growth Percentage from 2016-2021 (largest to smallest) and color-coded according to the Legend below.
- The overall rate of household growth in Boynton Beach is the same as Palm Beach County overall. Since population growth and household growth rates are very similar, this indicates that household size is not expected to change significantly over the next 5 years.
- It should be noted that the change in the rate of Households growth in Boynton Beach from 2010-2016 to 2016-2021 (-2.9 points) is greater than that of Palm Beach County (-2.6 points).
- Zip Code 33435 has the fastest rate (+8.3%), while 33436 has the lowest (+5.7%).
- Census Block 61001 has the fastest rate (+12.7%), while 66034 has the lowest (-2.1%).
- Only 17 of the 42 census blocks are outpacing the growth rate of the city overall, indicating that they are carrying a disproportionate share of the growth rate.
- 39 of the 42 census blocks show positive growth projections for 2016-2021. This is an improvement over the 2010-2016 estimates, where only 26 of the census blocks showed positive growth.

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Household Size

Area		Household Size		
Type	Defined	2021	2016	2010
Census Block	57021	4.0	4.0	3.9
Census Block	57023	3.7	3.6	3.6
Census Block	62013	3.6	3.5	3.5
Census Block	62011	3.4	3.4	3.4
Census Block	61002	3.1	3.1	3.1
Census Block	57012	3.1	3.1	3.0
Census Block	58163	3.1	3.0	2.9
Census Block	61003	3.0	3.0	2.9
Census Block	63003	3.0	3.0	2.9
Census Block	60102	2.9	2.9	2.8
Census Block	57022	2.8	2.8	2.8
Census Block	60121	2.8	2.8	2.7
Census Block	60052	2.8	2.8	2.7
Census Block	60072	2.8	2.8	2.7
Census Block	58171	2.8	2.8	2.7
Census Block	63002	2.8	2.8	2.7
Census Block	58161	2.6	2.6	2.6
Census Block	57011	2.6	2.6	2.5
Census Block	57014	2.6	2.6	2.5
Census Block	62012	2.5	2.5	2.4
Census Block	58132	2.5	2.5	2.5
County	Palm Beach	2.4	2.4	2.4
Census Block	60122	2.4	2.4	2.5
Zip	33435	2.4	2.4	2.4
City	Boynton Beach	2.4	2.4	2.3
Census Block	66032	2.3	2.2	2.2
Zip	33436	2.3	2.3	2.3
Census Block	58082	2.2	2.2	2.2
Census Block	58164	2.2	2.2	2.1
Zip	33426	2.2	2.2	2.2
Census Block	58162	2.1	2.1	2.1
Census Block	57024	2.1	2.1	2.0
Census Block	58133	2.1	2.1	2.0
Census Block	60101	2.1	2.1	2.0
Census Block	58081	2.0	2.0	2.0
Census Block	62021	2.0	2.0	1.9
Census Block	62031	2.0	1.9	1.9
Census Block	66033	1.9	1.9	2.0
Census Block	61001	1.9	1.9	1.8
Census Block	63001	1.9	1.9	1.8
Census Block	66034	1.8	1.8	1.7
Census Block	60051	1.7	1.7	1.6
Census Block	62032	1.7	1.6	1.6
Census Block	63004	1.6	1.6	1.6
Census Block	60091	1.6	1.6	1.5
Census Block	60092	1.6	1.6	1.5
Census Block	62022	1.6	1.6	1.5

- The chart details Household Size, showing the average Household Size as of 2021, 2016, and 2010.

- The chart was sorted and ranked by the Projected Household Size in 2021 (largest to smallest) and color-coded according to the Legend below.

- Boynton Beach 's average Household Size (2.4) is the same as Palm Beach County.

- Zip Code 33435 has the highest Household Size (2.4), while 33426 has the lowest (2.2)

- 57021 has the highest Household Size (4.0), while 62022, 60092, 60091, 63004 and 62032 have the lowest (1.6).

- 22 of the 42 census blocks exceed the overall Household Size throughout the city.

Color Legend

	Palm Beach County
	City of Boynton Beach
	33426 Zip Code
	33436 Zip Code
	33435 Zip Code
	1-10 Ranked Census Blocks
	11-20 Ranked Census Blocks
	21-30 Ranked Census Blocks
	31-42 Ranked Census Blocks

Household Income

Area		Household Income	
Type	Defined	Avg. HH Income 2016	Median HH Income 2016
Census Block	66034	$121,632	$85,372
Census Block	66033	$106,205	$104,981
Census Block	66032	$105,849	$79,934
Census Block	63001	$101,657	$61,731
Census Block	62013	$94,473	$68,870
Census Block	60052	$92,380	$67,622
Census Block	58081	$92,180	$87,387
Census Block	57024	$89,634	$89,761
Census Block	58171	$89,459	$65,305
Census Block	63002	$87,198	$77,273
Census Block	62021	$86,648	$63,987
County	Palm Beach	$83,517	$58,675
Census Block	60121	$81,035	$69,549
Census Block	58161	$73,195	$61,520
Zip	33436	$71,981	$55,129
Census Block	60122	$69,875	$59,178
Census Block	60102	$69,606	$63,105
Census Block	58132	$69,507	$61,310
Zip	33426	$69,203	$54,204
City	Boynton Beach	$66,680	$47,580
Census Block	57021	$65,746	$37,386
Census Block	58082	$65,591	$40,804
Census Block	58163	$64,855	$57,618
Zip	33435	$63,970	$41,846
Census Block	58164	$63,829	$58,374
Census Block	63003	$63,747	$47,685
Census Block	61001	$61,912	$62,185
Census Block	58133	$59,609	$51,867
Census Block	58162	$57,999	$57,121
Census Block	60092	$57,763	$36,021
Census Block	62011	$56,306	$44,294
Census Block	57014	$54,717	$25,345
Census Block	62031	$50,661	$34,031
Census Block	57012	$48,657	$37,149
Census Block	60101	$48,166	$34,444
Census Block	60051	$46,613	$34,726
Census Block	61002	$43,358	$34,090
Census Block	62022	$43,136	$29,456
Census Block	63004	$42,602	$45,461
Census Block	60072	$42,600	$29,679
Census Block	57023	$41,633	$32,412
Census Block	57011	$41,324	$23,089
Census Block	62032	$38,758	$28,149
Census Block	60091	$38,679	$29,845
Census Block	62012	$36,119	$36,196
Census Block	57022	$35,120	$29,030
Census Block	61003	$27,664	$21,087

- The chart details Household Income, showing the Average and Median Household Incomes as of 2016.
- The chart was sorted and ranked by the Average Household Income (largest to smallest) and color-coded according to the Legend below.
- Boynton Beach 's Average Household Income ($66,680) is significantly below than that of Palm Beach County ($83,517), as is its Median Household Income ($47,580) vs. Palm Beach County's ($58,675)
- Zip Code 33436 has the highest Average Household Income ($71,981), while 33435 has the lowest ($63,970).
- Zip Code 33436 also has the highest Median Household Income (55,129), while 33435 also has the lowest ($41,846).
- 66034 has the highest Average Household Income ($121,632), while 61003 has the lowest ($27,664).
- 66033 has the highest Median Household Income ($104,981), while 61003 has the lowest ($21,087).
- Only 16 of the 42 census blocks exceed the overall Average Household Income throughout the city.
- 22 of the 42 census blocks exceed the overall Median Household Income throughout the city.

Color Legend

	Palm Beach County
	City of Boynton Beach
	33426 Zip Code
	33436 Zip Code
	33435 Zip Code
	1-10 Ranked Census Blocks
	11-20 Ranked Census Blocks
	21-30 Ranked Census Blocks
	31-42 Ranked Census Blocks

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Housing Stock Characteristics

Area		Housing Characteristics (2016)		
Type	Defined	Full-Time Owner-Occupied	Full-Time Renter-Occupied	Median Owner-Occupied Value
Census Block	66034	58%	1%	$378,191
Census Block	61001	49%	38%	$337,729
Census Block	63004	57%	21%	$307,390
Census Block	66032	74%	14%	$301,762
Census Block	57024	51%	36%	$281,499
Census Block	66033	83%	2%	$259,126
Census Block	58171	56%	26%	$252,279
Census Block	60052	74%	12%	$251,612
County	Palm Beach	62%	25%	$251,064
Census Block	63002	77%	16%	$248,538
Census Block	62013	68%	22%	$245,833
Census Block	58161	81%	11%	$226,293
Census Block	60121	75%	17%	$214,058
Census Block	62012	38%	51%	$209,174
Census Block	58132	85%	7%	$205,609
Census Block	58082	53%	34%	$203,061
Zip	33436	64%	21%	$195,878
Census Block	58163	67%	9%	$190,305
Census Block	60072	17%	64%	$185,848
Census Block	62021	26%	56%	$182,812
City	Boynton Beach	56%	28%	$179,529
Census Block	58081	19%	67%	$177,472
Census Block	63001	45%	42%	$176,562
Zip	33435	54%	29%	$169,637
Zip	33426	59%	30%	$169,040
Census Block	60122	71%	17%	$162,304
Census Block	61002	57%	32%	$161,841
Census Block	63003	75%	22%	$159,384
Census Block	61003	35%	52%	$154,639
Census Block	60102	31%	62%	$153,777
Census Block	58162	79%	12%	$149,300
Census Block	62011	55%	33%	$148,453
Census Block	60051	78%	12%	$147,212
Census Block	60091	82%	8%	$144,837
Census Block	58164	59%	10%	$144,472
Census Block	62031	32%	55%	$143,005
Census Block	60092	79%	8%	$136,317
Census Block	60101	57%	35%	$135,687
Census Block	57023	62%	24%	$133,796
Census Block	58133	38%	29%	$132,900
Census Block	57022	43%	47%	$127,250
Census Block	57011	67%	21%	$102,427
Census Block	57014	55%	36%	$100,641
Census Block	57012	71%	17%	$90,666
Census Block	62032	64%	17%	$86,856
Census Block	62022	65%	14%	$74,437
Census Block	57021	65%	26%	$71,005

- The chart details Housing Stock Characteristics, showing the % of the Full-Time Owner- and Renter-Occupied Housing, and the Median Value of Owner-Occupied housing.
- The chart was sorted and ranked by the Median Value of Owner-Occupied Homes (largest to smallest) and color-coded according to the Legend below.
- Boynton Beach's Median Housing Value is 28% lower than Palm Beach County's.
- 33436 has the highest Median Housing Value ($195,878), while 33426 has the lowest ($169,040).
- 33436 has the highest % of Full-Time Owner-Occupied housing (64%), while 33435 has the lowest (54%).
- 66034 has the highest Median Housing Value ($378,191), while 57021 has the lowest ($71,005).
- 58132 has the highest % of Full-Time Owner-Occupied housing (85%), while 60072 has the lowest (17%).
- 18 of the 42 census blocks have a higher Median Housing Value than the City overall, while 26 of the 42 census blocks exceed the overall percentage of Full-Time Owner-Occupied homes throughout the city.

Color Legend

	Palm Beach County
	City of Boynton Beach
	33426 Zip Code
	33436 Zip Code
	33435 Zip Code
	1-10 Ranked Census Blocks
	11-20 Ranked Census Blocks
	21-30 Ranked Census Blocks
	31-42 Ranked Census Blocks

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Housing Overview – Palm Beach County

New, Resale, and Foreclosures By Housing Type
4Q09-3Q16 Palm Beach County Transactions

Date Range: 10/1/2015 - 9/30/2016

Transaction Type	Single Family					TH/Plex/Other				Condominium				Other/Unknown	Total				
	Count	Avg Price	Avg SF	$/SF	AvgLotSF	Count	Avg Price	Avg SF	$/SF	Count	Avg Price	Avg SF	$/SF	Count	Count	Avg Price	Avg SF	$/SF	AvgLotSF
New	1,272	$729,105	3,056	$219.0	11,206	490	$407,525	1,839	$183.9	65	$523,944	1,881	$285.6	77	1,904	$635,558	2,712	$212.6	11,206
Regular Resale	15,525	$471,816	2,162	$195.1	14,658	4,903	$240,546	1,593	$145.1	11,985	$226,061	1,206	$157.6	956	33,369	$349,454	1,721	$174.1	14,658
Foreclosure	1,924	n/a	1,970		15,665	521	n/a	1,506		1,004	n/a	1,087		28	3,477	n/a	1,640		15,665
REO Sale	2,818	$284,804	1,975	$138.3	15,518	842	$159,495	1,466	$108.4	1,403	$128,049	1,097	$105.5	70	5,133	$224,074	1,644	$124.8	15,518
Selection Totals	21,539	$462,873	2,170	$188.8	14,745	6,756	$243,213	1,585	$142.9	14,457	$218,406	1,189	$153.2	1,131	43,883	$347,911	1,744	$169.7	14,745
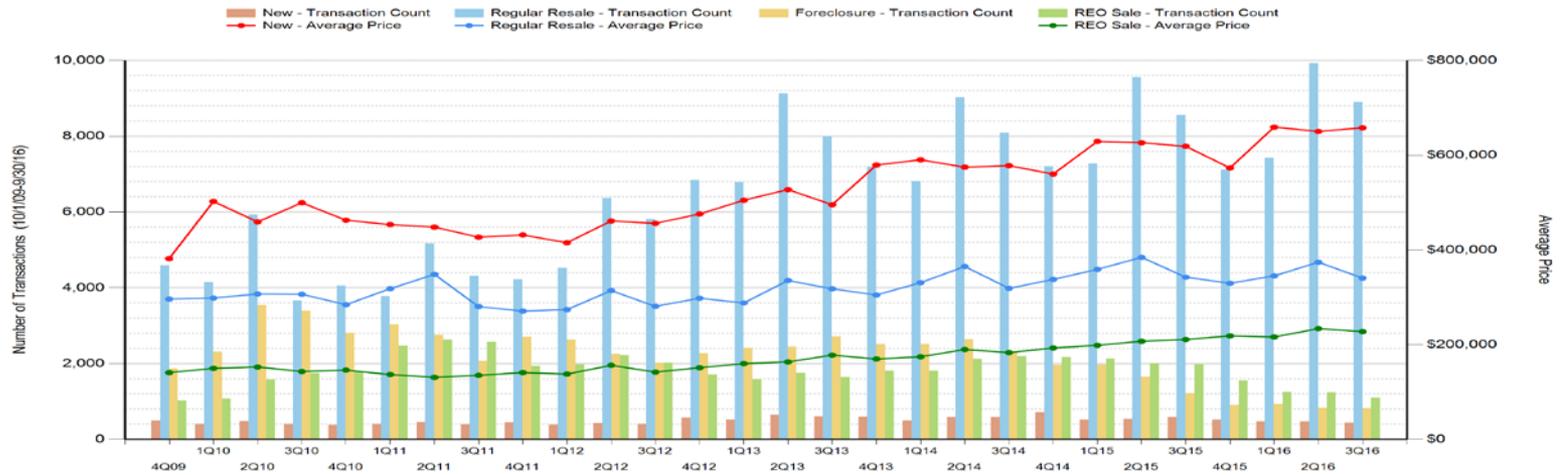
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- 3Q10 New Closings – 1,786   New Avg. Price - $449K   Resale Closings – 18,340   Resale Avg. Price - $301K
- 3Q15 New Closings – 2,363(+32%)   New Avg. Price - $604K(+34%)   Resale Closings – 32,588(+77%)   Resale Avg. Price - $357K(+19%)
- 3Q16 New Closings – 1,904(-19%)   New Avg. Price - $635K(+5%)   Resale Closings – 33,369(+2%)   Resale Avg. Price - $349K(-2%)
- New and regular resale prices were more closely matched in Palm Beach County in the year ending 3Q10, but the gap has widened significantly as new home prices have risen much higher than resale prices, which actually decreased slightly last year.   The volume of new homes has decreased in the past year after growing over the past 5 years, while regular resale volume has increased significantly over those same 6 years, with a slight increase last year.
- The summary of transactions above the chart is for the year ending 3Q16 (this data may very slightly from that of the Census Block Housing due to this being a "live" data report that is constantly being updated as data comes in).
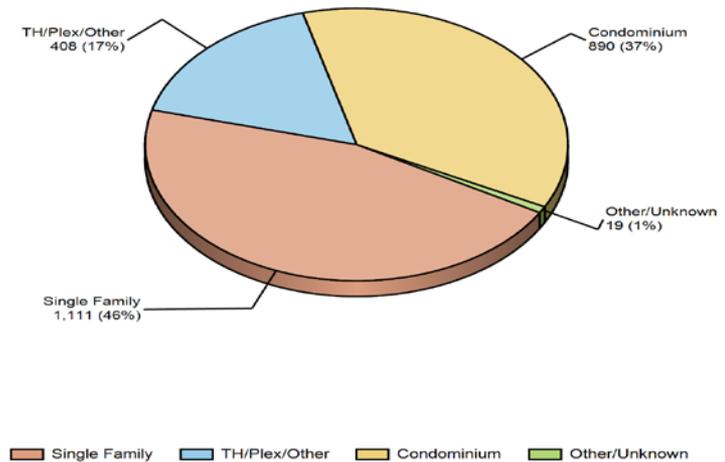
Palm Beach County 4Q15-3Q16 Housing Distribution

Transaction Distribution By Category
4Q15-3Q16 Palm Beach County Transaction Distribution
Date Range: 10/1/2015 - 9/30/2016
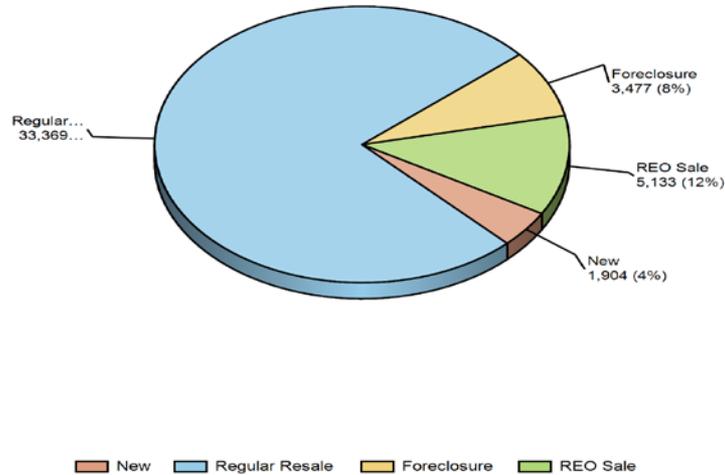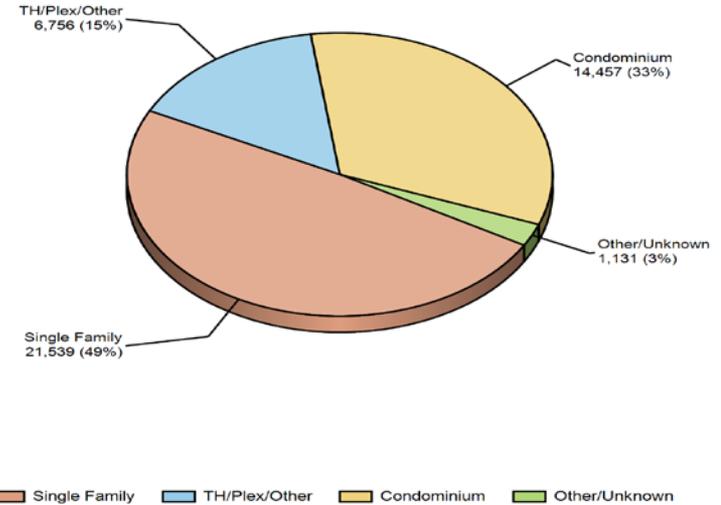
- 4Q15-3Q16   New – 4%   Resale – 76%   Foreclosure – 8%   REO – 12%
- 4Q15-3Q16   Detached – 49%   Attached (TH) – 15%   Condo – 33%   Other/Unknown – 3%
- Palm Beach County still has a significant share of distressed transactions (20% Foreclosure & REO)
- Product is pretty evenly mixed between detached (49%) and attached (48%).

Housing Overview – Boynton Beach

Boynton Beach Historical Housing Summary

New, Resale, and Foreclosures By Housing Type
4Q09-3Q16 Boynton Beach City Transactions

Date Range: 10/1/2015 - 9/30/2016

Transaction Type	Single Family					TH/Plex/Other				Condominium				Other/ Unknown	Total				
	Count	Avg Price	Avg SF	$/SF	AvgLotSF	Count	Avg Price	Avg SF	$/SF	Count	Avg Price	Avg SF	$/SF	Count	Count	Avg Price	Avg SF	$/SF	AvgLotSF
New	15	$333,817	2,626	$146.0	5,963	10	$365,454	1,614	$223.6	0				9	34	$346,472	2,120	$184.8	5,963
Regular Resale	818	$231,815	1,532	$150.3	6,706	303	$207,168	1,567	$131.8	732	$143,529	1,154	$119.4	9	1,862	$193,223	1,384	$135.0	6,706
Foreclosure	120	n/a	1,500		7,457	40	n/a	1,585		67	n/a	1,057		0	227	n/a	1,384		7,457
REO Sale	158	$191,549	1,486	$129.0	7,191	55	$194,196	1,609	$118.8	91	$101,908	1,097	$93.3	1	305	$167,203	1,392	$117.2	7,191
Selection Totals	1,111	$226,868	1,530	$146.7	6,848	408	$209,573	1,576	$131.9	890	$139,174	1,141	$116.7	19	2,428	$191,475	1,390	$132.9	6,848
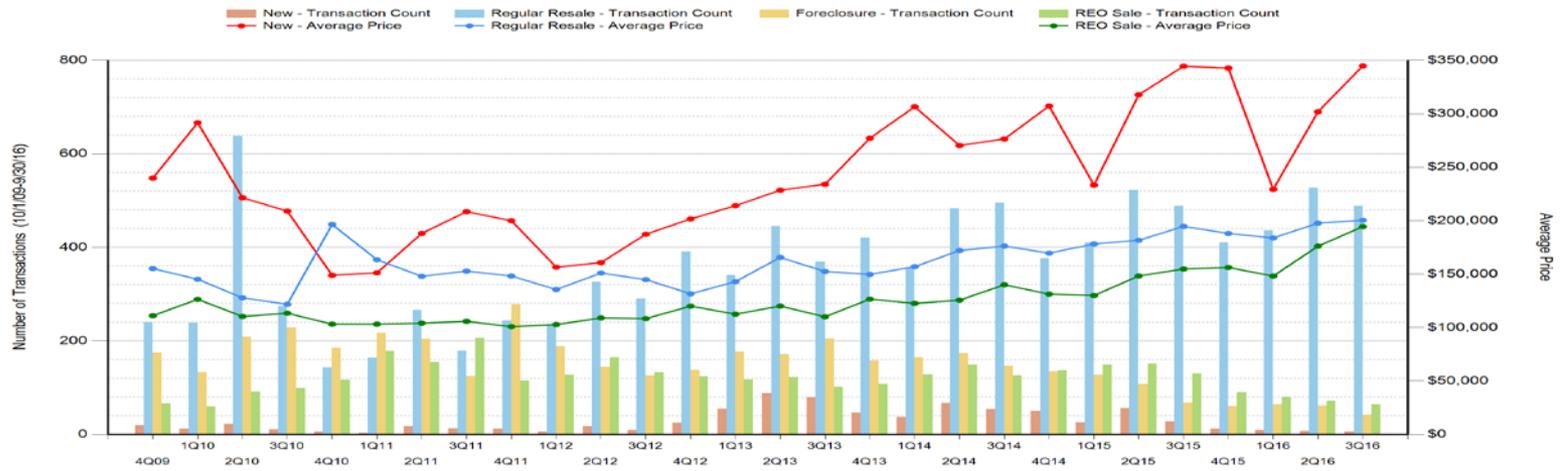
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- 3Q10 New Closings – 64   New Avg. Price - $238K   Resale Closings – 1391   Resale Avg. Price - $135K
- 3Q15 New Closings – 160(+150%)   New Avg. Price - $305K(+28%)   Resale Closings – 1798(+29%)   Resale Avg. Price - $182K(+34%)
- 3Q16 New Closings – 34(-79%)   New Avg. Price - $346K(+13%)   Resale Closings – 1862(-3%)   Resale Avg. Price - $193K(+6%)
- In Boynton Beach, the gap between new home and resale pricing has remained similar, although new home prices were up 13% versus 6% for resales in the past year.. Both new and resale pricing is significantly below that of Palm Beach County. The volume of new homes decreased significantly in the past year after increasing significantly over the past 5 years before last, while regular resale volume has increased steadily over those same 5 years, with a slight decrease last year.
- The summary of transactions above the chart is for the year ending 3Q16 (this data may very slightly from that of the Census Block Housing due to this being a "live" data report that is constantly being updated as data comes in).
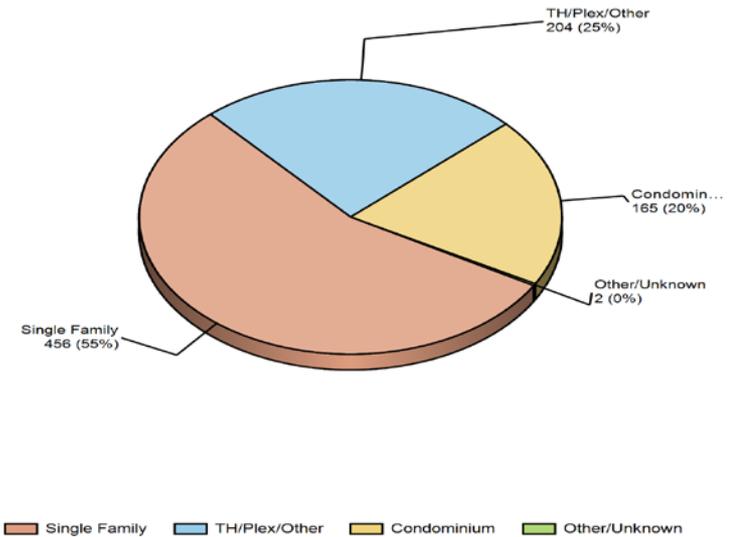
Boynton Beach 4Q15-3Q16 Housing Distribution

Transaction Distribution By Category
4Q09-3Q16 Boynton Beach City Transaction Distribution
Date Range: 10/1/2015 - 9/30/2016

Transactions by Transaction Type

- Foreclosure 227 (9%)
- REO Sale 305 (13%)
- New 34 (1%)
- Regular... 1,862...

