

Historical, Comparative Economic Analysis

Martin County, Florida

Prepared for the

Stuart - Martin County Chamber of Commerce

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Introduction

For the most part, an individual or a business is most affected financially by the economic condition of the area where the individual lives or the business is located. The economic growth of the local economy typically determines the standard of living for the individual and the success of the business.

Local economies throughout the United States many times behave in significant contrast to national or state trends, since national and state data are the aggregation and average of the data for hundreds of small economies. Average national growth rates can be much different than local growth rates.

As an example, during the five year period from 2015 through 2019, employment growth nationally averaged 1.9% per year. However, among the 927 statistical areas (384 Metropolitan and 543 Micropolitan), only 17 areas had an average employment growth of 1.9%.

Among the 927 areas, 183 had faster employment growth and 734 slower with 214 of these areas losing jobs during this period.

The condition of a local economy can also be much different than neighboring counties, as each has its own characteristics and composition.

This “Historical, Comparative Economic Analysis” examines in great detail the composition, history, and trends of the Martin County, FL economy. By examining the contents of this report, the reader can gain significant insight as to what is driving the economy and how it compares to the rest of the nation. The analysis is composed of two sections.

Section 1 presents the existing composition, impact, and history of several important economic categories. By viewing the charts and graphs provided, you can quickly discern what are the most important factors affecting Martin County.

Section 2 examines the “Level of the Economy” by studying the growth in the “quality and size” of the economy as it influences the economic quality of life for the people living and working in the area.

Additionally in Section 2 the area’s growth rate is compared to the 384 Metropolitan Areas for 121 economic issues.

Study Area

The area studied in this analysis is Martin County, FL. Martin County is a component of the Port St. Lucie, FL Metropolitan Statistical Area which also includes St. Lucie County, FL. Aside from the economic strength rankings, data for Martin County is calculated and ranked as if it is a stand alone Metropolitan Area.

Annually POLICOM ranks all Metropolitan and Micropolitan areas for “economic strength” which is the long-term tendency for an area to consistently grow in both size and quality.

For this study, Martin County is compared and ranked among the 384 Metropolitan Areas.

The chart provides the “economic strength rankings” for the Port St. Lucie, FL (MSA) for the last ten years.

For an explanation of the methodology and the strength rankings for all statistical areas, please go to www.policom.com.

Economic Strength Rankings

Port St. Lucie, FL (MSA)

384 Metropolitan Areas

2021	171
2020	211
2019	258
2018	267
2017	308
2016	319
2015	331
2014	322
2013	290
2012	262

Database

The principle economic database used to prepare this analysis is maintained and published by the United States Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System (REIS). The Bureau of Economic Analysis is the official economic data gathering agency for the Federal Government.

This database was chosen for three reasons.

It is composed of “source data” which has been taken from the administrative records of numerous government agencies as opposed to monthly surveys and polls.

The data has been collected and analyzed utilizing a reasonably consistent methodology over the entire term of the study period.

The economic data is historically cumulative relative to the geographic definition of the area.

Due to the time necessary for the various government agencies to collect and collate the economic data, the Bureau of