Legend: New, Regular Resale, Foreclosure, REO Sale

Transactions by Housing Type

- TH/Plex/Other 408 (17%)
- Condominium 890 (37%)
- Other/Unknown 19 (1%)
- Single Family 1,111 (46%)

Legend: Single Family, TH/Plex/Other, Condominium, Other/Unknown
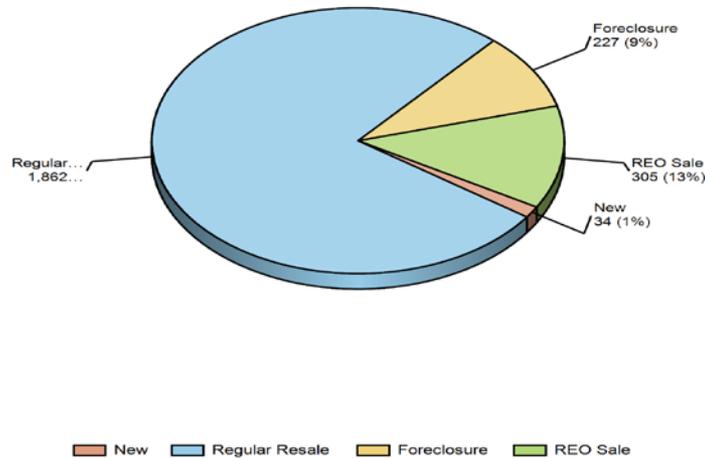
Miami-Fort Lauderdale-West Palm Beach, FL (1Q17)
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Sales: 1-800-227-8839 A hanleywood Company

- 4Q15-3Q16   New – 1%   Resale – 77%   Foreclosure – 9%   REO – 13%
- 4Q15-3Q16   Detached – 46%   Attached (TH) – 17% Condo – 37%   Other/Unknown – 1%
- Boynton Beach still has a significant share of distressed transactions (22% Foreclosure & REO), slightly higher than Palm Beach County's 20% share.
- Product is 54% attached and only 46% detached. Condos make up 37% of all transactions.

Housing Overview – Zip Code 33426

Zip Code 33426 Historical Housing Summary

New, Resale, and Foreclosures By Housing Type
4Q09-3Q16 Zip Code 33426 Transactions

Date Range: 10/1/2015 - 9/30/2016

Transaction Type	Single Family					TH/Plex/Other				Condominium				Other/ Unknown	Total				
	Count	Avg Price	Avg SF	$/SF	AvgLotSF	Count	Avg Price	Avg SF	$/SF	Count	Avg Price	Avg SF	$/SF	Count	Count	Avg Price	Avg SF	$/SF	AvgLotSF
Regular Resale	366	$194,327	1,397	$140.1	5,680	155	$203,538	1,632	$126.2	135	$114,766	1,017	$108.6	2	658	$179,427	1,372	$129.6	5,680
Foreclosure	41	n/a	1,445		7,412	20	n/a	1,487		12	n/a	1,077		0	73	n/a	1,396		7,412
REO Sale	49	$187,713	1,386	$137.0	6,760	29	$188,434	1,576	$121.6	18	$111,441	1,088	$99.8	0	96	$174,134	1,388	$125.7	6,760
Selection Totals	456	$193,421	1,400	$139.6	5,952	204	$201,227	1,610	$125.5	165	$114,378	1,029	$107.6	2	827	$178,703	1,376	$129.1	5,952
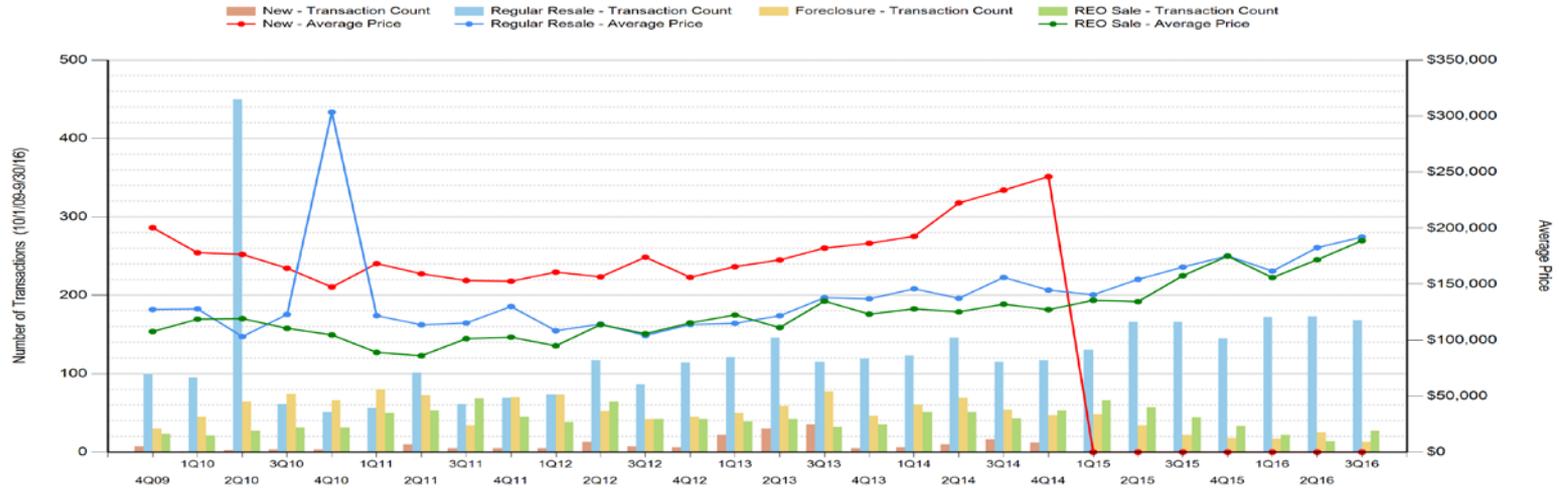
Miami-Fort Lauderdale-West Palm Beach, FL (1Q17)
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- 3Q10 New Closings – 13   New Avg. Price - $185K   Resale Closings – 705   Resale Avg. Price - $115K
- 3Q15 New Closings – 12(-8%)   New Avg. Price - $246K(+33%)   Resale Closings – 579(-18%)   Resale Avg. Price - $152K(+33%)
- 3Q16 New Closings – 0(-100%)   New Avg. Price – N/A   Resale Closings – 658(+14%)   Resale Avg. Price - $179K(+18%)
- In Zip Code 33426, the gap between new home and resale pricing remained similar over the 5 years between 3Q10 and 3Q15. There were no new home closings in the year ending 3Q16, but the resale closing pricing increased 18% in the past year.   The regular resale volume decreased over those same 5 years, with a sharp increase (14%) last year.
- The summary of transactions above the chart is for the year ending 3Q16 (this data may very slightly from that of the Census Block Housing due to this being a "live" data report that is constantly being updated as data comes in).

Zip Code 33426 Housing Distribution

Transaction Distribution By Category
4Q15-3Q16 Zip Code 33426 Transaction Distribution
Date Range: 10/1/2015 - 9/30/2016

Transactions by Transaction Type

Foreclosure 73 (9%)
REO Sale 96 (12%)
Regular... 658 (80%)

Regular Resale | Foreclosure | REO Sale

Transactions by Housing Type

TH/Plex/Other 204 (25%)
Condomin... 165 (20%)
Other/Unknown 2 (0%)
Single Family 456 (55%)

Single Family | TH/Plex/Other | Condominium | Other/Unknown
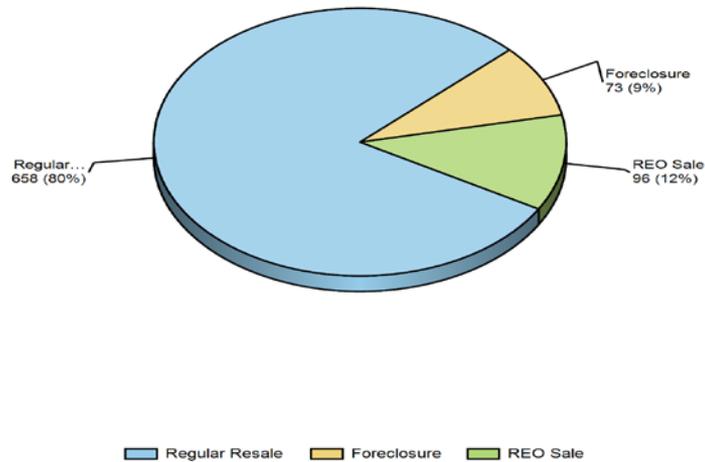
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Sales: 1-800-227-8839

- 4Q15-3Q16   New – 0%   Resale – 80%   Foreclosure – 9%   REO – 12%
- 4Q15-3Q16   Detached – 55%   Attached (TH) – 25% Condo – 20%   Other/Unknown – 0%
- 33426 has a significant share of distressed transactions (21% Foreclosure & REO), slightly less than Boynton Beach's 22% share.
- Product is 55% detached and 45% attached, with only 20% condo compared to Boynton Beach's 37%.

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Zip Code 33436 Historical Housing Summary

New, Resale, and Foreclosures By Housing Type
4Q09-3Q16 Zip Code 33436 Transactions

Date Range: 10/1/2015 - 9/30/2016

Transaction Type	Single Family					TH/Plex/Other				Condominium				Other/ Unknown	Total				
	Count	Avg Price	Avg SF	$/SF	AvgLotSF	Count	Avg Price	Avg SF	$/SF	Count	Avg Price	Avg SF	$/SF	Count	Count	Avg Price	Avg SF	$/SF	AvgLotSF
New	11	$399,205	2,755	$145.3	5,171	1	$285,000	2,396	$119.0	0				0	12	$389,688	2,710	$142.0	5,171
Regular Resale	435	$314,857	2,056	$152.7	9,077	124	$187,093	1,504	$125.4	365	$161,634	1,499	$105.1	42	966	$239,373	1,762	$130.9	9,077
Foreclosure	68	n/a	1,875		7,816	20	n/a	1,388		38	n/a	1,199		1	127	n/a	1,594		7,816
REO Sale	86	$244,467	1,910	$129.9	6,227	20	$162,740	1,485	$110.8	52	$98,434	1,195	$85.1	2	160	$189,509	1,621	$113.9	6,227
Selection Totals	600	$305,799	2,022	$149.0	8,465	165	$184,409	1,493	$123.4	455	$154,520	1,440	$102.8	45	1,265	$234,271	1,732	$128.7	8,465
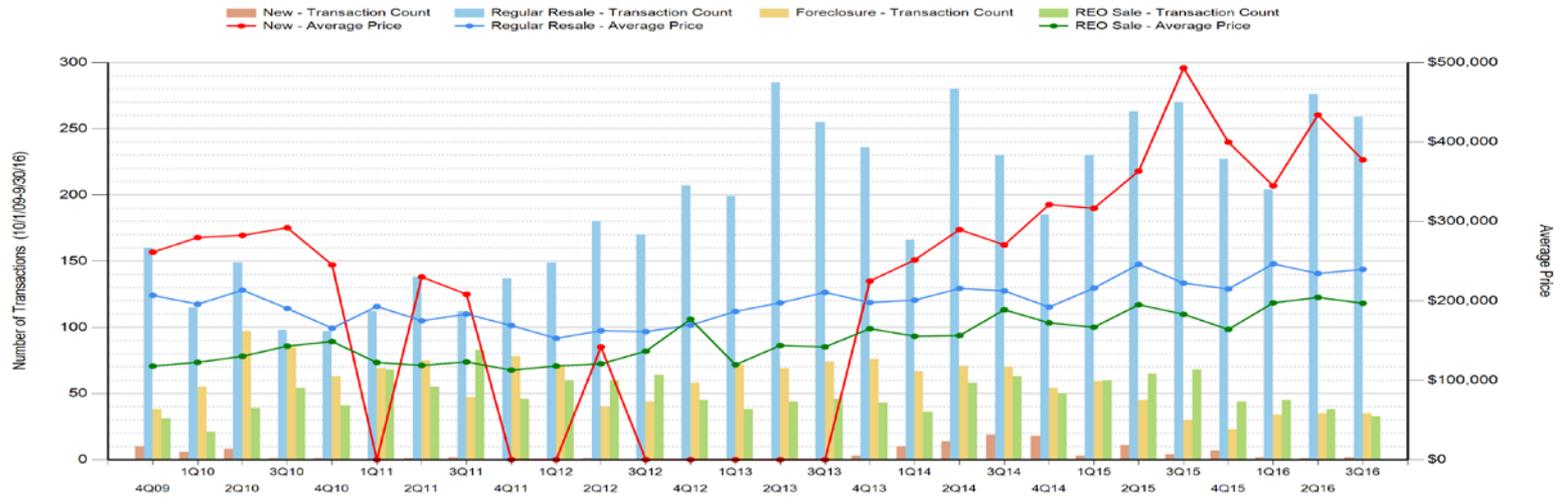
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- 3Q10 New Closings – 25   New Avg. Price - $274K   Resale Closings – 522   Resale Avg. Price - $208K
- 3Q15 New Closings – 36(+44%)   New Avg. Price – $353K(+29%)   Resale Closings – 948(+82%)   Resale Avg. Price - $228K(+10%)
- 3Q16 New Closings – 12(-67%)   New Avg. Price – $390K(+10%)   Resale Closings – 966(+2%)   Resale Avg. Price - $239K(+5%)
- In Zip Code 33436, new home activity has been minimal, but the price gap between new and resale homes continues to expand. While new home volume was down 67% last year, pricing was up 10%. Both new and resale pricing is above Boynton Beach's overall averages. Regular resale volume increased slightly last year, after increasing significantly over the previous 5 years.
- The summary of transactions above the chart is for the year ending 3Q16 (this data may very slightly from that of the Census Block Housing due to this being a "live" data report that is constantly being updated as data comes in).
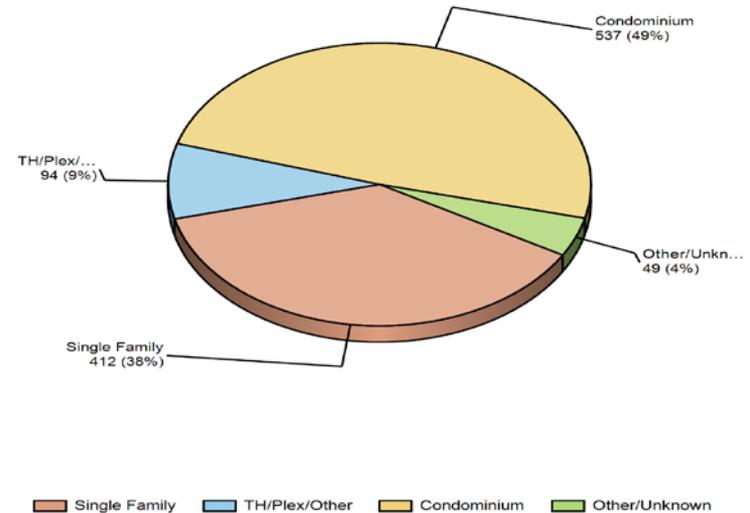
Zip Code 33436 4Q15-3Q16 Housing Distribution

Transaction Distribution By Category
4Q15-3Q16 Zip Code 33436 Transaction Distribution
Date Range: 10/1/2015 - 9/30/2016
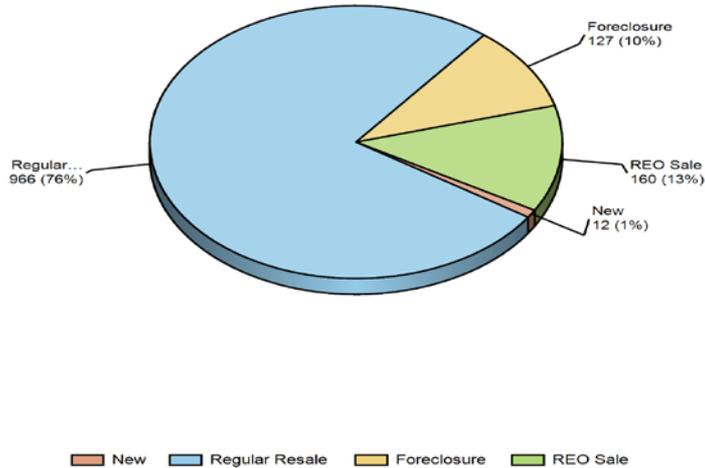
Transactions by Transaction Type

Transactions by Housing Type
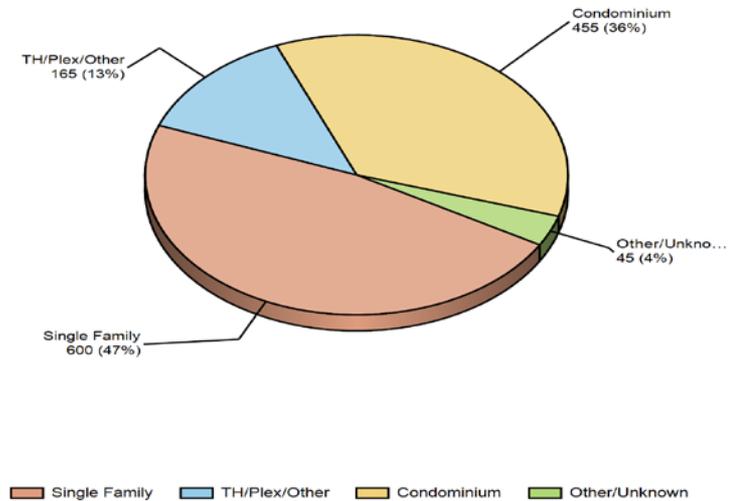
Miami-Fort Lauderdale-West Palm Beach, FL (1Q17)
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- 4Q15-3Q16   New – 1%   Resale – 76%   Foreclosure – 10%   REO – 13%
- 4Q15-3Q16   Detached – 47%   Attached (TH) – 13%   Condo – 36%   Other/Unknown – 4%
- 33436 has a significant share of distressed transactions (23% Foreclosure & REO), slightly higher than Boynton Beach's 22% share.
- Product is 49% attached and only 47% detached. Condos make up 36% of all transactions.

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New, Resale, and Foreclosures By Housing Type
4Q09-3Q16 Zip Code 33435 Transactions

Date Range: 10/1/2015 - 9/30/2016

Transaction Type	Single Family					TH/Plex/Other				Condominium				Other/ Unknown	Total				
	Count	Avg Price	Avg SF	$/SF	AvgLotSF	Count	Avg Price	Avg SF	$/SF	Count	Avg Price	Avg SF	$/SF	Count	Count	Avg Price	Avg SF	$/SF	AvgLotSF
New	5	$209,998	1,725	$151.0	7,346	10	$727,549	1,634	$237.0	2	$1,382,500			11	28	$652,381	1,649	$222.7	7,346
Regular Resale	301	$414,702	1,642	$203.7	9,579	61	$275,662	1,703	$155.5	456	$170,132	1,029	$141.8	20	838	$271,669	1,304	$166.4	9,579
Foreclosure	46	n/a	1,350		8,059	10	n/a	1,965		35	n/a	963		1	92	n/a	1,269		8,059
REO Sale	60	$158,446	1,279	$120.1	8,310	13	$243,627	1,920	$117.7	44	$106,285	1,099	$96.8	17	134	$149,942	1,282	$111.5	8,310
Selection Totals	412	$371,525	1,555	$190.1	9,198	94	$324,500	1,761	$154.4	537	$169,992	1,031	$138.0	49	1,092	$264,217	1,301	$160.1	9,198
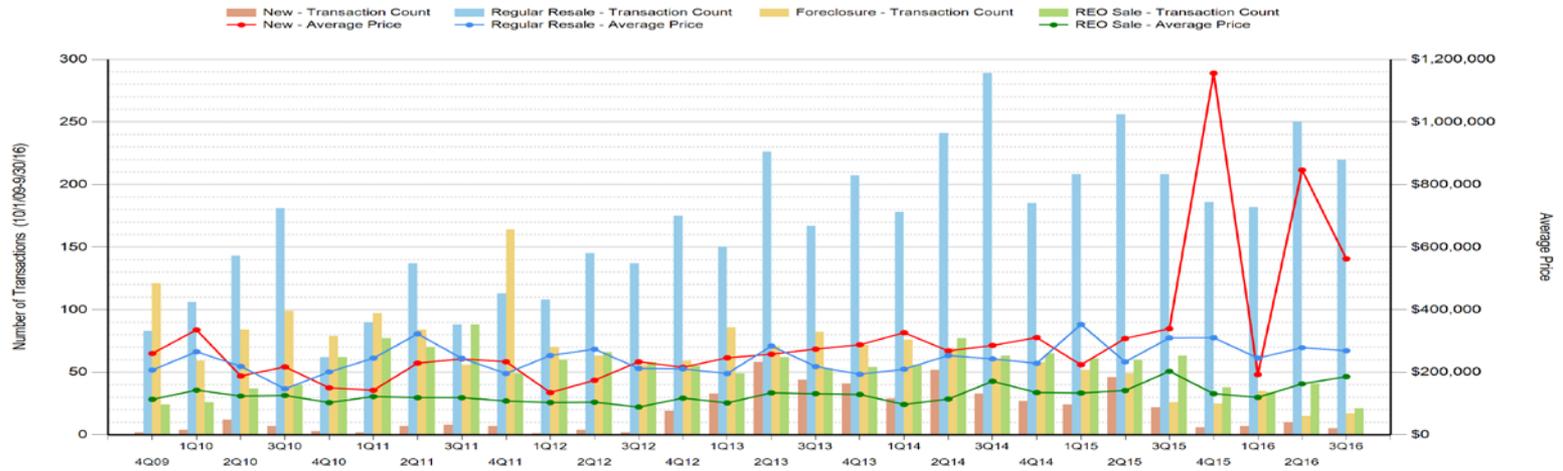
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- 3Q10 New Closings – 25 · New Avg. Price - $224K · Resale Closings – 513 · Resale Avg. Price - $191K
- 3Q15 New Closings – 119(+376%) · New Avg. Price - $298K(+33%) · Resale Closings – 857(+67%) · Resale Avg. Price - $278K(+45%)
- 3Q16 New Closings – 28(-74%) · New Avg. Price - $652K(+119%) · Resale Closings – 838(-2%) · Resale Avg. Price - $272K(-2%)
- Zip Code 33435 has a wide variety of new and resale housing types from small condos to large oceanfront detached homes, so there has been some large fluctuation in pricing, particularly with new homes (up 119% in the past year). Resales have been steadier, but saw a slight decrease (-2%) last year, but still significantly above Boynton Beach's overall average. The volume of resales also decreased slightly recently (-2%) after good growth over the previous 5 years, while new home volume skyrocketed over those same 5 years, but dropped sharply last year (-74%).
- The summary of transactions above the chart is for the year ending 3Q16 (this data may very slightly from that of the Census Block Housing due to this being a "live" data report that is constantly being updated as data comes in).

Transaction Distribution By Category
4Q15-3Q16 Zip Code 33435 Transaction Distribution
Date Range: 10/1/2015 - 9/30/2016

Transactions by Transaction Type

Transactions by Housing Type

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Sales: 1-800-227-8839   A hanleywood Company

- 4Q15-3Q16   New – 3%   Resale – 77%   Foreclosure – 8%   REO – 12%
- 4Q15-3Q16   Detached – 38%   Attached (TH) – 9%   Condo – 49%   Other/Unknown – 4%
- 33435 has a slightly lower share of distressed transactions (20% Foreclosure & REO) than Boynton Beach's 22% share.
- Product is 58% attached and only 38% detached. Condo makes up 49% of all transactions.

Census Block Housing Data

Boynton Beach 4Q15-3Q16 Housing Summary

Area		New Home Closings (4Q15-3Q16)					Regular Resale Home Closings (4Q15-3Q16)					Foreclosures (4Q15-3Q16)			REO Home Closings (4Q15-3Q16)				
Type	Defined	Count	% of All Closings	Average Price	Average Square Footage	Price Per Square Foot	Count	% of All Closings	Average Price	Average Square Footage	Price Per Square Foot	Count	%	Average Square Footage	Count	% of All Closings	Average Price	Average Square Footage	Price Per Square Foot
County	Palm Beach	1,904	4%	$635,558	2,712	$213	33,369	76%	$349,454	1,721	$174	3,477	8%	1,640	5,133	12%	$224,074	1,644	$125
City	Boynton Beach	34	1%	$346,472	2,120	$185	1,862	77%	$193,223	1,384	$135	227	9%	1,384	305	13%	$167,203	1,392	$117
Zip	33426	0	0%				658	80%	$179,427	1,372	$130	73	9%	1,396	96	12%	$174,134	1,388	$126
Zip	33436	12	1%	$389,688	2,710	$142	966	76%	$239,373	1,762	$131	127	10%	1,594	160	13%	$189,509	1,621	$114
Zip	33435	28	3%	$652,381	1,649	$223	838	77%	$271,669	1,304	$166	92	8%	1,269	134	12%	$149,942	1,282	$112
Census Block	57011	0	0%				24	83%	$78,025	976	$77	3	10%	995	2	7%	$90,500	1,004	$89
Census Block	57012	0	0%				46	79%	$78,825	996	$76	4	7%	1,012	8	14%	$74,131	981	$71
Census Block	57014	0	0%				23	77%	$66,850	944	$71	3	10%	953	4	13%	$63,850	953	$67
Census Block	57021	0	0%				10	77%	$135,050	1,300	$107	1	8%	977	2	15%	$141,000	1,356	$103
Census Block	57022	0	0%				12	32%	$82,776	1,024	$77	10	26%	1,265	16	42%	$123,689	1,415	$89
Census Block	57023	1	3%	$230,000			22	63%	$95,737	1,079	$86	4	11%	1,122	8	23%	$90,300	1,207	$75
Census Block	57024	1	3%				20	69%	$353,060	1,684	$201	3	10%	1,904	5	17%	$309,840	1,331	$215
Census Block	58081	0	0%				75	85%	$190,086	1,465	$133	4	5%	1,507	9	10%	$170,703	1,448	$121
Census Block	58082	0	0%				66	70%	$211,749	1,692	$127	11	12%	1,484	17	18%	$165,623	1,453	$111
Census Block	58132	0	0%				24	75%	$285,829	1,980	$147	2	6%	1,688	6	19%	$246,733	1,733	$142
Census Block	58133	0	0%				38	76%	$172,363	1,366	$126	4	8%	1,339	8	16%	$154,075	1,334	$114
Census Block	58161	0	0%				33	69%	$209,488	1,309	$161	6	13%	1,329	9	19%	$199,289	1,322	$151
Census Block	58162	0	0%				30	56%	$172,513	1,266	$136	11	20%	1,241	13	24%	$175,615	1,233	$142
Census Block	58163	0	0%				45	70%	$245,871	1,647	$151	8	13%	1,656	11	17%	$202,161	1,584	$128
Census Block	58164	0	0%				33	80%	$185,456	1,388	$133	3	7%	1,340	5	12%	$176,499	1,438	$122
Census Block	58171	10	9%	$395,726	2,755	$145	64	56%	$217,653	1,554	$134	19	17%	1,284	22	19%	$162,698	1,372	$110
Census Block	60051	0	0%				77	80%	$162,105	1,363	$118	14	15%	1,399	5	5%	$127,662	1,357	$98
Census Block	60052	0	0%				50	83%	$237,410	1,649	$144	3	5%	1,684	7	12%	$232,979	1,616	$142
Census Block	60072	0	0%				16	62%	$151,909	1,239	$124	5	19%	1,371	5	19%	$172,942	1,495	$117
Census Block	60091	0	0%				36	92%	$162,417	1,325	$123	1	3%	1,428	2	5%	$115,000	1,375	$84
Census Block	60092	0	0%				93	86%	$120,580	1,066	$106	6	6%	1,189	9	8%	$101,988	1,056	$92
Census Block	60101	0	0%				39	93%	$148,315	1,146	$131	1	2%	1,080	2	5%	$118,050	1,062	$117
Census Block	60102	0	0%				22	81%	$186,477	1,325	$142	2	7%	1,357	3	11%	$161,500	1,117	$148
Census Block	60121	0	0%				35	61%	$181,230	1,261	$142	10	18%	1,410	12	21%	$208,099	1,459	$148
Census Block	60122	0	0%				113	84%	$177,850	1,323	$134	15	11%	1,349	7	5%	$152,196	1,215	$128
Census Block	61001	0	0%				61	82%	$292,553	1,251	$231	9	12%	1,027	4	5%	$236,500	1,269	$190
Census Block	61002	4	13%	$190,000			18	56%	$138,834	1,269	$108	5	16%	1,537	5	16%	$109,675	1,170	$99
Census Block	61003	1	8%	$180,000	1,505	$120	4	33%	$108,750	1,027	$72	2	17%	1,528	5	42%	$72,636	1,067	$65
Census Block	62011	1	2%	$259,990	1,725	$151	32	62%	$174,794	1,392	$126	8	15%	1,339	11	21%	$152,813	1,277	$128
Census Block	62012	4	13%				18	56%	$97,838	765	$124	6	19%	1,065	4	13%	$133,150	1,406	$92
Census Block	62013	2	8%	$185,000			17	68%	$209,000	1,455	$145	4	16%	1,476	2	8%	$125,750	1,266	$101
Census Block	62021	0	0%				28	97%	$249,560	1,160	$167	0	0%		1	3%	$48,000	576	$83
Census Block	62022	0	0%				48	94%	$87,507	710	$122	2	4%	646	1	2%	$110,000	908	$121
Census Block	62031	0	0%				27	79%	$113,948	857	$131	3	9%	1,495	4	12%	$143,131	1,275	$109
Census Block	62032	0	0%				52	91%	$88,012	1,042	$83	2	4%	1,029	3	5%	$80,333	1,167	$69
Census Block	63001	0	0%				48	76%	$161,292	1,282	$130	4	6%	1,634	11	17%	$157,164	1,518	$104
Census Block	63002	0	0%				34	89%	$320,588	1,718	$188	1	3%	1,214	3	8%	$331,667	1,423	$232
Census Block	63003	0	0%				50	82%	$236,459	1,487	$161	5	8%	1,666	6	10%	$174,654	1,575	$114
Census Block	63004	10	10%	$366,454	1,614	$224	74	76%	$221,638	1,319	$163	5	5%	1,710	8	8%	$215,706	1,469	$124
Census Block	66032	0	0%				78	82%	$232,261	1,829	$123	5	5%	1,516	12	13%	$168,074	1,582	$104
Census Block	66033	0	0%				35	81%	$90,833	1,618	$54	4	9%	1,594	4	9%	$52,500	1,640	$35
Census Block	66034	0	0%				32	97%	$326,000	2,767	$118	1	3%	2,284	0	0%			

- Metrostudy was asked to compare and contrast the current housing market in each of the Census Blocks with the City's overall demographics. To give additional perspective, Metrostudy also included the statistics for Palm Beach County overall and each of the three zip codes in the City – 33426, 33436 and 33435.
- The summary to the left consists of the New, Regular Resale & REO Closings, as well as Foreclosures. Following this slide, each of these categories are sorted/ranked and discussed in further detail.
- All data is based on the period from 4Q15-3Q16 (10/1/15-9/30/16)..

Area		New Home Closings (4Q15-3Q16)				
Type	Defined	Count	% of All Closings	Average Price	Average Square Footage	Price Per Square Foot
Zip	33435	28	3%	$652,381	1,649	$223
County	Palm Beach	1,904	4%	$635,558	2,712	$213
Census Block	58171	10	9%	$395,726	2,755	$145
Zip	33436	12	1%	$389,688	2,710	$142
Census Block	63004	10	10%	$366,454	1,614	$224
City	Boynton Beach	34	1%	$346,472	2,120	$185
Census Block	62011	1	2%	$259,990	1,725	$151
Census Block	57023	1	3%	$230,000		
Census Block	61002	4	13%	$190,000		
Census Block	62013	2	8%	$185,000		
Census Block	61003	1	8%	$180,000	1,505	$120
Zip	33426	0	0%			
Census Block	62012	4	13%			
Census Block	57024	1	3%			
Census Block	57011	0	0%			
Census Block	57012	0	0%			
Census Block	57014	0	0%			
Census Block	57021	0	0%			
Census Block	57022	0	0%			
Census Block	58081	0	0%			
Census Block	58082	0	0%			
Census Block	58132	0	0%			
Census Block	58133	0	0%			
Census Block	58161	0	0%			
Census Block	58162	0	0%			
Census Block	58163	0	0%			
Census Block	58164	0	0%			
Census Block	60051	0	0%			
Census Block	60052	0	0%			
Census Block	60072	0	0%			
Census Block	60091	0	0%			
Census Block	60092	0	0%			
Census Block	60101	0	0%			
Census Block	60102	0	0%			
Census Block	60121	0	0%			
Census Block	60122	0	0%			
Census Block	61001	0	0%			
Census Block	62021	0	0%			
Census Block	62022	0	0%			
Census Block	62031	0	0%			
Census Block	62032	0	0%			
Census Block	63001	0	0%			
Census Block	63002	0	0%			
Census Block	63003	0	0%			
Census Block	66032	0	0%			
Census Block	66033	0	0%			
Census Block	66034	0	0%			

- The chart details New Home Closings for the 12-month period 4Q15-3Q16, showing the Count, % of all Transactions (includes New, Regular Resale, Foreclosures and REOs), the Average Price, Average Sq. Ft., and Average Price Per Sq. Ft.
- It should be noted that with new home closings, the square footage is not always available from the deed records in the first year after the home closes – therefore, some of the information in the chart is missing/incomplete. Also, the number of closings from the deed records may not match that of the Metrostudy Move-in count, since there some new home closings that occurred outside of subdivisions.
- The chart was sorted and ranked by the Average Price (largest to smallest) and color-coded according to the Legend below.
- Boynton Beach's Average Price is 55% lower than Palm Beach County.
- 33435 has the highest Average Price ($652,381), while 33436 has the lowest ($389,688). 33426 had no new home closings. The reason that the average prices for 33435 & 33436 are higher than Boynton Beach is that many of these closings occurred outside the city limits in more affluent areas.
- 33435 has the most closings (28), while 33426 has the least (0).
- 58171 has the highest Average Price ($395,726), while 61003 has the lowest ($180,000).
- 58171 & 63004 had the most closings (10).
- Only 9 of the 42 census blocks had new home closings.

Color Legend

	Palm Beach County
	City of Boynton Beach
	33426 Zip Code
	33436 Zip Code
	33435 Zip Code
	1-10 Ranked Census Blocks
	11-20 Ranked Census Blocks
	21-30 Ranked Census Blocks
	31-42 Ranked Census Blocks

metrostudy
A hanleywood Company

Area		Regular Resale Home Closings (4Q15-3Q16)				
Type	Defined	Count	% of All Closings	Average Price	Average Square Footage	Price Per Square Foot
Census Block	57024	20	69%	$353,060	1,684	$201
County	Palm Beach	33,369	76%	$349,454	1,721	$174
Census Block	66034	32	97%	$326,000	2,767	$118
Census Block	63002	34	89%	$320,588	1,718	$188
Census Block	61001	61	82%	$292,553	1,251	$231
Census Block	58132	24	75%	$285,829	1,980	$147
Zip	33435	838	77%	$271,669	1,304	$166
Census Block	62021	28	97%	$249,560	1,160	$167
Census Block	58163	45	70%	$245,871	1,647	$151
Zip	33436	966	76%	$239,373	1,762	$131
Census Block	60052	50	83%	$237,410	1,649	$144
Census Block	63003	50	82%	$236,459	1,487	$161
Census Block	66032	78	82%	$232,261	1,829	$123
Census Block	63004	74	76%	$221,638	1,319	$163
Census Block	58171	64	56%	$217,653	1,554	$134
Census Block	58082	66	70%	$211,749	1,692	$127
Census Block	58161	33	69%	$209,488	1,309	$161
Census Block	62013	17	68%	$209,000	1,455	$145
City	Boynton Beach	1,862	77%	$193,223	1,384	$135
Census Block	58081	75	85%	$190,086	1,465	$133
Census Block	60102	22	81%	$186,477	1,325	$142
Census Block	58164	33	80%	$185,456	1,388	$133
Census Block	60121	35	61%	$181,230	1,261	$142
Zip	33426	658	80%	$179,427	1,372	$130
Census Block	60122	113	84%	$177,850	1,323	$134
Census Block	62011	32	62%	$174,794	1,392	$126
Census Block	58162	30	56%	$172,513	1,266	$136
Census Block	58133	38	76%	$172,363	1,366	$126
Census Block	60091	36	92%	$162,417	1,325	$123
Census Block	60051	77	80%	$162,105	1,363	$118
Census Block	63001	48	76%	$161,292	1,282	$130
Census Block	60072	16	62%	$151,909	1,239	$124
Census Block	60101	39	93%	$148,315	1,146	$131
Census Block	61002	18	56%	$138,834	1,269	$108
Census Block	57021	10	77%	$135,050	1,300	$107
Census Block	60092	93	86%	$120,580	1,066	$106
Census Block	62031	27	79%	$113,948	857	$131
Census Block	61003	4	33%	$108,750	1,027	$72
Census Block	62012	18	56%	$97,838	765	$124
Census Block	57023	22	63%	$95,737	1,079	$86
Census Block	66033	35	81%	$90,833	1,618	$54
Census Block	62032	52	91%	$88,012	1,042	$83
Census Block	62022	48	94%	$87,507	710	$122
Census Block	57022	12	32%	$82,776	1,024	$77
Census Block	57012	46	79%	$78,825	996	$76
Census Block	57011	24	83%	$78,025	976	$77
Census Block	57014	23	77%	$66,850	944	$71

- The chart details Regular Resale Closings (non-REO) for the 12-month period 4Q15-3Q16, showing the Count, % of all Transactions (includes New, Regular Resale, Foreclosures and REOs), the Average Price, Average Sq. Ft., and Average Price Per Sq. Ft.
- The chart was sorted and ranked by the Average Price (largest to smallest) and color-coded according to the Legend below.
- Boynton Beach's Average Price is 55% lower than Palm Beach County, the same differential as new home closings. Average sq. ft. was 20% lower, and average $/sq. ft. was 22% lower.
- 33435 has the highest Average Price ($271,669), while 33426 has the lowest ($179,427).
- 33436 has the most closings (966), while 33426 has the least (658).
- 33426 had the highest % of regular resales (80%), while 33436 had the lowest (76%).
- 33436 had the highest avg. sq. ft. (1,762), while 33435 had the lowest (1,304).
- 33435 had the highest price per avg. sq. ft. ($166), while 33426 had the lowest ($130).
- 57024 has the highest Average Price ($353,060), while 57014 has the lowest ($66,850).
- 60122 has the most closings (113), while 61003 has the fewest (4).
- 66034 had the highest % of regular resales (97%), while 57022 had the lowest (32%).
- 66034 had the highest avg. sq. ft. (2,767), while 62022 had the lowest (710).
- 61001 had the highest price per avg. sq. ft. ($231), while 66033 had the lowest ($54).
- 27 of the 42 census blocks have a lower Average Price than the City overall, indicating a disproportionate share of census blocks with lower-priced homes.

Color Legend

	Palm Beach County
	City of Boynton Beach
	33426 Zip Code
	33436 Zip Code
	33435 Zip Code
	1-10 Ranked Census Blocks
	11-20 Ranked Census Blocks
	21-30 Ranked Census Blocks
	31-42 Ranked Census Blocks

Boynton Beach 4Q15-3Q16 Foreclosures

Area		Foreclosures (4Q15-3Q16)		
Type	Defined	Count	%	Average Square Footage
Census Block	57022	10	26%	1,265
Census Block	58162	11	20%	1,241
Census Block	60072	5	19%	1,371
Census Block	62012	6	19%	1,065
Census Block	60121	10	18%	1,410
Census Block	61003	2	17%	1,528
Census Block	58171	19	17%	1,284
Census Block	62013	4	16%	1,476
Census Block	61002	5	16%	1,537
Census Block	62011	8	15%	1,339
Census Block	60051	14	15%	1,399
Census Block	58161	6	13%	1,329
Census Block	58163	8	13%	1,656
Census Block	61001	9	12%	1,027
Census Block	58082	11	12%	1,484
Census Block	57023	4	11%	1,122
Census Block	60122	15	11%	1,349
Census Block	57011	3	10%	995
Census Block	57024	3	10%	1,904
Zip	33436	127	10%	1,594
Census Block	57014	3	10%	953
City	Boynton Beach	227	9%	1,384
Census Block	66033	4	9%	1,594
Zip	33426	73	9%	1,396
Census Block	62031	3	9%	1,495
Zip	33435	92	8%	1,269
Census Block	63003	5	8%	1,666
Census Block	58133	4	8%	1,339
County	Palm Beach	3,477	8%	1,640
Census Block	57021	1	8%	977
Census Block	60102	2	7%	1,357
Census Block	58164	3	7%	1,340
Census Block	57012	4	7%	1,012
Census Block	63001	4	6%	1,634
Census Block	58132	2	6%	1,688
Census Block	60092	6	6%	1,189
Census Block	66032	5	5%	1,516
Census Block	63004	5	5%	1,710
Census Block	60052	3	5%	1,684
Census Block	58081	4	5%	1,507
Census Block	62022	2	4%	646
Census Block	62032	2	4%	1,029
Census Block	66034	1	3%	2,284
Census Block	63002	1	3%	1,214
Census Block	60091	1	3%	1,428
Census Block	60101	1	2%	1,080
Census Block	62021	0	0%	

- The chart details Foreclosures for the 12-month period 4Q15-3Q16, showing the Count, % of all Transactions (includes New, Regular Resale, Foreclosures and REOs), and Average Sq. Ft. There is no average price since the homes have not been resold yet (REO sale).
- The chart was sorted and ranked by the % of all Transactions (largest to smallest) and color-coded according to the Legend below.
- Boynton Beach's % of Foreclosures (9%) is 1 points higher than Palm Beach County (8%). Average sq. ft. was 16% smaller.
- 33436 has the highest % of Foreclosures(10%), while 33435 has the lowest (8%).
- 33436 has the most foreclosures (127), while 33426 has the least (73).
- 33436 had the highest avg. sq. ft. (1,594), while 33435 had the lowest (1,269).
- 57022 has the highest % of Foreclosures(26%), while 62021 had the lowest (0%).
- 58171 has the most foreclosures (19), while 62021 has the least (0).
- 66034 had the highest avg. sq. ft. (2,284), while 62022 had the lowest (646).
- 20 of the 42 census blocks have a higher percentage of foreclosures than the City overall.

Color Legend

	Palm Beach County
	City of Boynton Beach
	33426 Zip Code
	33436 Zip Code
	33435 Zip Code
	1-10 Ranked Census Blocks
	11-20 Ranked Census Blocks
	21-30 Ranked Census Blocks
	31-42 Ranked Census Blocks

Type	Defined	Count	% of All Closings	Average Price	Average Square Footage	Price Per Square Foot
Census Block	57022	16	42%	$123,689	1,415	$89
Census Block	61003	5	42%	$72,636	1,067	$65
Census Block	58162	13	24%	$175,615	1,233	$142
Census Block	57023	8	23%	$90,300	1,207	$75
Census Block	62011	11	21%	$152,813	1,277	$128
Census Block	60121	12	21%	$208,099	1,459	$148
Census Block	60072	5	19%	$172,942	1,495	$117
Census Block	58171	22	19%	$162,698	1,372	$110
Census Block	58132	6	19%	$246,733	1,733	$142
Census Block	58161	9	19%	$199,289	1,322	$151
Census Block	58082	17	18%	$165,623	1,453	$111
Census Block	63001	11	17%	$157,164	1,518	$104
Census Block	57024	5	17%	$309,840	1,331	$215
Census Block	58163	11	17%	$202,161	1,584	$128
Census Block	58133	8	16%	$154,075	1,334	$114
Census Block	61002	5	16%	$109,675	1,170	$99
Census Block	57021	2	15%	$141,000	1,356	$103
Census Block	57012	8	14%	$74,131	981	$71
Census Block	57014	4	13%	$63,850	953	$67
Zip	33436	160	13%	$189,509	1,621	$114
Census Block	66032	12	13%	$168,074	1,582	$104
City	Boynton Beach	305	13%	$167,203	1,392	$117
Census Block	62012	4	13%	$133,150	1,406	$92
Zip	33435	134	12%	$149,942	1,282	$112
Census Block	58164	5	12%	$176,499	1,438	$122
Census Block	62031	4	12%	$143,131	1,275	$109
County	Palm Beach	5,133	12%	$224,074	1,644	$125
Census Block	60052	7	12%	$232,979	1,616	$142
Zip	33426	96	12%	$174,134	1,388	$126
Census Block	60102	3	11%	$161,500	1,117	$148
Census Block	58081	9	10%	$170,703	1,448	$121
Census Block	63003	6	10%	$174,654	1,575	$114
Census Block	66033	4	9%	$52,500	1,640	$35
Census Block	60092	9	8%	$101,988	1,056	$92
Census Block	63004	8	8%	$215,706	1,469	$124
Census Block	62013	2	8%	$125,750	1,266	$101
Census Block	63002	3	8%	$331,667	1,423	$232
Census Block	57011	2	7%	$90,500	1,004	$89
Census Block	61001	4	5%	$236,500	1,269	$190
Census Block	62032	3	5%	$80,333	1,167	$69
Census Block	60051	5	5%	$127,662	1,357	$98
Census Block	60122	7	5%	$152,196	1,215	$128
Census Block	60091	2	5%	$115,000	1,375	$84
Census Block	60101	2	5%	$118,050	1,062	$117
Census Block	62021	1	3%	$48,000	576	$83
Census Block	62022	1	2%	$110,000	908	$121
Census Block	66034	0	0%			

- The chart details REO (Real Estate Owned – usually by a financial institution) Closings for the 12-month period 4Q15-3Q16, showing the Count, % of all Transactions (includes New, Regular Resale, Foreclosures and REOs), the Average Price, Average Sq. Ft., and Average Price Per Sq. Ft.
- The chart was sorted and ranked by the % of REOs (largest to smallest) and color-coded according to the Legend below.
- Boynton Beach's % of REOs (13%) is 1 point higher than Palm Beach County (12%). Average Price was 25% lower average sq. ft. was 15% lower, and average $/sq. ft. was 6% lower.
- 33436 had the highest % of REOs (13%), while 33435 & 33426 had the lowest (12%).
- 33436 has the most REOs (160), while 33426 has the least (96).
- 33436 has the highest Average Price ($189,509), while 33435 has the lowest ($149,942).
- 33436 had the highest avg. sq. ft. (1,621), while 33435 had the lowest (1,282).
- 33426 had the highest price per avg. sq. ft. ($126), while 33435 had the lowest ($112).
- 57022 & 61003 had the highest % of REOs (42%), while 66034 had the lowest (0%).
- 58171 has the most REOs (22), while 66034 had the least (0).
- 63002 has the highest Average Price ($331,667), while 62021 has the lowest ($48,000).
- 58132 had the highest avg. sq. ft. (1,733), while 62021 had the lowest (576).
- 63002 had the highest price per avg. sq. ft. ($232), while 66033 had the lowest ($35).
- 20 of the 42 census blocks have a higher percentage of REOs than the City overall.

Color Legend

	Palm Beach County
	City of Boynton Beach
	33426 Zip Code
	33436 Zip Code
	33435 Zip Code
	1-10 Ranked Census Blocks
	11-20 Ranked Census Blocks
	21-30 Ranked Census Blocks
	31-42 Ranked Census Blocks

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New Home Summary Data

Boynton Beach Total New Starts and Closings
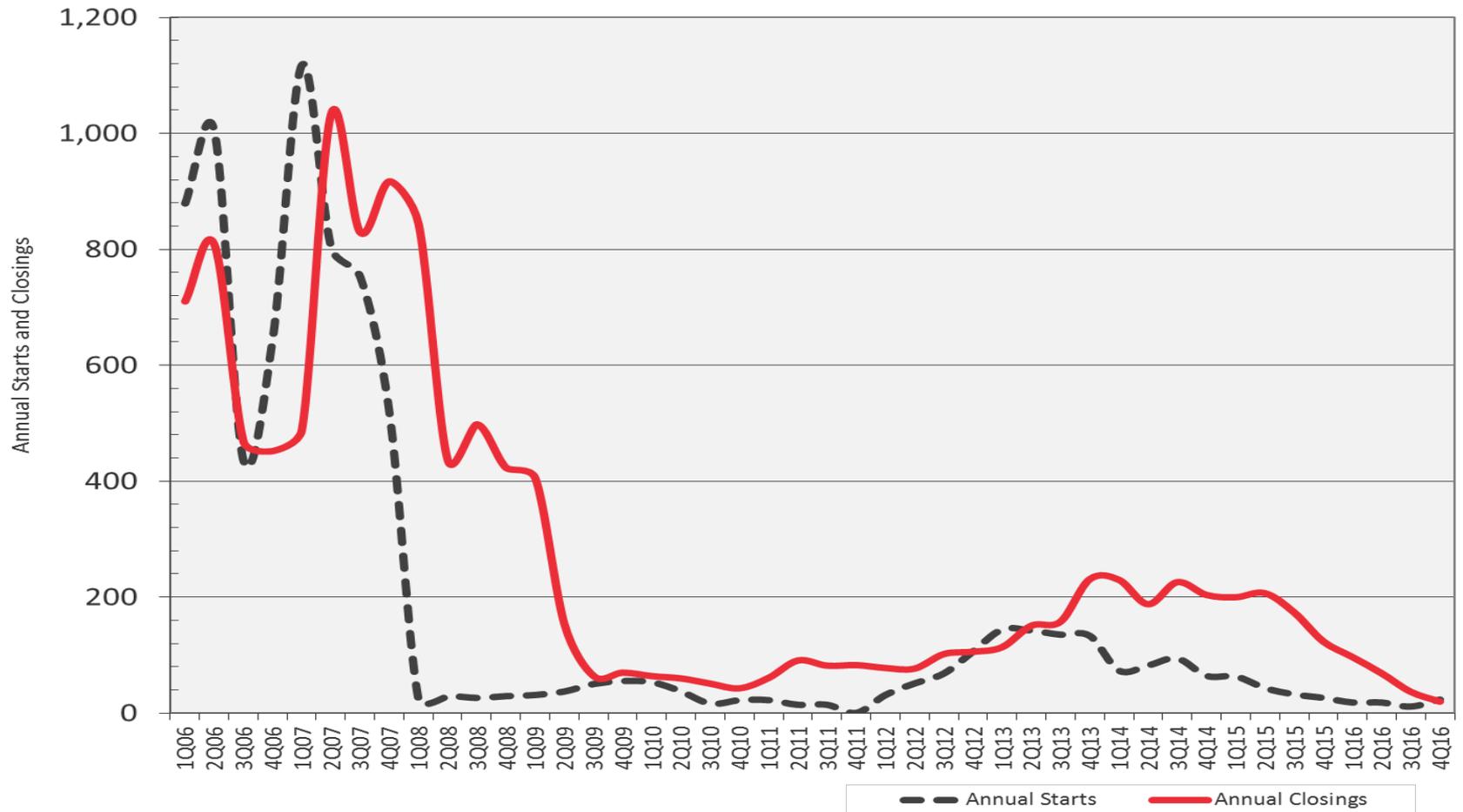
- There is little new home activity in Boynton Beach, as the city saw 23 annual starts and 20 annual closings of new detached, attached (non-condo) and condo housing units in subdivisions/projects in 2016, representing a 12% decrease in starts and 84% decrease in closings YOY.
- This is the lowest level of annual starts in Boynton Beach since 4Q11 and the lowest level of annual closings since Metrostudy began tracking them for this market.

Boynton Beach Total Finished Vacant Inventory
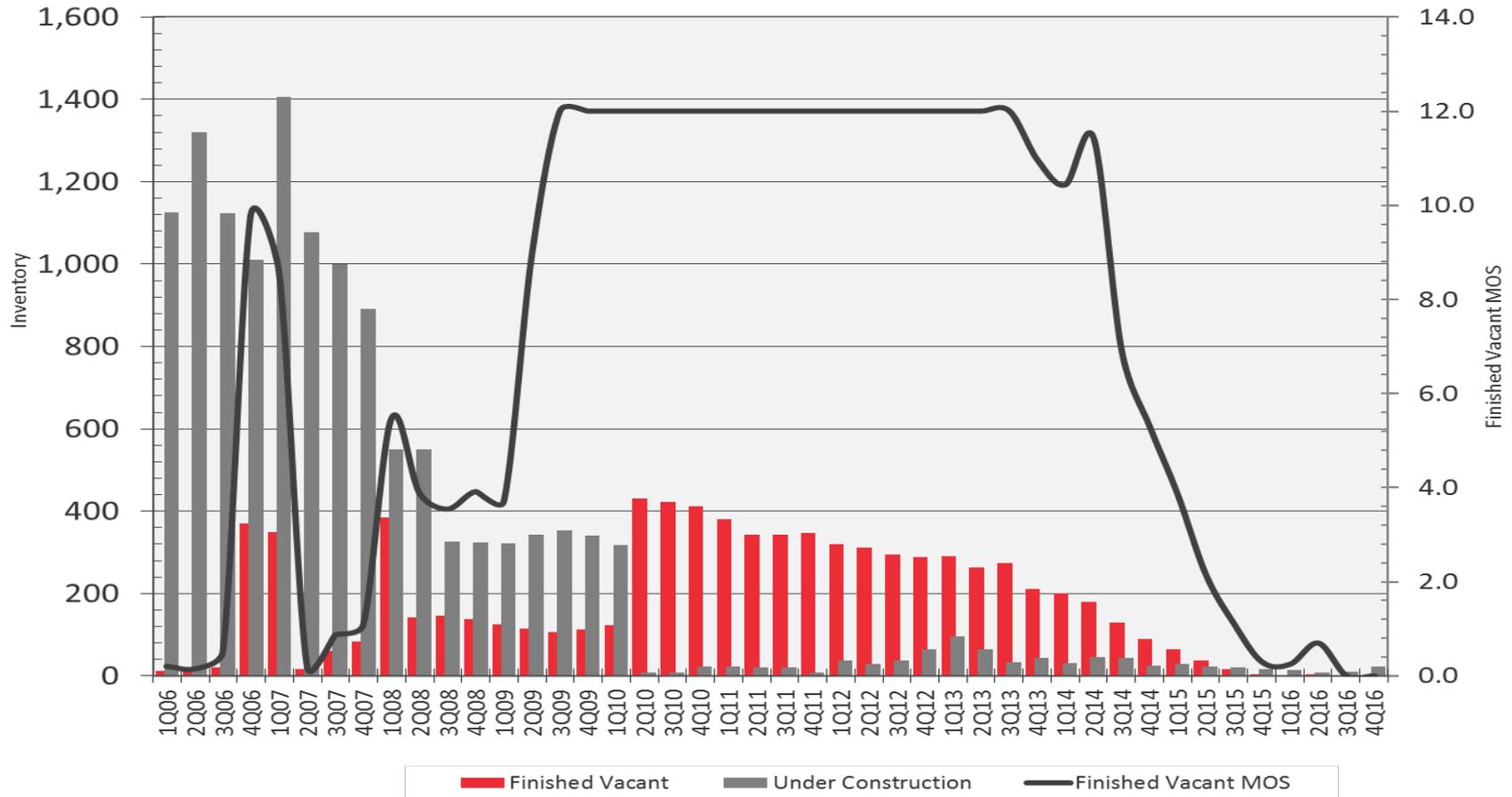
- The months-of-supply (MOS) of finished vacant home inventory at the 2016 was 0, since there were no finished vacant units. A normal level is usually between 1.5 and 2.5 months of supply, and as the level reaches 3.0 month of supply or higher, Metrostudy typically begins to see builders offering incentives.
- Note that the graph was artificially capped at 12 months in 3Q09-3Q13 (due to high level of finished inventory coming out of the market bust cycle and the almost complete lack of new construction activity during this time) so that the graph would have more relevancy at current levels.

Boynton Beach Total Vacant Developed Lot Supply
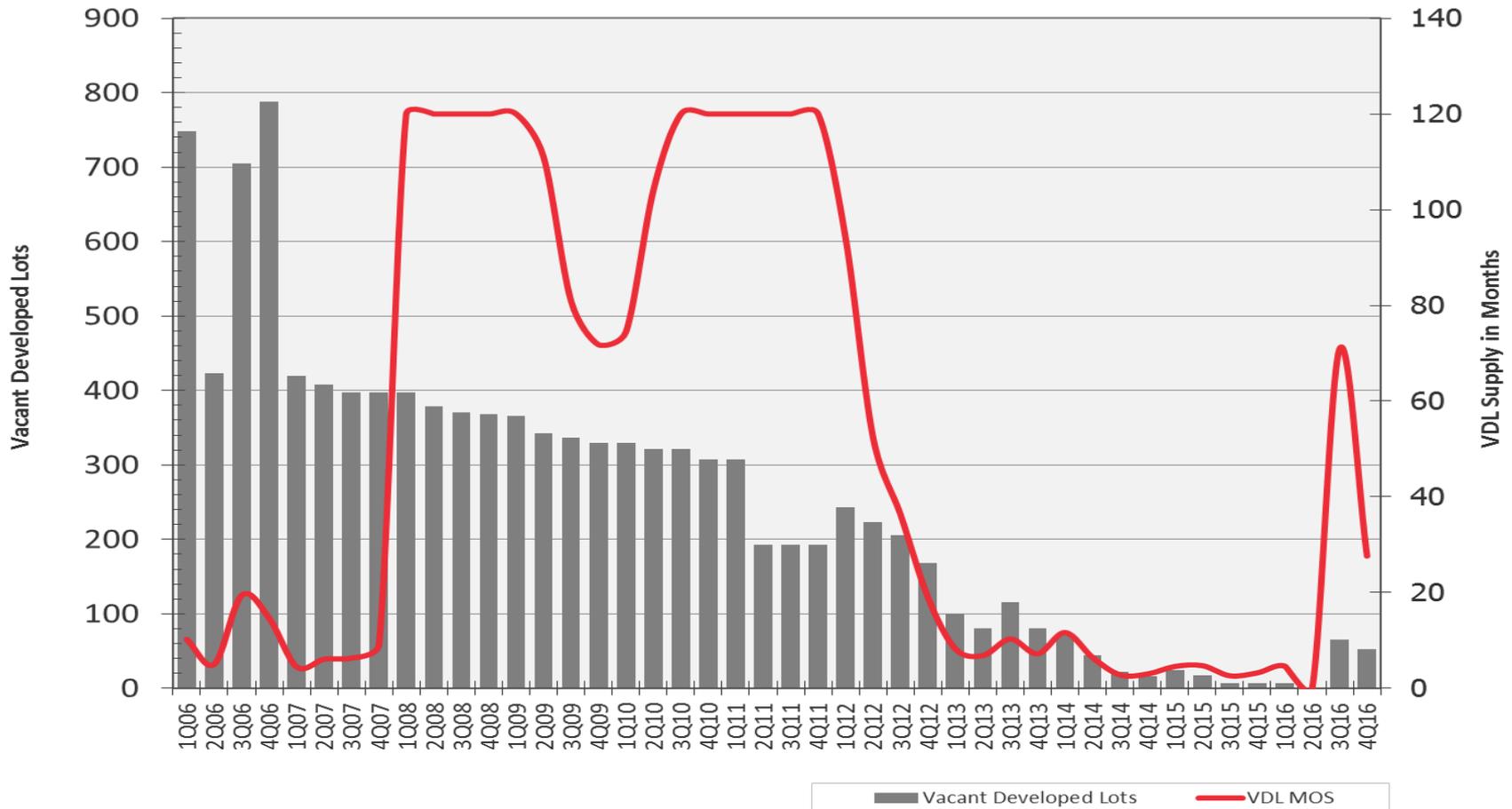
- There is a slightly low supply of vacant developed lots within Boynton Beach, which currently stands at only 53, representing a 27.7 month supply at the current rate of starts. A healthy balanced supply would likely be somewhere in the 24-36 month range. When VDL supply is low, it puts upward pressure on land prices.
- Due to an almost complete lack of new housing starts from 1Q08-1Q09 and 3Q10-4Q11, the graph was artificially capped at a 10-year supply since having VDL with no starts would result in an infinite supply, and also so that the graph would have more relevancy at current levels.

Boynton Beach Total Future Unit Supply
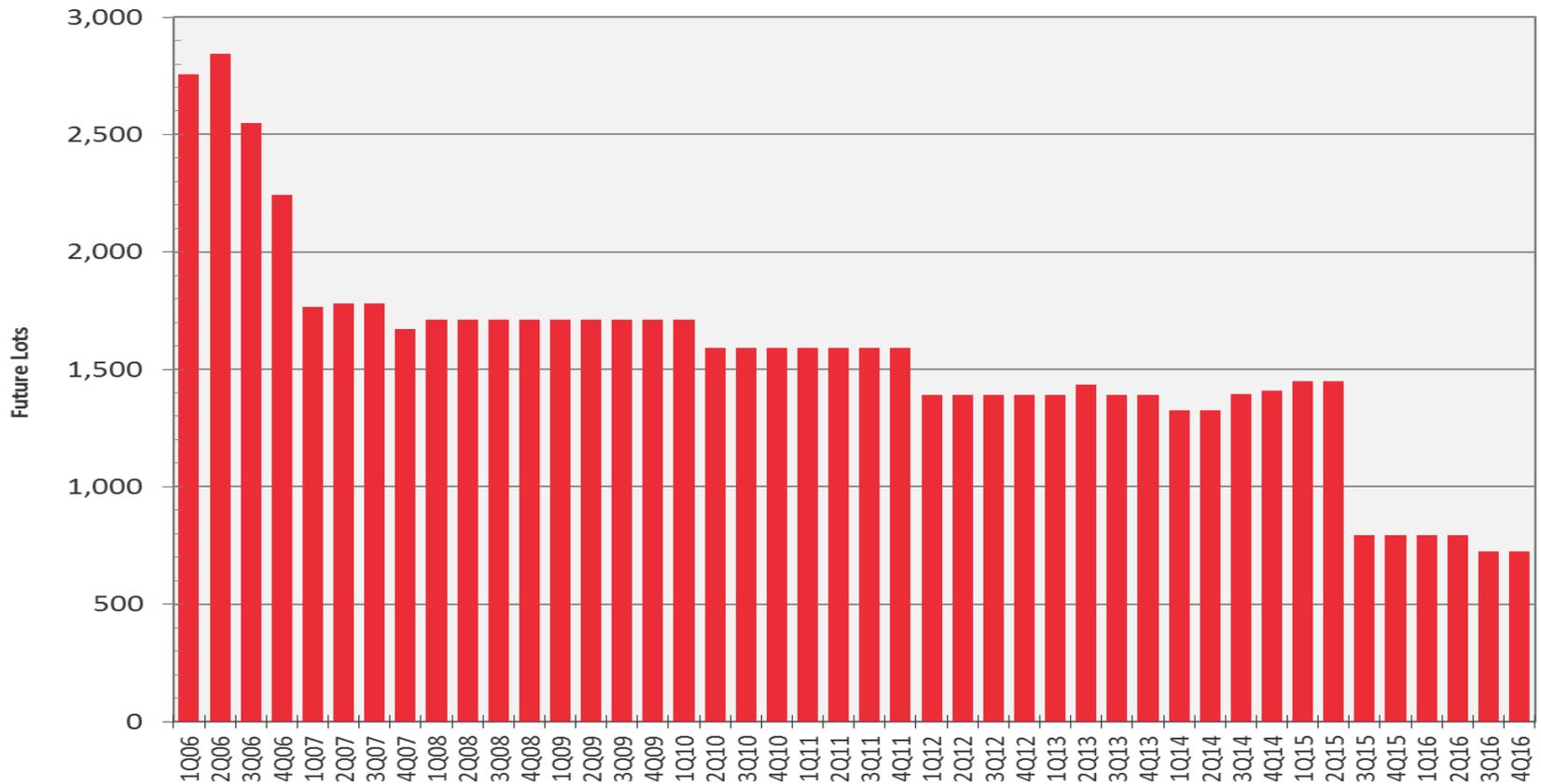
- Many future for-sale units have become rental apartment units in the past few years, leaving the total future for-sale unit supply in Boynton Beach at just 725 units, a 31.5 year supply at the current level of starts, but if starts return to a level somewhere between 100-200 units per year, that number drops to 3.6-7.2 years. It should be noted that 643 of these future units were recently revised to rental units, leaving a severe shortage of future for-sale units in subdivisions or condo projects.
- Additional for-sale residential growth in Boynton will have to come mostly from redevelopment of existing uses (or proposed uses in the form of vacant land not currently zoned residential), as there is little vacant land that is currently zoned residential available.

Distribution

Price Segment	2010	2011	2012	2013	2014	2015	2016
$0 - $199,999	11	23	45	110	23	10	0
$200,000 - $249,999	2	19	0	25	70	12	0
$250,000 - $299,999	0	10	0	13	27	12	0
$300,000 - $349,999	0	10	0	13	27	18	0
$350,000 - $399,999	0	10	0	11	14	13	11
$400,000 - $449,999	1	11	1	12	8	21	6
$450,000 - $499,999	1	0	3	0	0	0	0
$500,000 - And Over	10	2	52	9	0	0	4
Total	25	85	101	193	169	86	21

- New home closing activity has not exceeded 100 units in the past 2 years. 2013 was the peak at 193 units, while 2016 only produced 21 closings.

- In 2013, closings under $300,000 made up 77% of the new home market.

- In the year ending 2015, closings under $300,000 had shrunk to 40% of the new home market.

- In the year ending 2016, there were no closings under $300,000, and all closings were at $350,000 or higher.

Boynton Beach Total Annual New Home Closings Price Distribution Graph
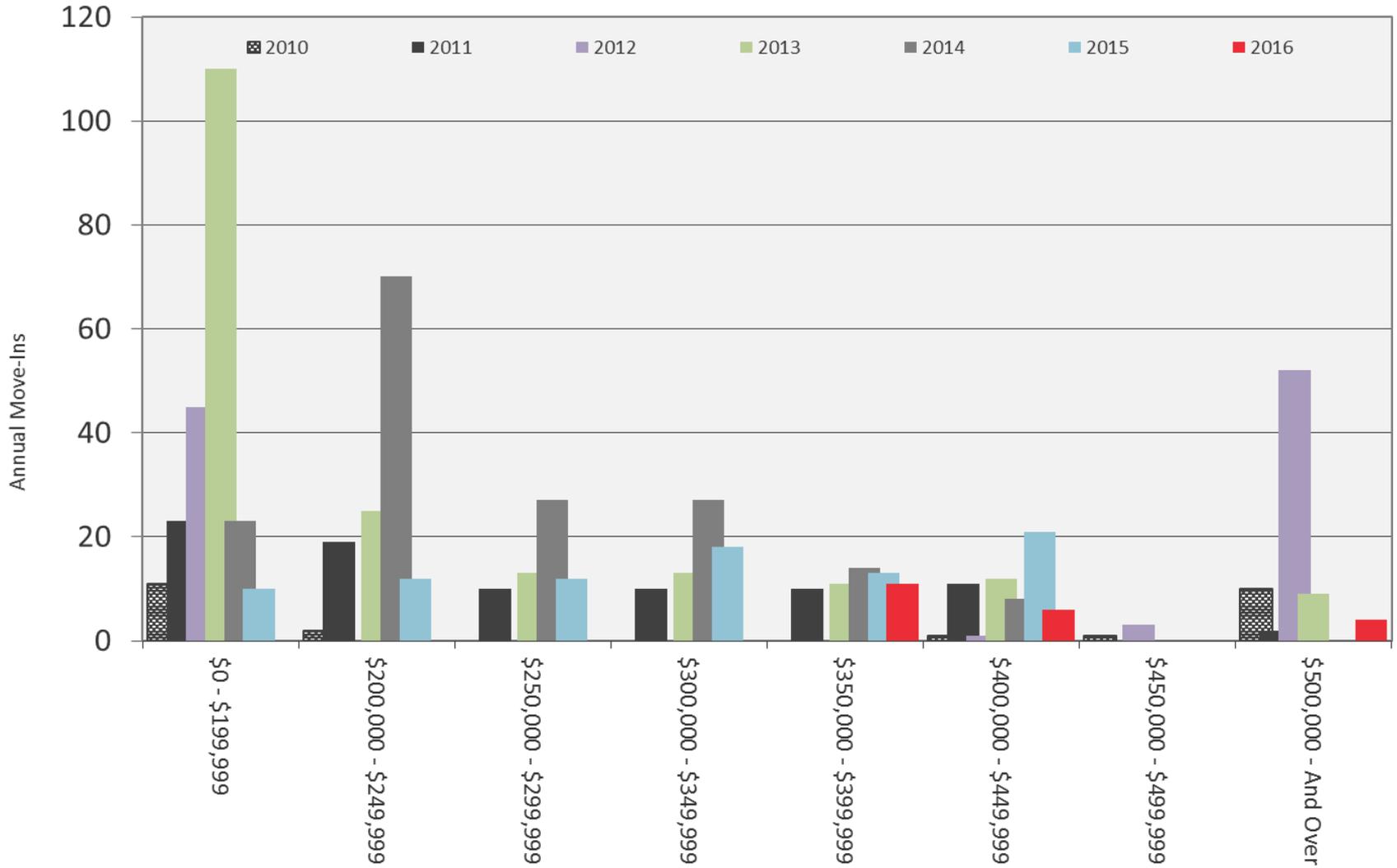
Boynton Beach Total 2016 Top Ranked Subdivisions

Annual Starts

Rank	Subdivision Name	Builder	Annual Starts
1	Casa Del Mar/TH	K. Hovnanian Homes	16
2	Waterside (TH) - PB	Home Dynamics	7

VDL Inventory

Rank	Subdivision Name	Builder (Current or Former)	VDL Inventory
1	Casa Del Mar/TH	K. Hovnanian	53

Annual Closings

Rank	Subdivision Name	Builder	Annual Closings
1	Waterside (TH) - PB	Home Dynamics	17
2	Eastview Park	Express Homes by DR	3

Housing Inventory

Rank	Subdivision Name	Builder	Under Const.	Finished Vacant	Models	Total
1	Casa Del Mar/TH	K. Hovnanian Homes	16	0	0	16
2	Waterside (TH) - PB	Home Dynamics	7	0	0	7

- K. Hovnanian's Casa Del Mar Townhomes had 16 starts, which represented 70% of the total market.

- Home Dynamics' Waterside Townhomes had the most closings with 17, accounting for 85% of the market.

- The only site with a supply of VDL is the Casa Del Mar, which has 53 units.

- All of the current total housing inventory is represented by units the 23 under construction at Casa Del Mar and Waterside.

Boynton Beach Total Future Unit Supply Detail

Rank	Subdivision Name	Known Developer	Total Future	Vacant Land	Stakes In	Equip. On Site	Excav. On Site	Paving On Site	Streets In
1	Cortina at Boynton Village	JKM	643	643	0	0	0	0	0
2	Baywalk	SH Communities	40	40	0	0	0	0	0
3	Tuscan Villas of Boynton Beach (TH)	-	22	22	0	0	0	0	0
4	Bermuda Bay	-	17	17	0	0	0	0	0
5	Casa Del Mar/SF	K.Hovnanian	3	3	0	0	0	0	0

- There are only 5 total future parcels (for-sale) within the City of Boynton Beach currently being tracked in Metrostudy's database, representing 725 units.

- The largest of these is Cortina at Boynton Village, with 643 future units. However, the developer has submitted revised plans to turn all 643 units into rentals, instead of the previous mix of for-sale and rental units.   This leaves just 82 future units currently slated as for-sale.

- Traditional large-scale for-sale development opportunities are extremely limited in Boynton Beach, as most of the areas are significantly built out and future growth is geographically limited by city boundaries on all sides. Even annexation would not help much as the areas immediately to the east, south, west and north are all significantly built out as well.

- Long-term future development in Boynton Beach will have to focus on redevelopment of existing underused properties such as church properties, golf courses, nurseries, shopping centers, and commercial spaces, as well as rezoning any parcels currently zoned for non-residential uses.

Detached New Home Data

- The TMA saw just no annual starts and only 3 annual closings of new detached homes in subdivisions in 2016. Closings were down 70% from 2015.
- Metrostudy's database tracks only those units being built within subdivisions, but not custom and/or "on your lot" home activity. The fact that most custom homes are built for clients (or are started as specs and then purchased prior to completion) make them difficult to track. Transaction amounts shown in the public records often show only the price of the lot (some vacant, but most with existing homes that are then torn down), so there is rarely a record of the final price or cost unless the builder sells a finished spec house.
- While there have been some additional new homes built on scattered lots, Boynton Beach has not had any significant detached new home activity within subdivisions since 2007. This is likely due to the fact that there have not been many large parcels needed for detached new home development, and that the available parcels have usually been zoned for higher density attached housing (for sale and for rent).
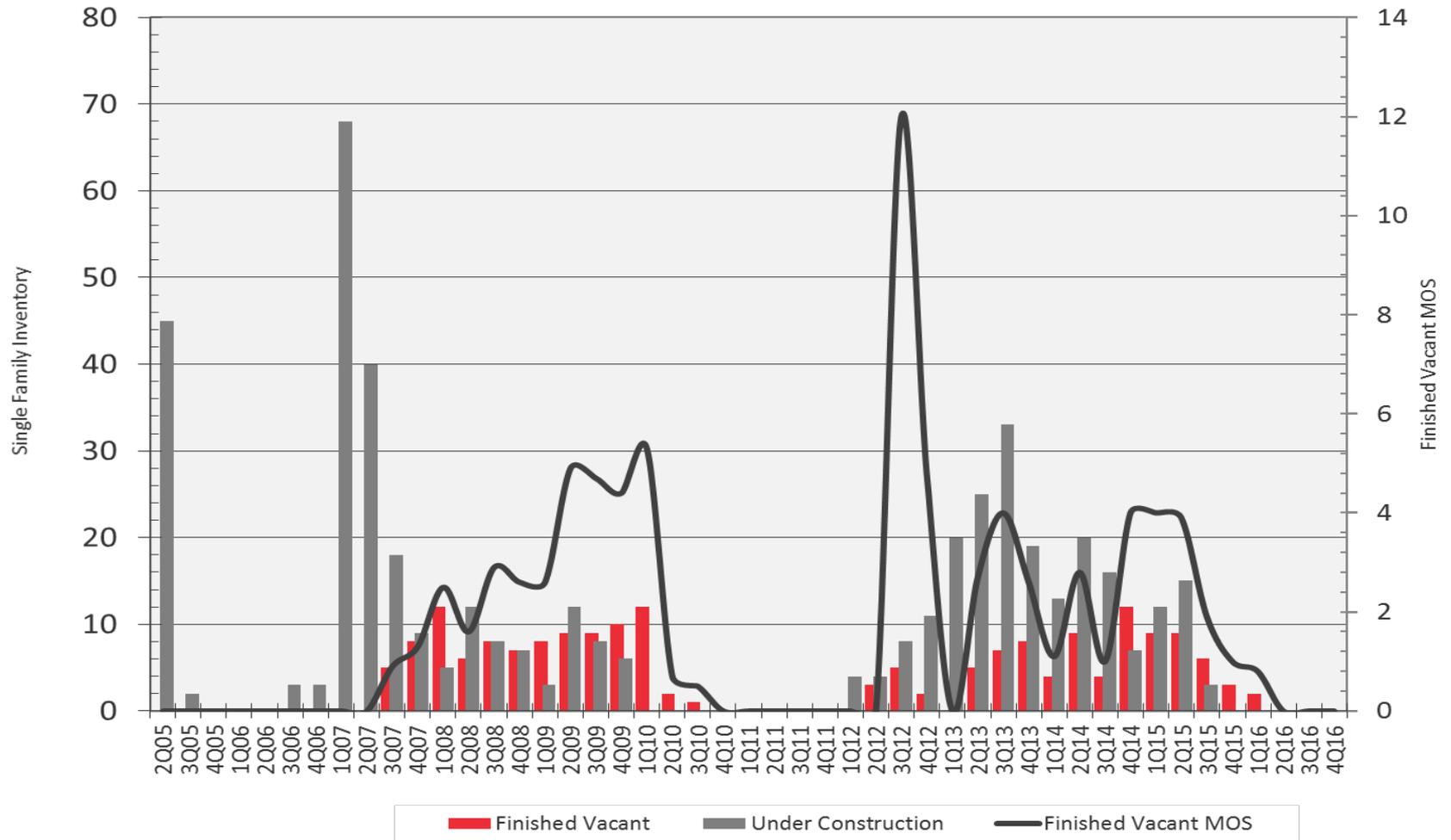
- The months-of-supply (MOS) of finished vacant home inventory at the end of 2016 was 0, since there were no finished vacant homes.
- Note that the graph was artificially capped at 12 months in 3Q12 so that the graph would have more relevancy at current levels.

Boynton Beach Detached Vacant Developed Lot Supply
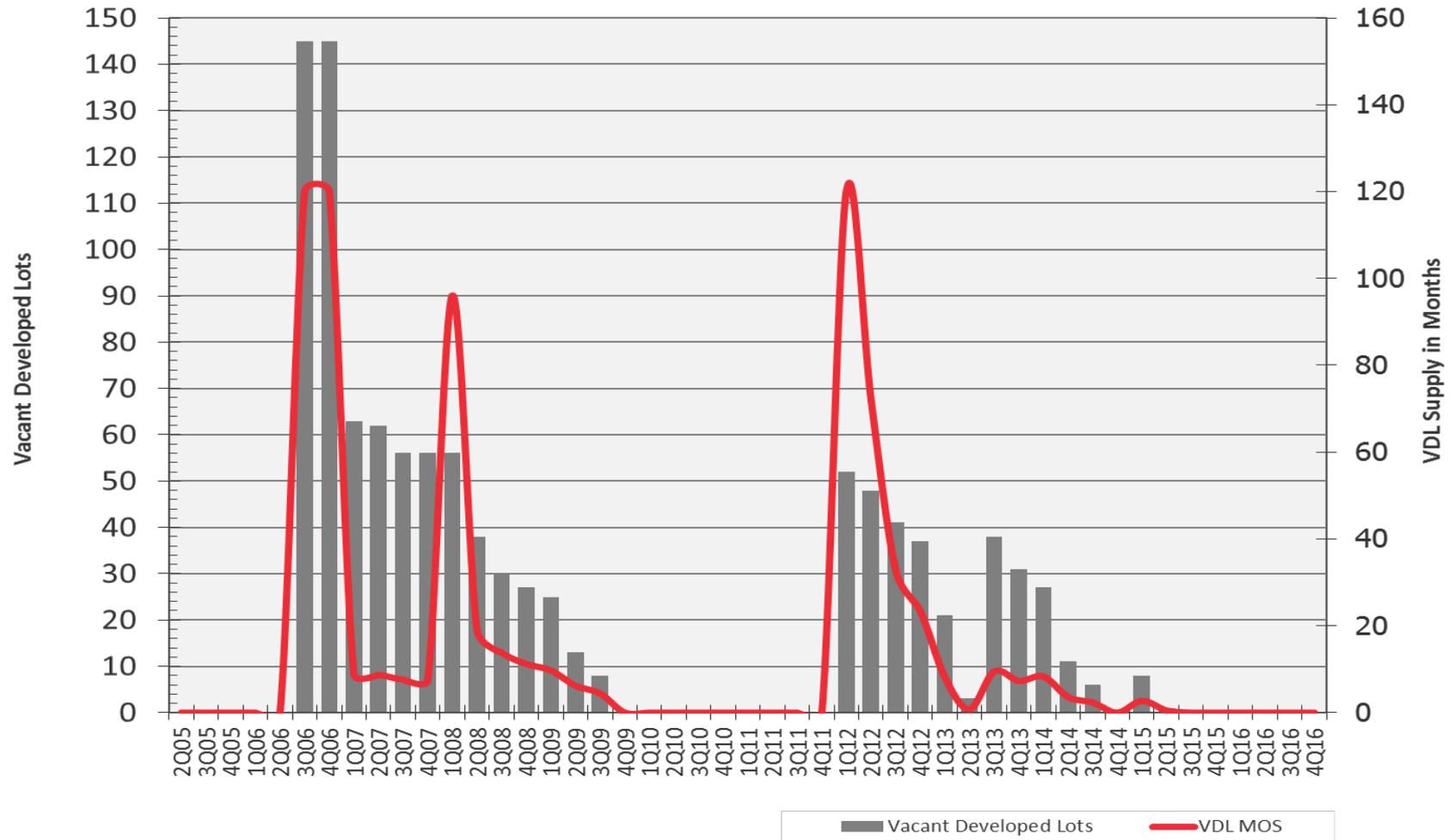
- There are no vacant developed lots within Boynton Beach currently, which is a severe lack of supply. Continued low or complete lack of VDL supply will put upward pressure on land prices.
- Note that the graph was artificially capped at 120 months in 3Q06, 4Q06, and 1Q12, so that the graph would have more relevancy at current levels.

Boynton Beach Detached Future Lot Supply
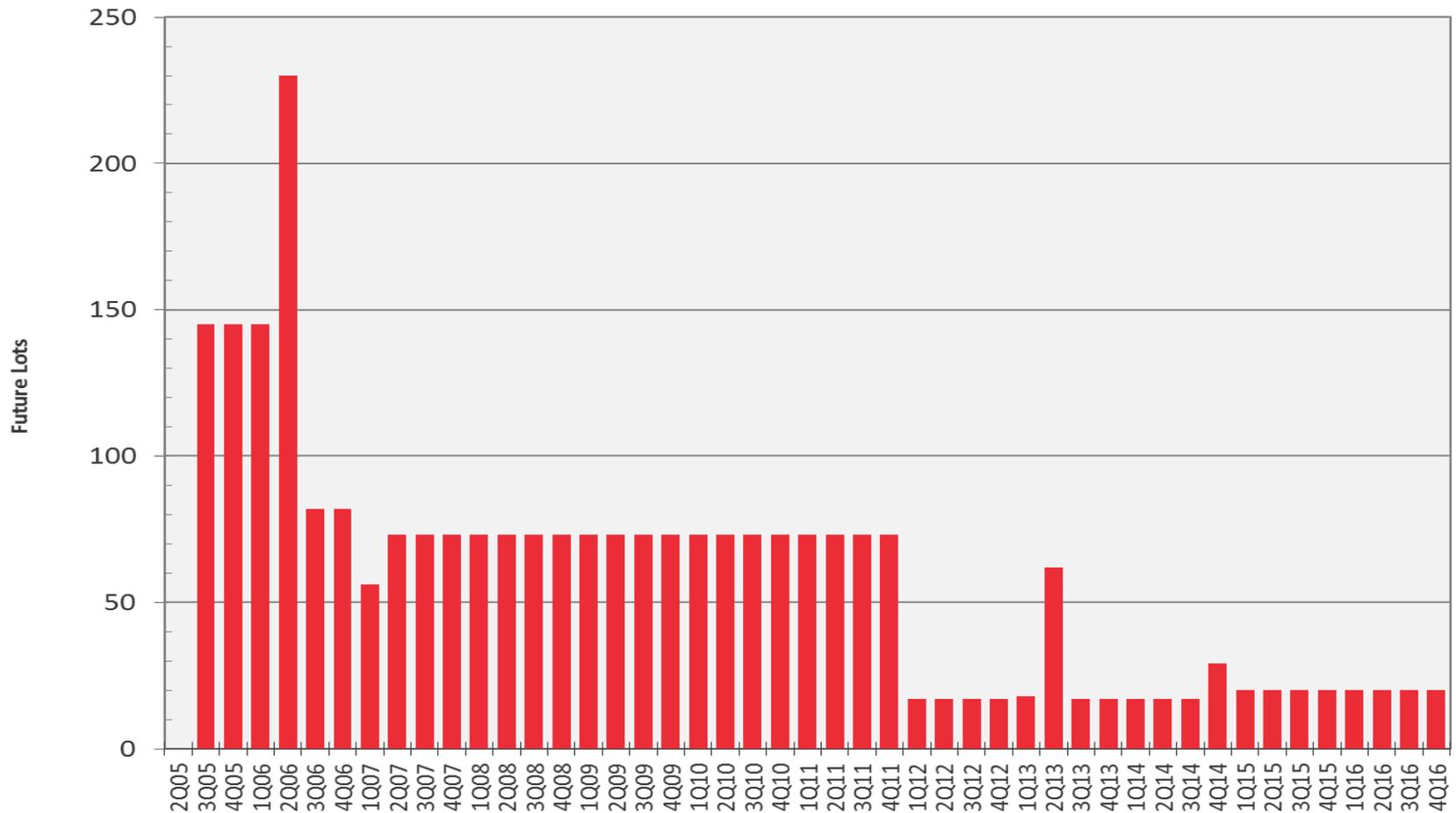
- There are only 20 future detached lots within subdivisions in Boynton Beach. While this technically represents an infinite supply based on no starts in the past year, just a few additional starts would quickly create a shortage of supply.
- Additional for-sale residential growth in Boynton will have to come mostly from redevelopment of existing uses (or proposed uses in the form of vacant land not currently zoned residential), as well as building on individual lots and teardowns, as there is very little residential vacant land available for actual detached home subdivisions.

Boynton Beach Detached Annual New Home Closings Price Distribution

Price Segment	2010	2011	2012	2013	2014	2015	2016
$0 - $199,999	0	0	0	0	0	0	0
$200,000 - $249,999	0	0	0	0	0	0	0
$250,000 - $299,999	0	0	5	35	13	14	3
$300,000 - $349,999	17	0	0	2	8	1	0
$350,000 - $399,999	0	0	0	0	14	13	0
$400,000 - $449,999	0	0	0	0	2	9	0
$450,000 - $499,999	0	0	0	0	0	0	0
$500,000 - And Over	0	0	0	0	0	0	0
Total	17	0	5	37	37	37	3

- Detached new home closing activity in the past 7 years has been minimal, peaking at 37 units in 2013, 2014, and 2015.

- In 2013, 95% of the closings were in the under $300,000 price range.

- In 2015, only 38% of the closings were in the under $300,000 price range.

Boynton Beach Detached Annual New Home Closings Price Distribution Graph
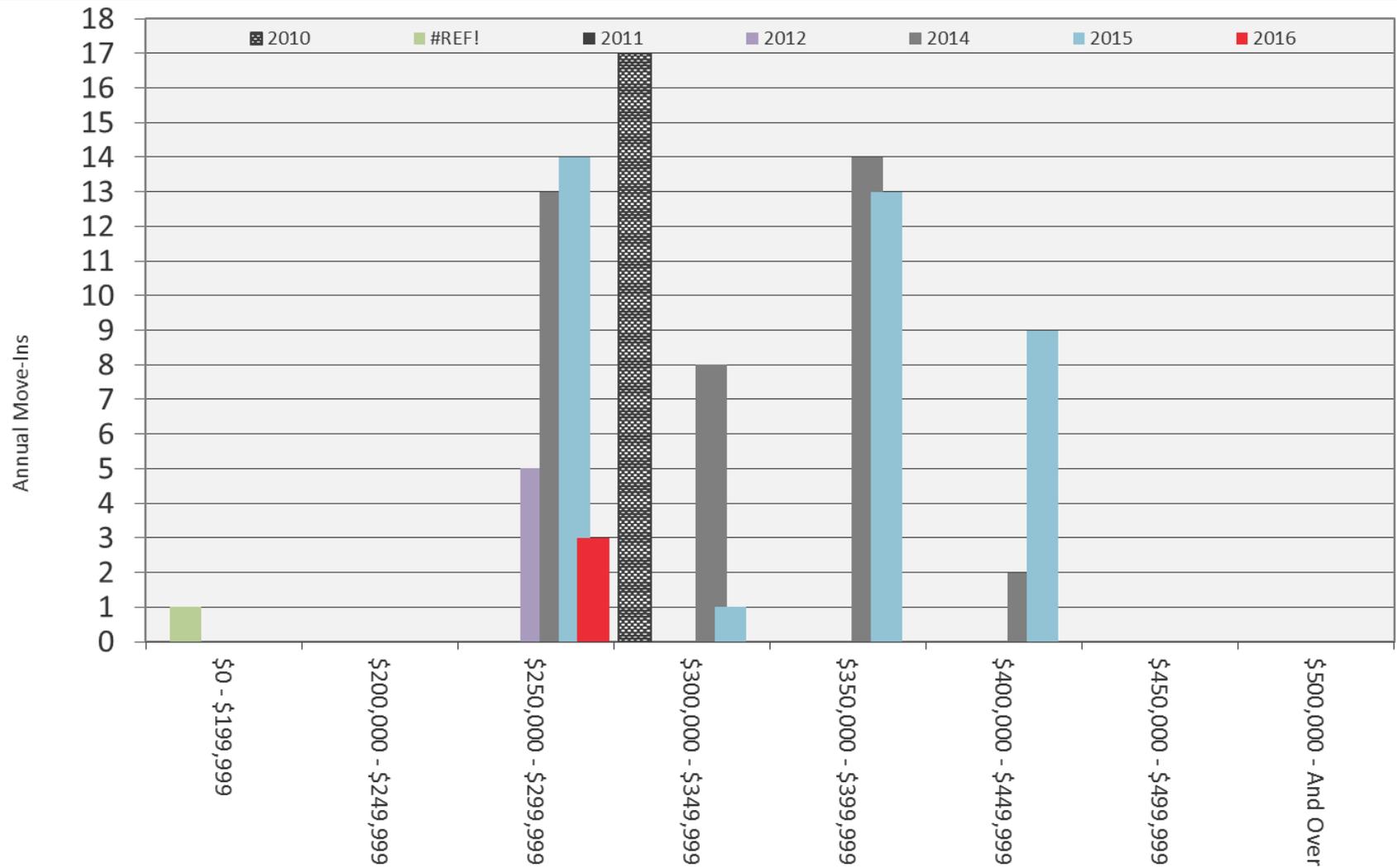
Boynton Beach Detached 2016 Top Ranked Subdivisions

Annual Starts

Rank	Subdivision Name	Builder	Annual Starts

VDL Inventory

Rank	Subdivision Name	Builder (Current or Former)	VDL Inventory

Annual Closings

Rank	Subdivision Name	Builder	Annual Closings
1	Eastview Park	Express Homes by DR	3

Housing Inventory

Rank	Subdivision Name	Builder	Under Const.	Finished Vacant	Models	Total

- There were no new starts of detached homes in a subdivision came in 2016.

- All 3 of the closings of detached new homes took place at Express Homes by DR Horton's Eastview Park, which is now sold out.

- There was no VDL supply at the end of 2016.

- There was no current housing inventory at the end of 2016.

Boynton Beach Detached Future Lot Supply Detail

Future Lot Inventory Report

Rank	Subdivision Name	Known Developer	Total Future	Vacant Land	Stakes In	Equip. On Site	Excav. On Site	Paving On Site	Streets In
1	Bermuda Bay	-	17	17	0	0	0	0	0
2	Casa Del Mar/SF	K.Hovnanian	3	3	0	0	0	0	0

- There are only 2 future detached home parcels within the City of Boynton Beach currently being tracked in Metrostudy's database.

- The largest of these is known as Bermuda Bay, with 17 future lots.

- Traditional large-scale for-sale development opportunities are extremely limited in Boynton Beach, as most of the areas are significantly built out and future growth is geographically limited by city boundaries on all sides. The larger remaining residential parcels are mostly zoned for higher density attached housing (for sale and for rent).

- Long-term future development for detached housing in Boynton Beach will have to focus on redevelopment of existing underused properties such as church properties, golf courses, nurseries, shopping centers, and commercial spaces, as well as rezoning any parcels currently zoned for non-residential uses. Teardowns and building on scattered empty lots are also an option for additional SFD housing.

Boynton Beach Detached Future Subdivisions

Current Map View
SFD Future Lots
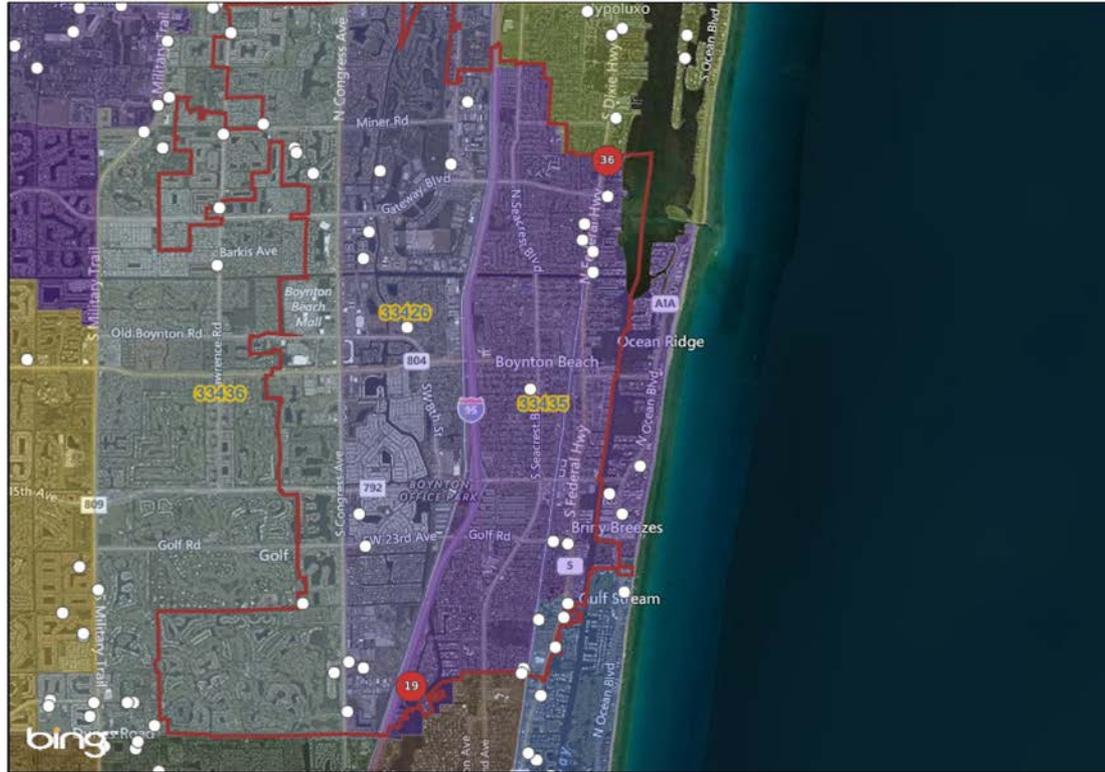
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- Map #19 – Bermuda Bay – Zip Code 33435– Census Block 66021
- Map #36 – Casa Del Mar– Zip Code 33435 – Census Block 57021

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Attached Non-Condo New Home Data

Boynton Beach Attached Non-Condo New Starts and Closings
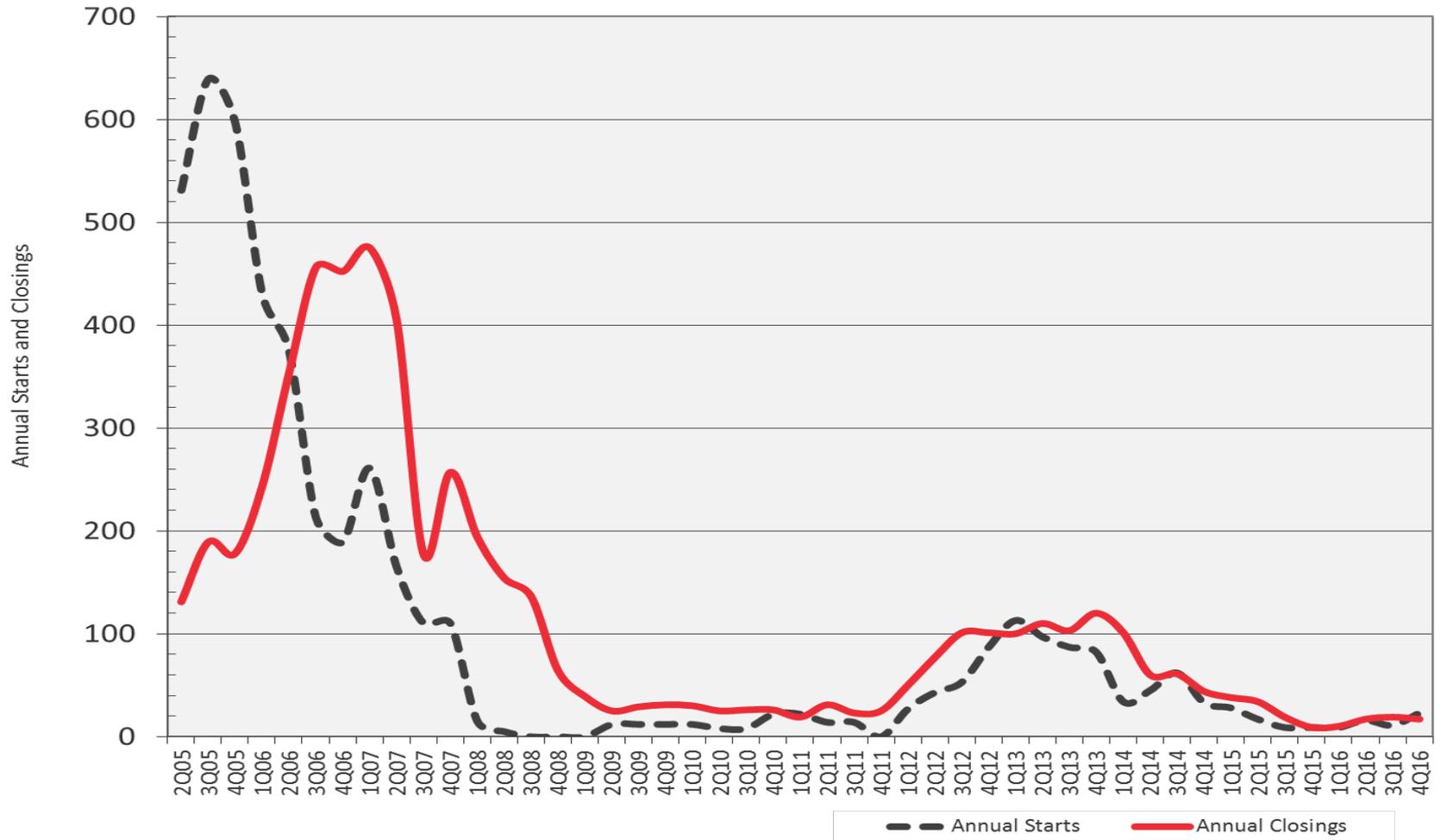
- Boynton saw 23 annual starts and 17 annual closings of new attached (non-condo) housing units (typically townhomes) in 2016, representing a 156% increase in starts and 89% increase in closings YOY.
- This is still a very small number of new attached non-condo housing starts, as there was significantly more activity from 2012-2014 (as well as during the boom in 2005-2007).

Boynton Beach Attached Non-Condo Finished Vacant Inventory
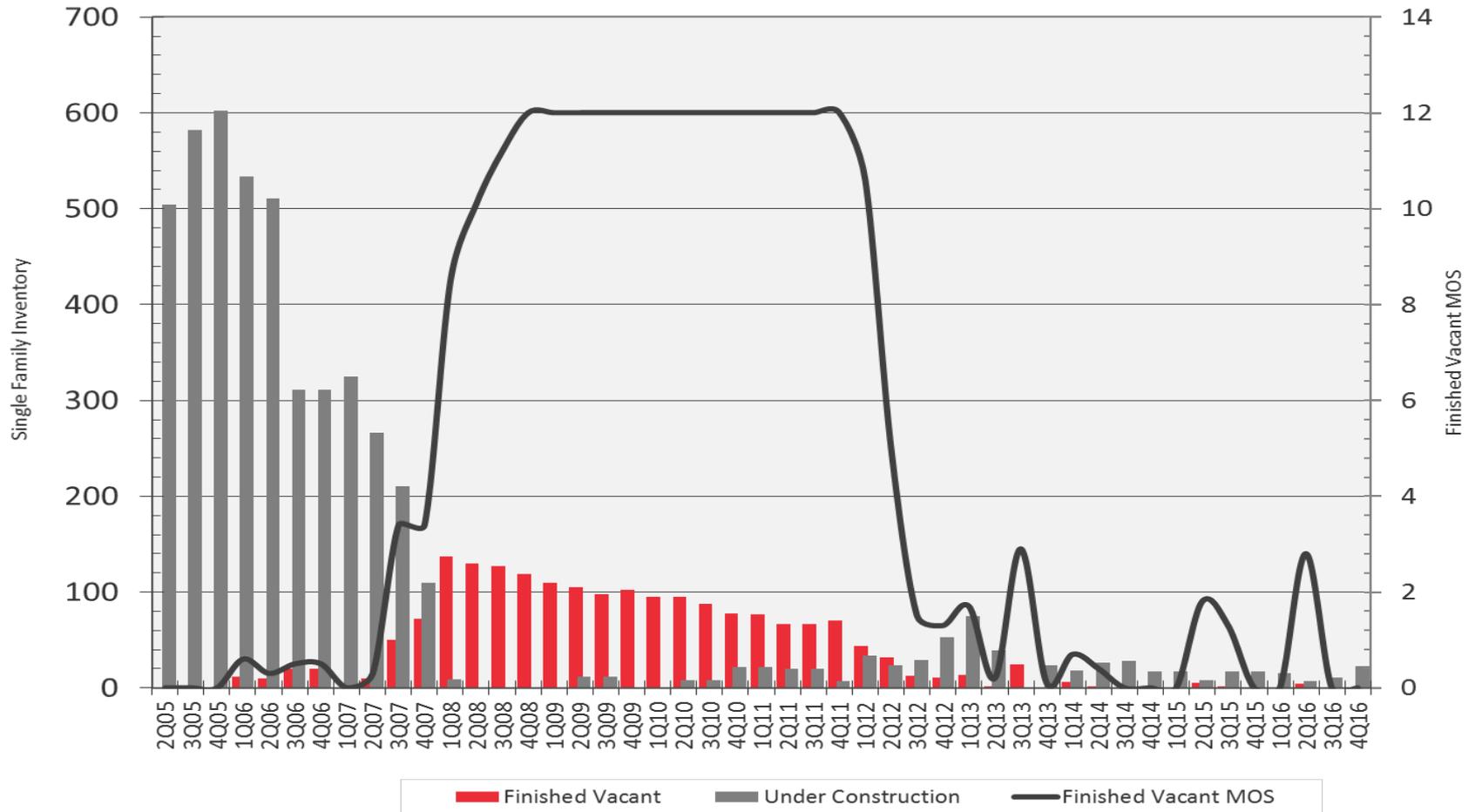
- The months-of-supply (MOS) of finished vacant home inventory at the end of 2016 was 0, since there were no finished vacant units. A normal level is usually between 1.5 and 2.5 months of supply, and as the level reaches 3.0 month of supply or higher, Metrostudy typically begins to see builders offering incentives.
- Note that the graph was artificially capped at 12 months from 1Q08 to 4Q11, so that the graph would have more relevancy at current levels.
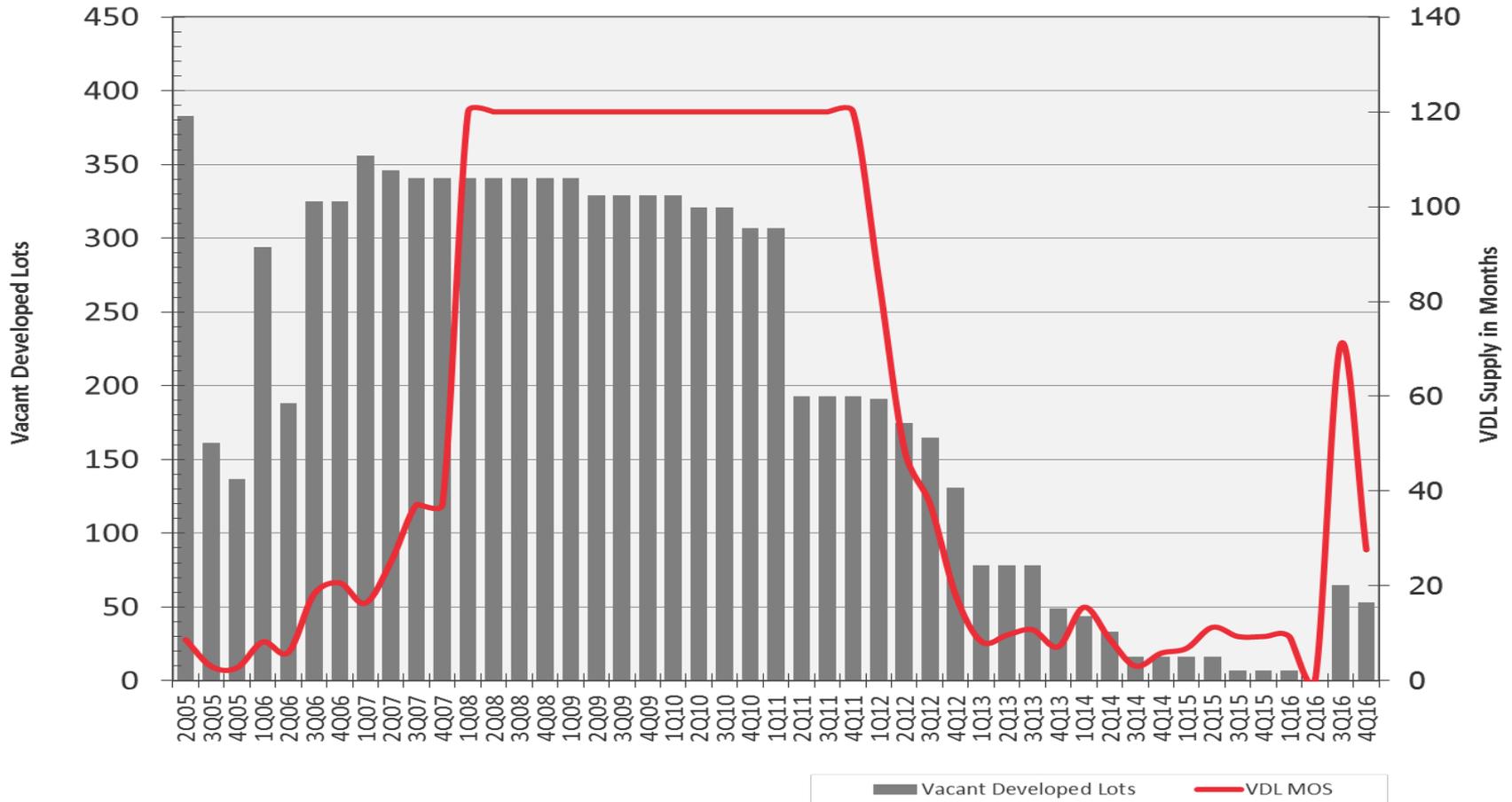
- There is a severe lack of supply of vacant developed lots for attached non-condo product within Boynton Beach, which currently stands at only 53, representing a 27.7 month supply, which falls in the 24-36 month range Metrostudy considers as a balanced supply.
- Since there were little to no new housing starts from 1Q08 through 4Q11, the graph was artificially capped at a 10-year supply since having VDL with no starts would result in an infinite supply, and so that the graph would have more relevancy at current levels.

Boynton Beach Attached Non-Condo Future Lot Supply
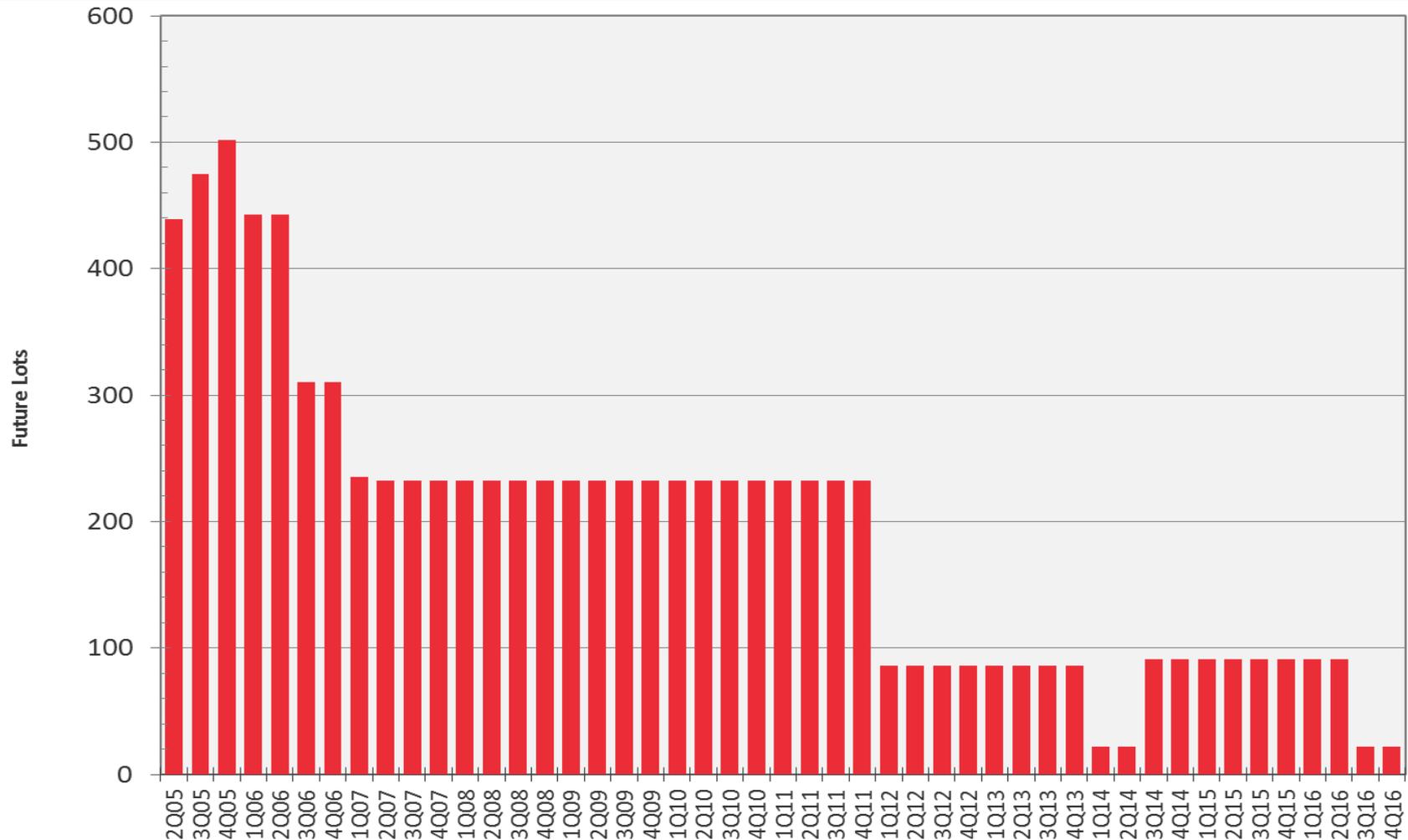
- There are only 22 future lots for attached non-condo product, a miniscule 1 year supply at the current level of starts.
- Additional for-sale residential growth in Boynton will have to come mostly from redevelopment of existing uses (or proposed uses in the form of vacant land not currently zoned residential), as there is very little residential vacant land available.

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Boynton Beach Attached Non-Condo Annual New Home Closings Price Distribution

Price Segment	2010	2011	2012	2013	2014	2015	2016
$0 - $199,999	11	14	45	99	1	0	0
$200,000 - $249,999	2	9	0	12	43	0	0
$250,000 - $299,999	0	0	0	0	0	0	0
$300,000 - $349,999	0	0	0	0	0	6	0
$350,000 - $399,999	0	0	0	0	0	3	11
$400,000 - $449,999	1	0	1	0	0	0	6
$450,000 - $499,999	1	0	3	0	0	0	0
$500,000 - And Over	10	1	52	9	0	0	0
Total	25	24	101	120	44	9	17

- New home closing activity for attached non-condo product has not exceeded 100 units in the past 3 years. 2013 was the peak for the past 7 years at 120 units, while 2015 produced a low of just 9 closings.

- In the year ending 2012, closings under $300,000 made up 45% of the market.

- In the year ending 2013, closings under $300,000 had risen sharply to 92% of the market.

- In the year ending 2016, there were no closings under $300,000, and all 17 of the closings were priced at $350,000 or higher.

Boynton Beach Attached Non-Condo 2016 Top Ranked Subdivisions

Annual Starts

Ran	Subdivision Name	Builder	Annual Starts
1	Casa Del Mar/TH	K. Hovnanian Homes	16
2	Waterside (TH) - PB	Home Dynamics	7

VDL Inventory

Ran	Subdivision Name	Builder (Current or Former)	VDL Inventory
1	Casa Del Mar/TH	K. Hovnanian	53

Annual Closings

Ran	Subdivision Name	Builder	Annual Closings
1	Waterside (TH) - PB	Home Dynamics	17

Housing Inventory

Ran	Subdivision Name	Builder	Under Const.	Finished Vacant	Models	Total
1	Casa Del Mar/TH	K. Hovnanian Homes	16	0	0	16
2	Waterside (TH) - PB	Home Dynamics	7	0	0	7

- K. Hovnanian's Casa Del Mar Townhomes had 16 starts, which represented 70% of the total market.

- Home Dynamics' Waterside Townhomes had the most closings with 17, accounting for all of the closings.

- The only site with a supply of VDL is the Casa Del Mar, which has 53 units.

- All of the current total housing inventory is represented by units the 23 under construction at Casa Del Mar and Waterside.

Boynton Beach Attached Non-Condo Active Subdivisions

Current Map View
Attached Active Subdivisions
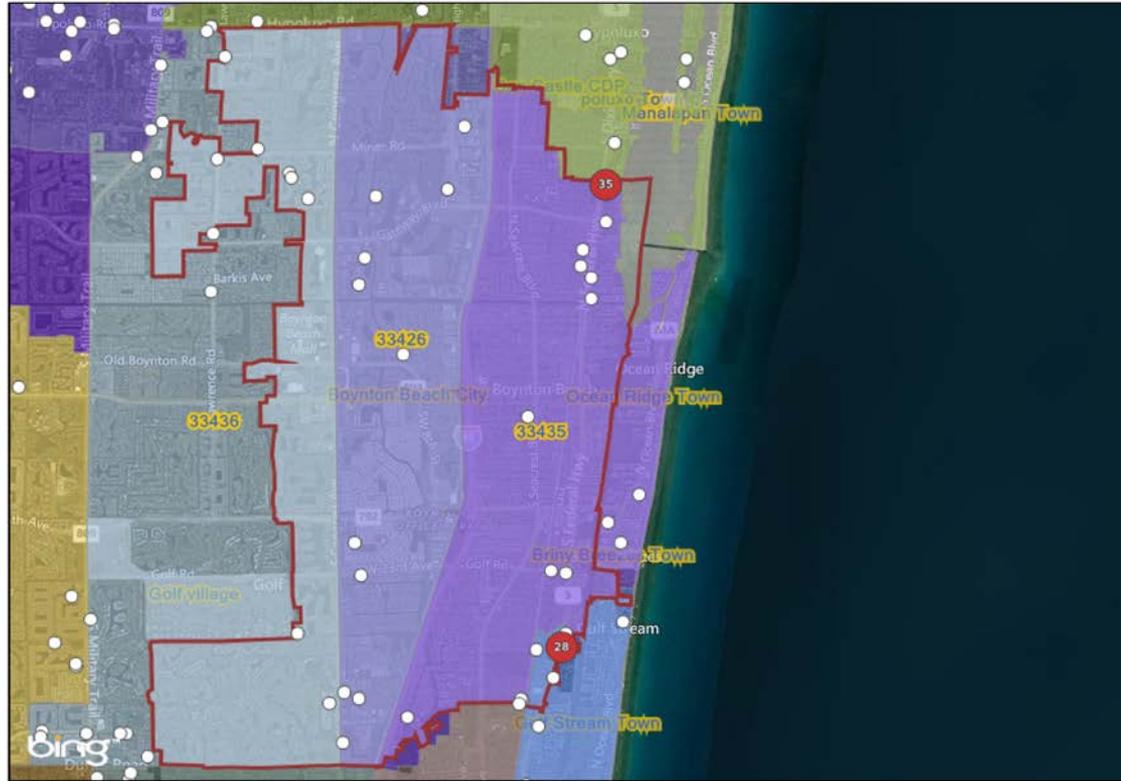
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- Map #28 – Waterside – Zip Code 33483– Census Block 63001
- Map #35 – Casa Del Mar– Zip Code 33435 – Census Block 57021

Boynton Beach Attached Non-Condo Future Unit Supply Detail

Rank	Subdivision Name	Known Developer	Total Future	Vacant Land	Stakes In	Equip. On Site	Excav. On Site	Paving On Site	Streets In
1	Tuscan Villas of Boynton Beach (TH)	-	22	22	0	0	0	0	0

- There is only one future attached non-condo home parcels within the City of Boynton Beach currently being tracked in Metrostudy's database – Tuscan Villas of Boynton Beach, with 20 units.

- More traditional large-scale attached non-condo for-sale development opportunities are extremely limited in Boynton Beach, as most of the areas are significantly built out and future growth is geographically limited by city boundaries on all sides.   The larger parcels that remain are zoned for even higher density attached housing (condo for sale and for rent).

- Long-term future development for detached housing in Boynton Beach will have to focus on redevelopment of existing underused properties such as church properties, golf courses, nurseries, shopping centers, and commercial spaces, as well as rezoning any parcels currently zoned for non-residential uses.

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Boynton Beach Attached Non-Condo Future Subdivisions

Current Map View
Future Townhome Subdivisions
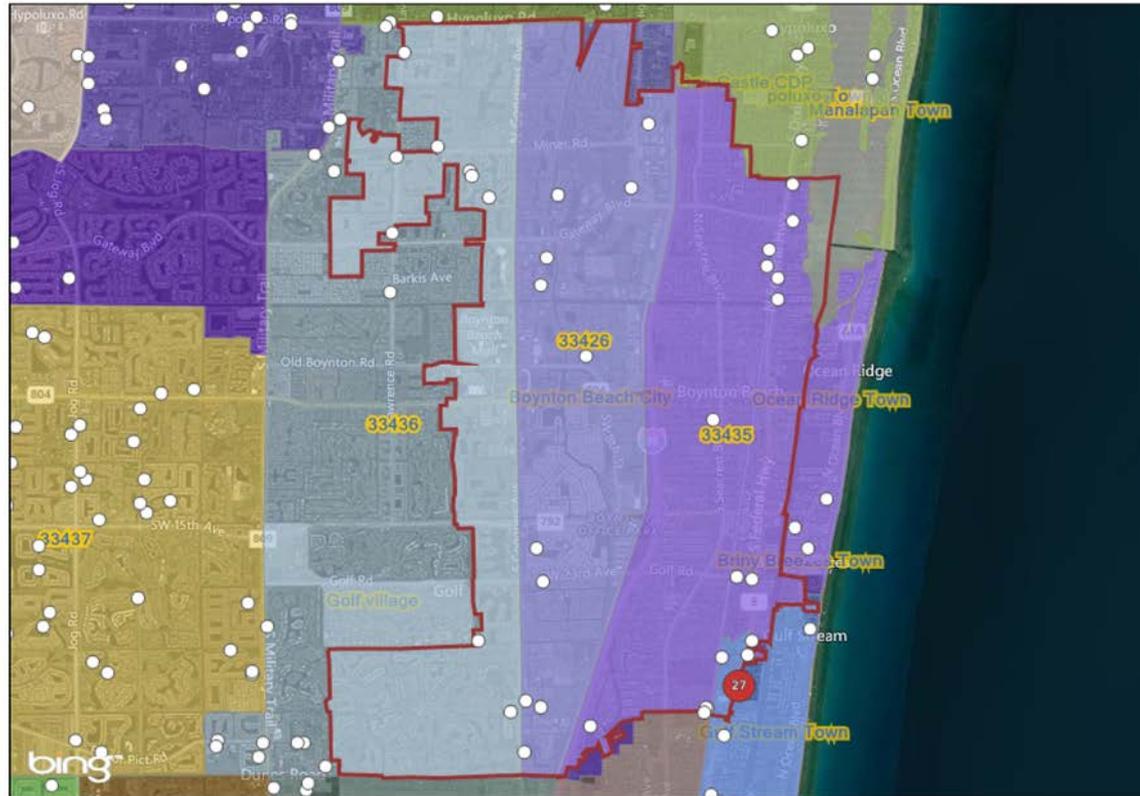
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- Map #22 – Tuscan Villas of Boynton Beach (TH) - Zip Code 33483 - Census Block 63001

Condo New Home Data

Boynton Beach Condo New Starts and Closings
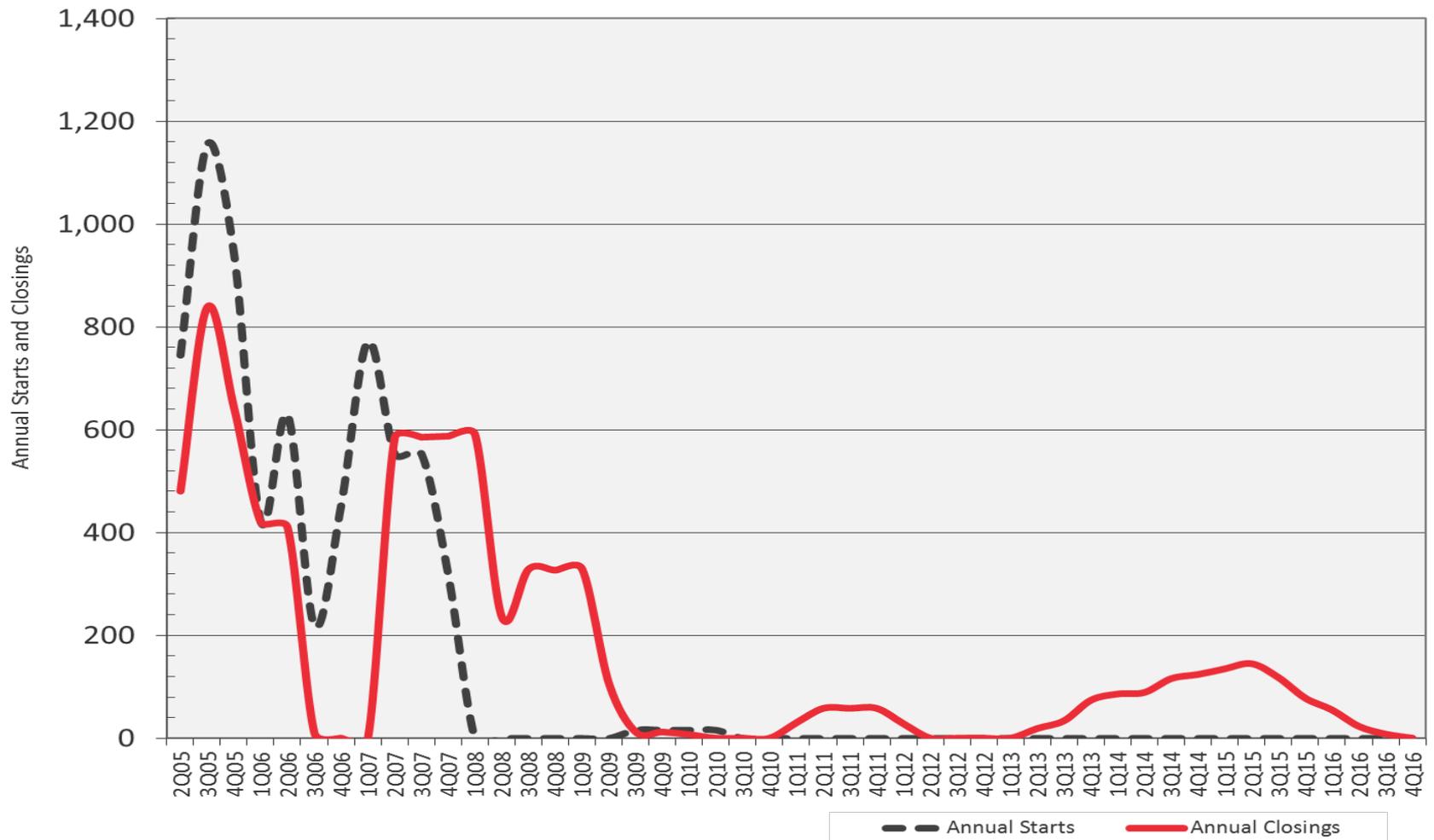
- There were no annual starts or closings of new condo housing units in 2016.
- Boynton Beach has no condo start activity since 2Q10 (16 units) and no significant condo new home activity since 2007. Condos were hit hardest by the bust, and it took a long time to absorb inventory. Most of the newer high-density buildings that may have been designed as condos were turned into rental apartments.

Boynton Beach Condo Finished Vacant Inventory
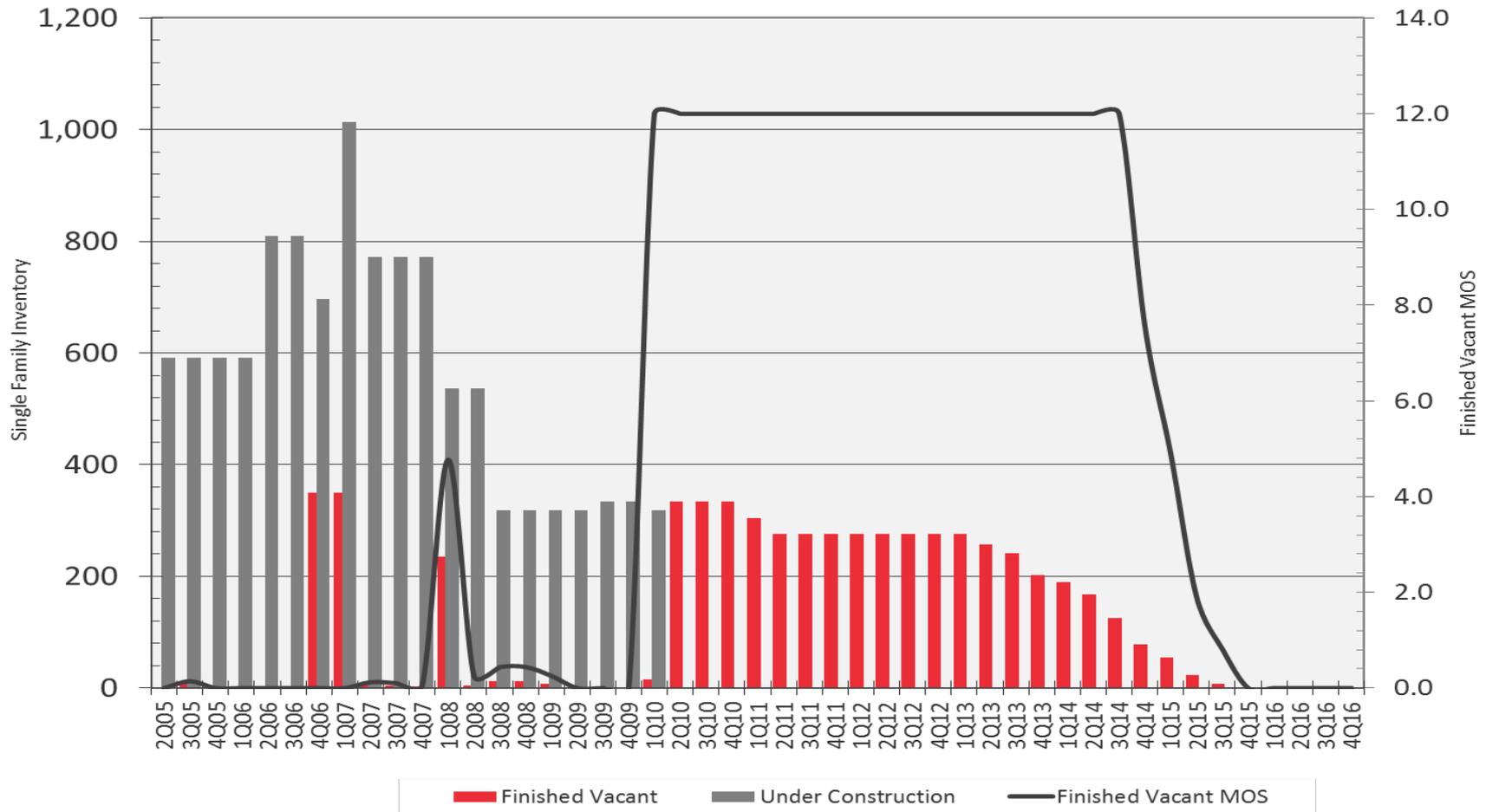
- The months-of-supply (MOS) of finished vacant home inventory at the end of 2016 was 0, as there were no finished vacant units.
- Note that the graph was artificially capped at 12 months from 1Q10 to 3Q14, so that the graph would have more relevancy at current levels.
- Note that there is no VDL for condos – a condo site is considered vacant until vertical construction begins.

Boynton Beach Condo Future Unit Supply
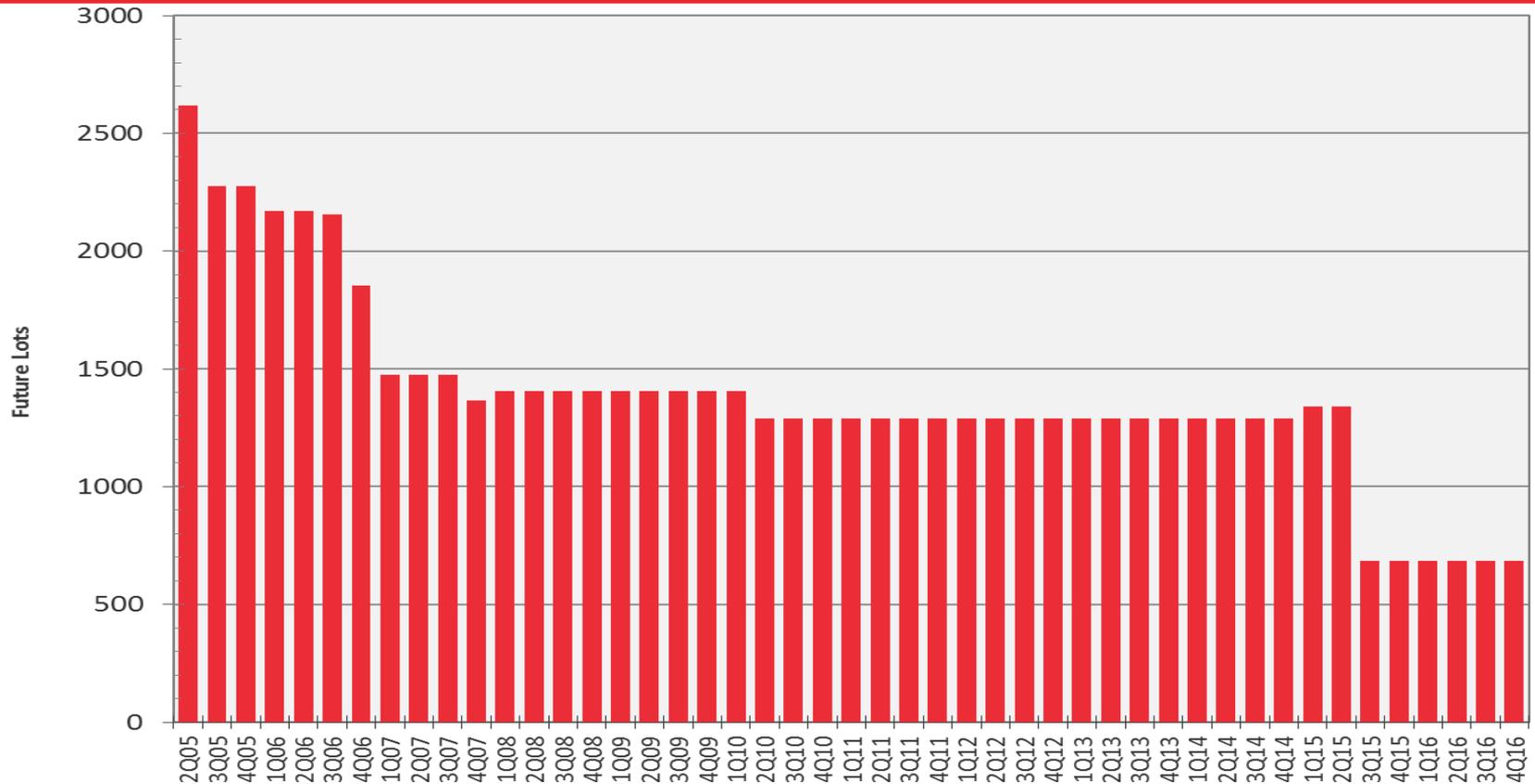
- Many future condo units became rental apartment instead, leaving the total future for-sale Unit supply in Boynton Beach at just 683 units, technically an infinite supply at the current level of zero starts, but if starts return to a level somewhere between 100-200 units per year, that number drops to 4-8 years. It should be noted that 643 of these future units (Cortina) were recently revised to rental units, leaving a severe shortage of future for-sale condo units.

- Additional condo growth in Boynton will have to come mostly from redevelopment of existing uses (or proposed uses in the form of vacant land not currently zoned residential), as there is little vacant land that is currently zoned residential available.

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Boynton Beach Condo Annual New Home Closings Price Distribution

Price Segment	2010	2011	2012	2013	2014	2015	2016
$0 - $199,999	0	9	0	11	22	10	0
$200,000 - $249,999	0	10	0	13	27	12	0
$250,000 - $299,999	0	10	0	13	27	12	0
$300,000 - $349,999	0	10	0	13	27	12	0
$350,000 - $399,999	0	10	0	11	14	10	0
$400,000 - $449,999	0	11	0	12	8	21	0
$450,000 - $499,999	0	0	0	0	0	0	0
$500,000 - And Over	0	0	0	0	0	0	0
Total	0	60	0	73	125	77	0

- New home condo closing activity in the past 7 years peaked at 125 units in 2014. 2010, 2012 and 2016 had no closings at all.

- In 2014, closings under $300,000 made up 61% of the new home market.

- In 2015, closings under $300,000 dropped to 44% of the new home market.

Boynton Beach Condo Annual New Home Closings Price Distribution Graph
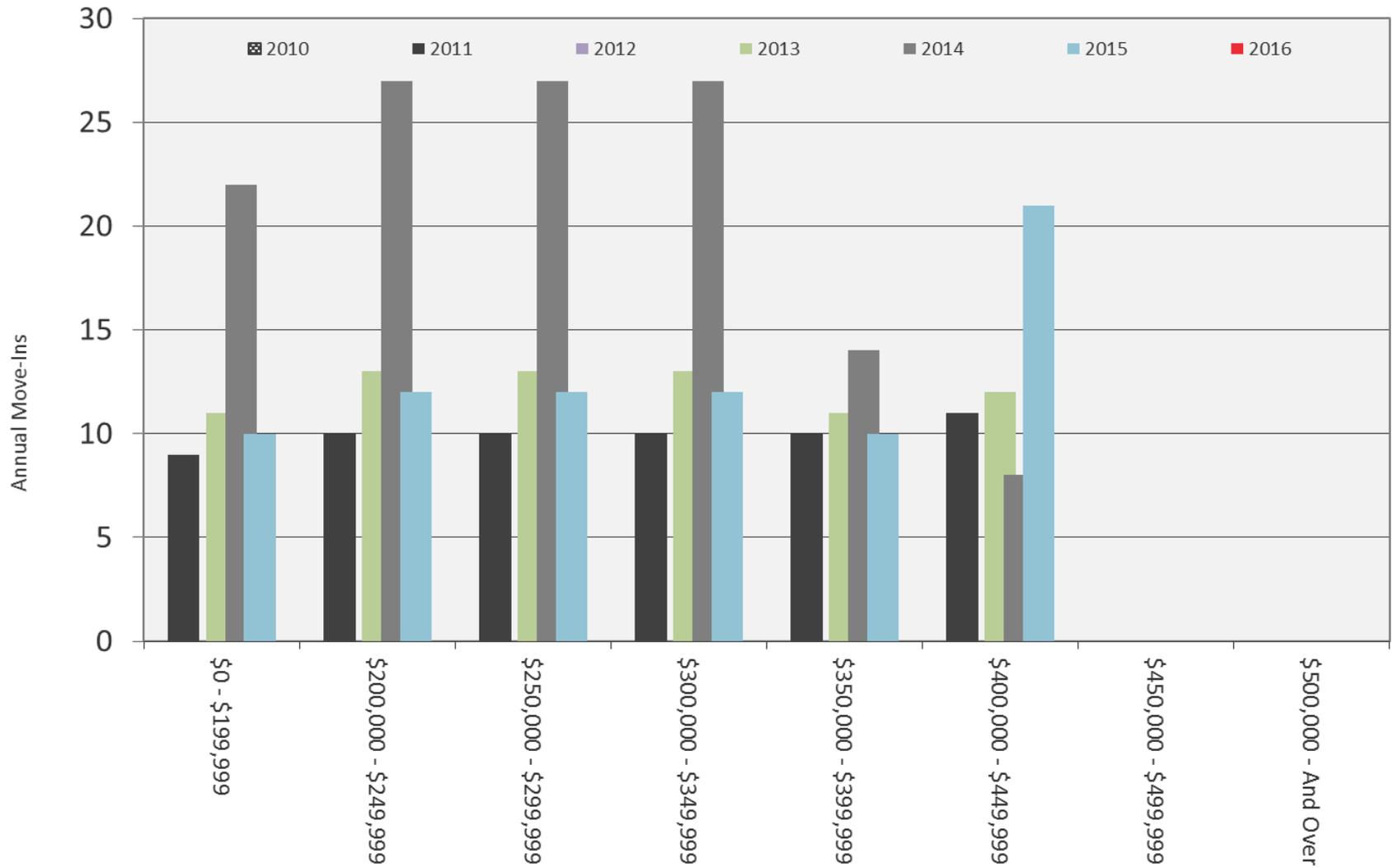
Boynton Beach Condo 2016 Top Ranked Subdivisions

Annual Starts

Rank	Subdivision Name	Builder	Annual Starts

VDL Inventory

Rank	Subdivision Name	Builder (Current or Former)	VDL Inventory

Annual Closings

Rank	Subdivision Name	Builder	Annual Closings

Housing Inventory

Rank	Subdivision Name	Builder	Under Const.	Finished Vacant	Models	Total

- There was no new condo activity in the market for 2016.

Boynton Beach Future Condo Unit Supply Detail

Rank	Subdivision Name	Known Developer	Total Future	Vacant Land	Stakes In	Equip. On Site	Excav. On Site	Paving On Site	Streets In
1	Cortina at Boynton Village	JKM	643	643	0	0	0	0	0
2	Baywalk	SH Communities	40	40	0	0	0	0	0

- There are only 2 future condo parcels within the City of Boynton Beach currently being tracked in Metrostudy's database.

- The largest of these is Cortina at Boynton Village, with 643 future units. However, the developer has submitted revised plans to turn all 643 units into rentals, instead of the previous mix of for-sale and rental units.   This leaves just 40 future condo units currently slated as for-sale.

- Traditional large-scale for-sale development opportunities are extremely limited in Boynton Beach, as most of the areas are significantly built out and future growth is geographically limited by city boundaries on all sides. Even annexation would not help much as the areas immediately to the east, south, west and north are all significantly built out as well.

- Long-term future development in Boynton Beach will have to focus on redevelopment of existing underused properties such as church properties, golf courses, nurseries, shopping centers, and commercial spaces, as well as rezoning any parcels currently zoned for non-residential uses.

Boynton Beach Condo Future Subdivisions

Current Map View
Future Condo Projects
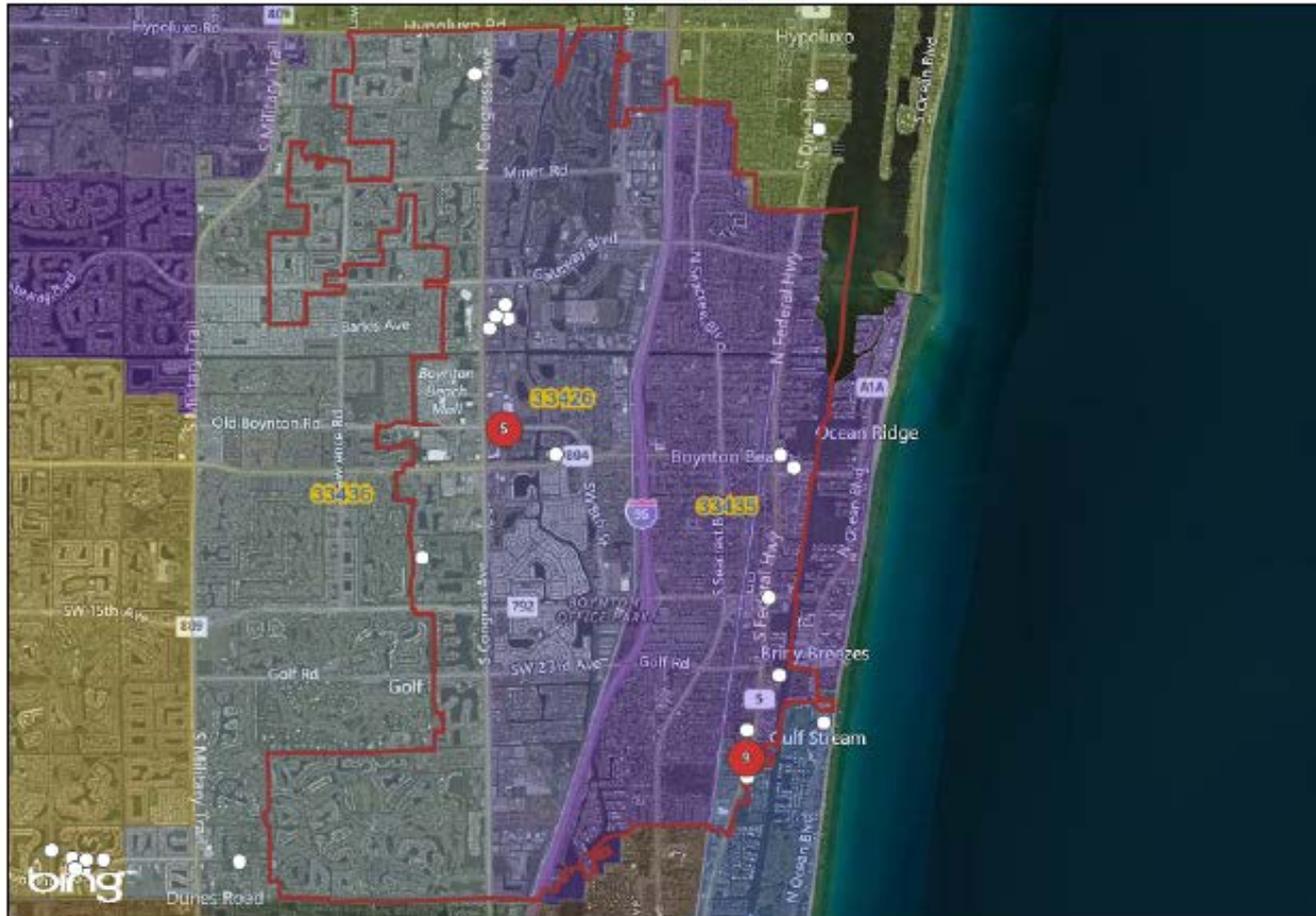
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- Map #5– Cortina at Boynton Village – Zip Code 33426 – Census Block 60122
- Map #9 – Baywalk – Zip Code 33483 – Census Block 63001

Rental Apartment Data

Rental Apartment Market - Summary Statistics

Area	# of Properties	# of Units	Average Units Per Property	Occupancy %	Average Sq. Ft	Average Monthly Rent	Average Mo. Rent / Sq. Ft.
Palm Beach County	278	63,910	230	91.4	1,026	$1,426	$1.39
City of Boynton Beach	24	7,490	312	92.4	1,094	$1,493	$1.36
Zip Code 33426	6	2,255	376	89.1	1,168	$1,493	$1.28
Zip Code 33436	10	3,413	341	94	1,012	$1,457	$1.44
Zip Code 33435	8	1,822	228	93.7	1,158	$1,560	$1.35

- Metrostudy analyzed 3rd party data from ALN Apartment Data, Inc. It's important to note that in addition to managed rental apartments, there are many individually-owned individual detached and attached homes that are being used as rentals. The condo-conversion boom during the mid 2000s took a lot of apartment properties and converted them into for-sale condos, many of which were purchased for speculative short-term "flip" investments. When the market bust happened, many of these individuals became "accidental landlords" who had to rent their units since they could not resell them for a profit.
- The rental data is as of December 2016.
- Average Rents in Boynton Beach are up 3.1% in the past 12 months and up 9.1% in the past 24 months.
- Compared to Palm Beach County –
    - The average unit counts at Boynton Beach apartment properties are 36% larger.
    - The average occupancy at Boynton Beach apartment properties is 1% higher.
    - The average unit size at Boynton Beach apartment properties is 7% larger.
    - The average monthly rent at Boynton Beach apartment properties is 5% higher.
    - The average monthly rent per square foot at Boynton Beach apartment properties is 2% lower.
- In Boynton Beach –
    - Zip Code 33436 has the most properties with 10, while Zip Code 33426 has the least with 6.
    - The average unit count in 33426 is 21% larger than the city average, while 33435 is 27% smaller.
    - The average occupancy in 33436 is 1.6% higher than the city average, while 33426 is 3% lower.
    - The average unit size in 33426 is 7% larger than the city average, while 33436 is 7% smaller.
    - The average monthly rent in 33435 is 4% higher than the city average, while 33436 is 2% lower.
    - The average monthly rent per square foot in 33436 is 6% larger than the city average, while 33426 is 6% lower.

Rental Apartments – Zip Code 33426 - Statistics

Property Name	Address	ZIP	# of Units	Year Built	Remodel	Occupancy %	Average Sq. Ft	Average Monthly Rent	Average Mo. Rent / Sq. Ft.
Compson Place	1831 Renaissance Commons Blv	33426	338	2014		95	900	$1,512	$1.68
Cove at Boynton Beach	100 New Lake Dr	33426	548	1996		92.3	1,210	$1,442	$1.19
Aventine at Boynton Be	1575 Southwest 8th Street	33426	216	2002		97	1,097	$1,383	$1.26
Vizcaya Lakes	1700 Renaissance Commons Blv	33426	338	2007		96	1,124	$1,724	$1.53
Whalers Cove	2301 S Congress Ave	33426	136	1991	2007	85.2	1,144	$1,464	$1.28
Quantum Lake Villas	2700 Quantum Lakes Dr	33426	679	2002		78.5	1,316	$1,450	$1.10
Total			2,255				2,633,312	$3,366,190	$1.28
Average			376	2002		89.1	1,168	$1,492.77	$1.28
Median			338	2002					

- Zip Code 33426 has 6 apartment properties, all of which are market rate.
- Average Monthly Rents in Zip Code 33426 are unchanged in the past 12 months and up 11.8% in the past 24 months.
- Occupancy is down 0.2% compared to 2015.
- Cove at Boynton Beach has the highest unit count with 548, while Whalers Cove has the lowest at 136.
- Compson Place is the newest property (2014), while Whalers Cove is the oldest (1991).
- 1 of the 6 properties have been renovated.
- Aventine at Boynton Beach has the highest occupancy at 97%, while Quantum Lake Villas has the lowest occupancy at 78.5%. The newer communities have the higher occupancies.
- Quantum Lake Villas has the largest average unit size at 1,316 sq. ft., while Compson Place has the smallest at 900 (the trend for newer rental projects is to have more smaller units).
- Vizcaya Lakes has the highest average monthly rent at $1,724, while Aventine at Boynton Beach has the lowest at $1,383.
- Compson Place has the highest average monthly rent per sq. ft. at $1.68, while Quantum Lake Villas has the lowest at $1.10.

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Rental Apartments – Zip Code 33426 - Map
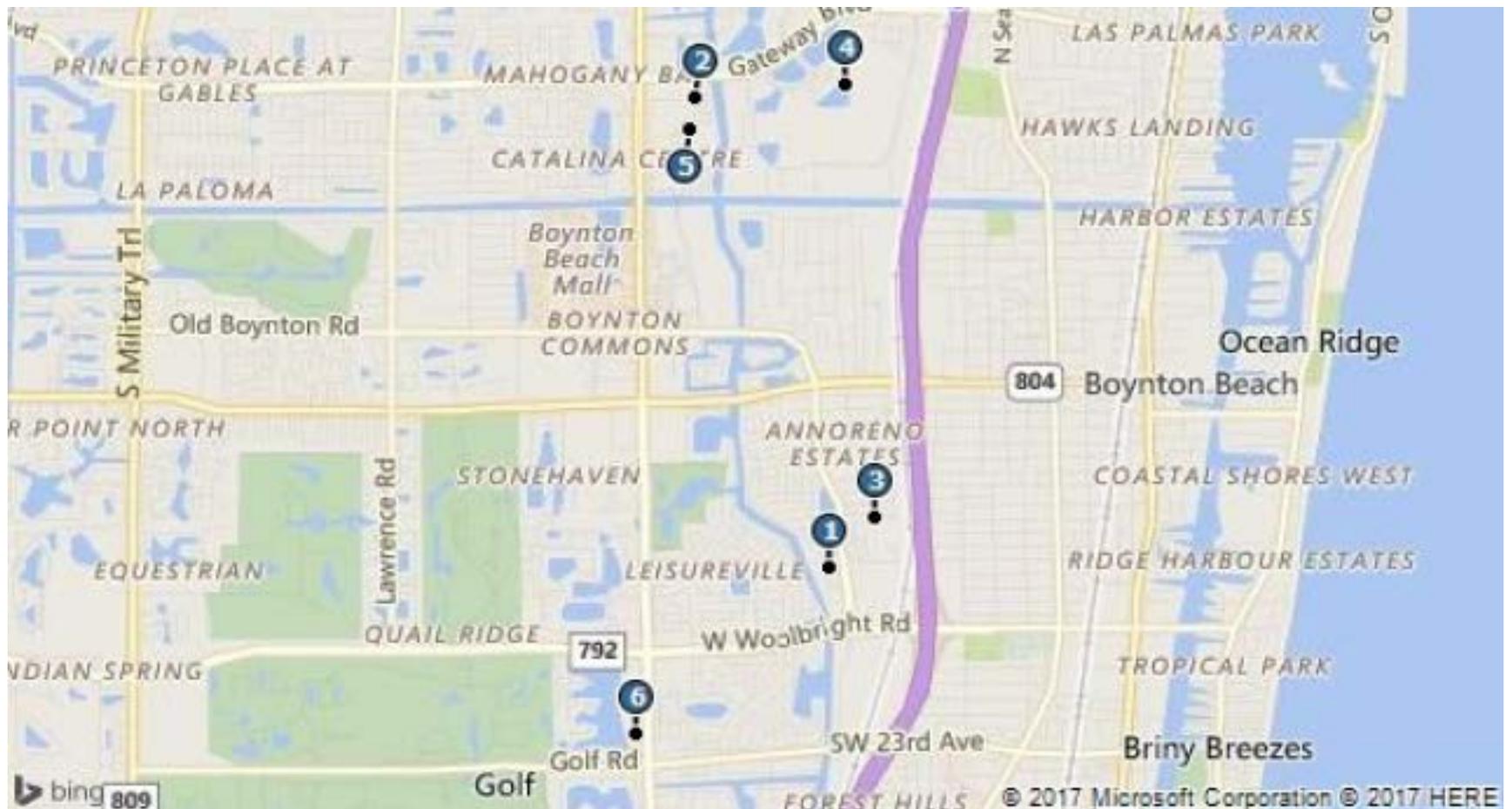
- Map #1 – Aventine at Boynton Beach – Census Block 60101
- Map #2 – Compson Place – Census Block 58081
- Map #3 – Cove at Boynton Beach – Census Block 60102
- Map #4 – Quantum Lake Villas – Census Block 58081
- Map #5 – Vizcaya Lakes – Census Block 58081
- Map #6 – Whalers Cove – Census Block 60081

Rental Apartments – Zip Code 33436 - Statistics

Property Name	Address	ZIP	# of Units	Year Built	Remodel	Occupancy %	Average Sq. Ft	Average Monthly Rent	Average Mo. Rent / Sq. Ft.
Windward Palms	8440 S Military Trail	33436	118	2007		94	622	$2,863	$4.60
Gateway Club	3930 Max Pl	33436	319	1999		91	1,259	$1,794	$1.43
Advenir at La Costa	4101 Mahogany Dr	33436	328	1986	2006	N/A	959	$1,403	$1.46
Villages of Banyan Grov	3500 Sandpiper Dr	33436	416	1986	2011	96.1	1,028	$1,319	$1.28
Savannah Lakes	220 Savannah Lakes Dr	33436	466	1991	2010	94.6	942	$1,438	$1.53
Island Reach	9873 Lawrence Road	33436	280	1989		94	1,061	$1,313	$1.24
Banyan Lake	1561 Stonehaven Drive	33436	288	1986	2006	97	1,062	$1,524	$1.44
Clipper Cove	1500 Southern Cross Ln	33436	384	1985	2007	98.7	961	$1,183	$1.23
Via Lugano	1400 Via Lugano Cir	33436	364	1999	2007	95	1,004	$1,303	$1.30
Indian Hills	11211 S Military Trail	33436	450	1990	2016	87	1,024	$1,444	$1.41
Total			3,413				3,454,368	$4,974,337	$1.44
Average			341	1992		94.0	1,012	$1,457.47	$1.44
Median			346	1989					

- Zip Code 33436 has the most apartment properties in Boynton Beach (10), nine of which are market-rate. Windward Palms is a Senior Living community, which has much higher rents, smaller units, and higher rent per square foot than market rate projects.
- Average Monthly Rents in Zip Code 33436 are up 8.9% in the past 12 months and up 15.1% in the past 24 months.
- Occupancy is up 0.5% over the 2015.
- Savannah Lakes has the highest unit count with 466, while Windward Palms has the lowest at 118.
- Windward Palms is the newest property (2007), while Clipper Cove is the oldest (1985).
- 7 of 10 properties have been renovated. Of the older projects, only Island Reach and Gateway Club have not been renovated.
- Clipper Cove has the highest occupancy at 98.7%, while Indian Hills has the lowest occupancy at 87%.
- The occupancy rate for Adventir at La Costa was not available, so the average occupancy of 94% for Zip Code 33436 is for 9 of 10 properties.
- Gateway Club has the largest average unit size at 1,259 sq. ft., while Windward Palms has the smallest at 622.
- Windward Palms highest average monthly rent at $2,863, while Clipper Cove has the lowest at $1,183.
- Windward Palms has the highest average monthly rent per sq. ft. at $4.60, while Clipper Cove has the lowest at $1.23.

Rental Apartments – Zip Code 33436 - Map
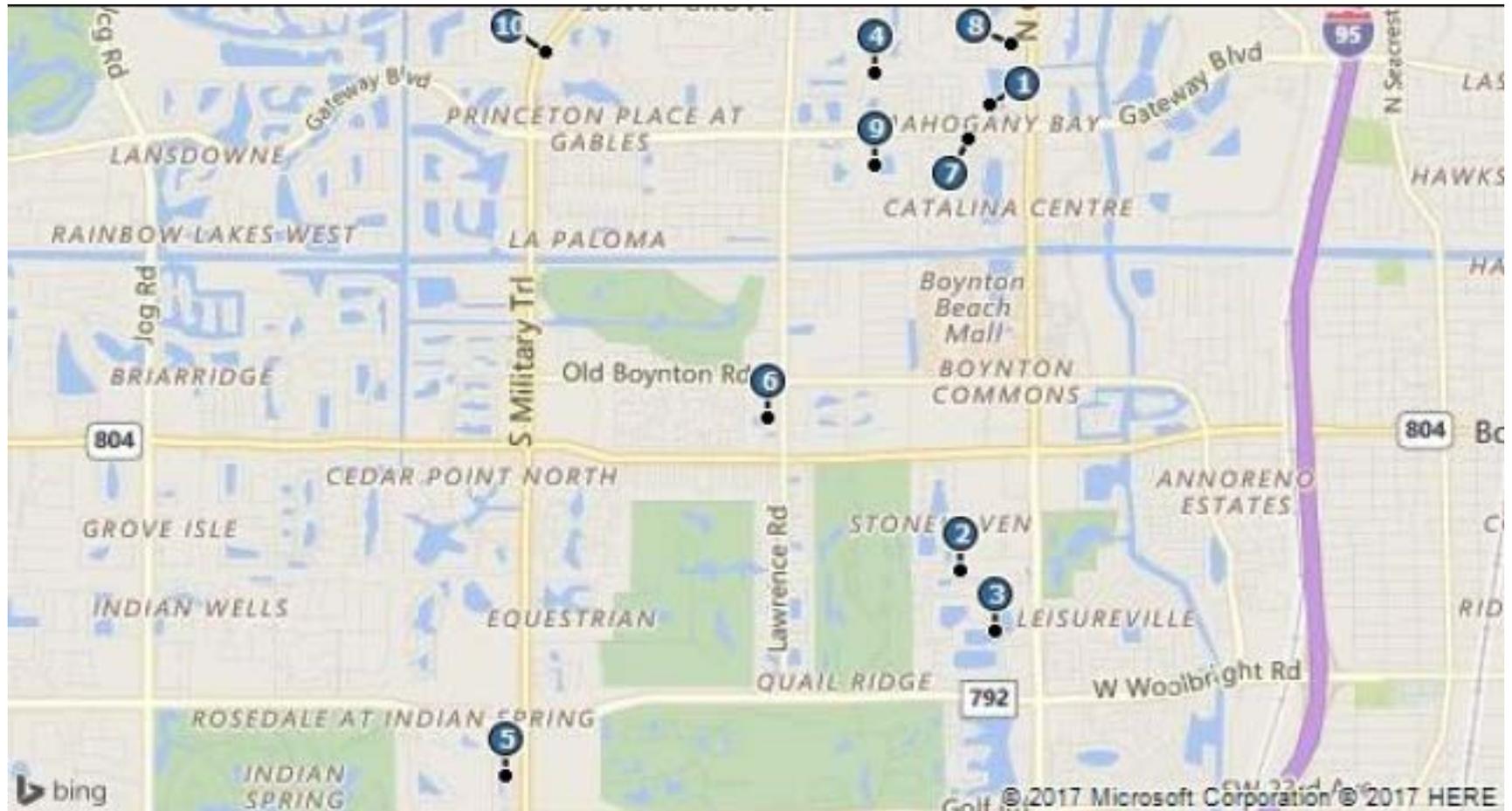
- Map #1 – Adventir at LaCosta – Census Block 58131
- Map #2 – Banyan Lake – Census Block 60072
- Map #3 – Clipper Cove – Census Block 60072
- Map #4 – Gateway Club– Census Block 58131
- Map #5 – Indian Hill– Census Block 59263
- Map #6 – Island Reach – Census Block 60013
- Map #7 – Savannah Lakes – Census Block 58121
- Map #8 – Via Lugano – Census Block 58133
- Map #9 – Villages of Banyan Grove – Census Block 58121
- Map #10 – Windward Palms – Census Block 58112

Rental Apartments – Zip Code 33435 - Statistics

Property Name	Address	ZIP	# of Units	Year Built	Remodel	Occupancy %	Average Sq. Ft	Average Monthly Rent	Average Mo. Rent / Sq. Ft.
Manatee Bay II	1632 N Federal Hwy	33435	80	2014		93	1,044	$1,553	$1.49
Boynton Bay	499 Boynton Bay Circle	33435	240	1991	2008	98	891	$913	$1.02
Manatee Bay I	1632 N Federal Hwy	33435	180	2001		93	1,273	$1,740	$1.37
Las Ventanas at Boynto	1351 S Federal Hwy	33435	494	2009		91.7	1,150	$1,696	$1.47
Bermuda Cay	661 East Woolbright Road	33435	160	1975	2005	98	1,066	$1,485	$1.39
Ocean Park	2861 South Seacrest Boulevard	33435	64	1974		100	838	$1,061	$1.27
Seabourn Cove I	3501 S Federal Hwy	33435	456	2012		91.2	1,374	$1,755	$1.28
Seabourn Cove II	3373 S Federal Hwy	33435	148	2013		95.2	1,109	$1,629	$1.47
Total			1,822				2,109,529	$2,841,422	$1.35
Average			228	1999		93.7	1,158	$1,559.51	$1.35
Median			170	2001					

- Zip Code 33435 has 8 apartment properties.
- Average Monthly Rents in Zip Code 33435 are down 2% in the past 12 months and down 3.4% in the past 24 months.
- Occupancy is up 0.6% over the 2015.
- Las Ventanas has the highest unit count with 494, while Ocean Park has the lowest at 64.
- Manatee Bay II is the newest property (2014), while Ocean Park is the oldest (1974).
- 2 of 8 properties have been renovated. Of the older projects, only Ocean Park has not been renovated.
- Ocean Park has 100% occupancy, while Seabourn Cove I has the lowest occupancy at 91.2%.
- Seabourn Cove I has the largest average unit size at 1,374 sq. ft., while Ocean Park has the smallest at 838.
- Seabourn Cove I has the highest average monthly rent at $1,755, while Boynton Bay has the lowest at $891.
- Manatee Bay II has the highest average monthly rent per sq. ft. at $1.49, while Boynton Bay has the lowest at $1.02.

Rental Apartments – Zip Code 33435 - Map
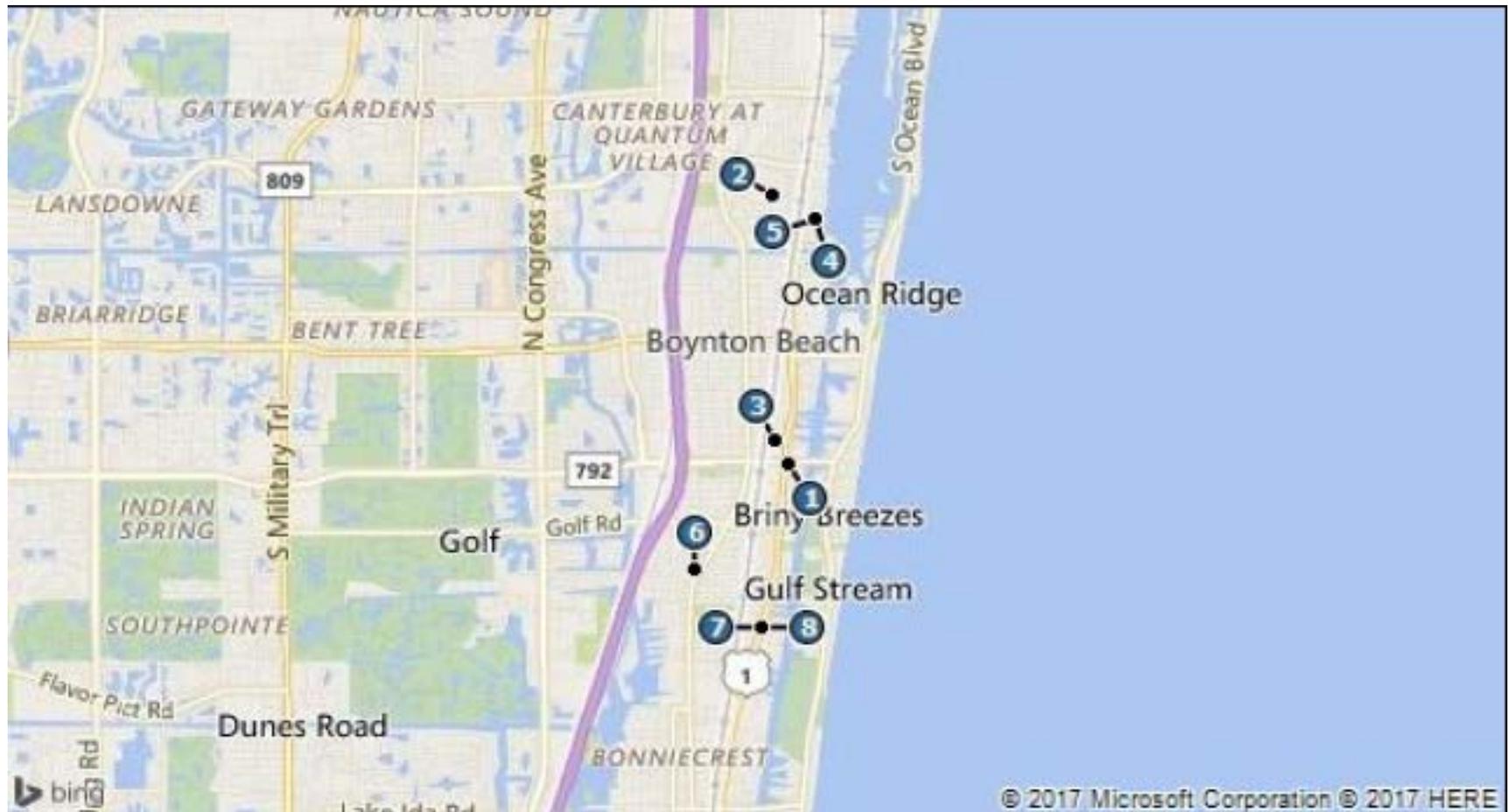
- Map #1 – Bermuda Cay– Census Block 62021
- Map #2 – Boynton Bay – Census Block 57022
- Map #3 – Las Ventanas – Census Block 62021
- Map #4 – Manatee Bay I– Census Block 57024

- Map #1 – Manatee Bay II – Census Block 57024
- Map #2 – Ocean Park – Census Block 63002
- Map #3 – Seabourn Cove I – Census Block 63002
- Map #4 – Seabourn Cove II – Census Block 63002

Boynton Beach Future Rental Apartment Supply - Statistics

Project Name	Project Address	ZIP	Census Block	# Units	Property Type	Status
Cortina at Boynton Village	Renaissance Commons Blvd	33426	60122	350	Mid-rise	Under Construction
Quentin Avenue	Quentin Ave & Nickels Blvd	33436	60122	144	Garden	In Research
Santorini at Renaissance	1645 Renaissance	33426	58081	226	Mid-rise	Under Construction
			Total Units	**720**		

- There 3 Future Rental Apartment Projects that total 720 units.

- Two are located in the 33426 Zip Code and one is located in the 33436 Zip Code

- Two are under construction and scheduled for completion in 2017.

- As noted previously, 643 future units (Cortina) were recently revised from for-sale to rental units, almost doubling the number of future rental units.

Risks to the Forecast / Disclaimer

Risks to the Forecast

Every investment has risk, and it is vital to consider the various risks that would apply to the subject. Key risk factors at this property are related to affordability, interest rate changes, as well as other economic conditions.

The economy is strengthening now, but this project could experience an economic downturn. The timing, duration, and severity of the next downturn cannot be known, and it could significantly hinder absorptions or pricing at the subject.

Disclaimer

It is understood by the City of Boynton Beach ("Client") that Metrostudy can make no guarantees about the recommendations in this study, primarily because these recommendations must be based and in some cases inferred from facts discovered by Metrostudy during the course of the study. To protect the Client and to assure that Metrostudy's research results will continue to be accepted as objective and impartial by the business community, it is understood that Metrostudy's fee for this study is in no way dependent upon the specific conclusions reached or the nature of the advice given in this report.

Reasonable efforts have been made to ensure that the data contained in this study reflect the most accurate and timely information possible and are believed to be reliable. This study is based on estimates, assumptions and other information developed by Metrostudy from its independent research effort, general knowledge of the industry and consultations with the Client and its representatives. No responsibility is assumed for inaccuracies in reporting by the Client, its agents and representatives or any other data source used in preparing or presenting this study. This report is based on Metrostudy proprietary housing information and Neustar demographic information that was current as of the end of 4Q2016 (For Sale) and 3rd Party Data as of January 2017 (Rental), as well as deed records ending 3Q16. Metrostudy has not undertaken any update of its research effort since such date. This information includes reported units released, pricing, incentives, and market entry dates for future planned communities. While every reasonable effort was made to collect this information and it is deemed reliable, it cannot be guaranteed for accuracy.

Our report may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular point in time, but such information, estimates or opinions are not offered as predictions or as assurances that events will occur or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis may vary from those described in our report and the variations may be material. Therefore, Metrostudy makes no warranty or representation that any of the projected values or results in this study will actually be achieved.

Consultant Bio

Participating Team

Dirk Neumann – Senior Consultant – Market Study

Dirk Neumann is Metrostudy's Senior Consultant, who consults with clients in Florida, plus other markets all around the country. Coming from the homebuilding industry, he is an expert in evaluating land parcels for use in the development of single-family detached, single-family attached, and condominium housing, both for-sale and for-rent, as well as product planning and design.

A graduate of the University of Miami with a BBA in Finance and Real Estate, Dirk has 28 years of hands-on experience in real estate development, participating in the creation of over 15,000 homes and numerous award-winning communities. Prior to joining Metrostudy, Dirk was director of land acquisition, market research, and product design at Minto Communities. He was integrally involved in all of Minto's decisions in acquisition, land planning, product design, pricing, and sales and marketing of new home communities. He also led initiatives in branding, process mapping and customer satisfaction. Before joining Minto, he held positions of project manager and sales and marketing director for multiple home building companies, and he is a former investment director for Hearthstone Advisors.

Over the years, Dirk has been active in local building industry associations, including serving on the board of directors of the Gold Coast Builders Association and Florida Atlantic Builders Association, and in ULI as a member of their UrbanPlan team, teaching planning to high school and college students.

Participating Team

David Cobb – Regional Director and Homebuilding Consultant

David Cobb's professional real estate experience spans over thirty years. He comes from the homebuilding industry, having been Division President for two public homebuilding companies and having driven dozens of land purchases and land evaluations for the builders he worked for. Cobb began his career with General Homes Corporation, and over the next several years, progressed through its construction management program to the position of Division Manager at New Orleans and Orlando.

For the past two decades, Cobb has managed multiple home building divisions in Florida, primarily for large, public home building companies. His areas of expertise include P and L responsibility, land acquisition and development, single and multi-family product design, supply chain, value engineering, finance and accounting, marketing, and professional sales associate training and development. A state certified contractor, licensed real estate broker, and HERS rater, Cobb has been responsible for the construction of 10,000 new homes with a market value exceeding $2 billion.

Cobb earned his Bachelor's degree in Business Management at the University of Texas at Austin, and a Master of Business Administration degree, with honors, at Rollins College in Winter Park, Florida.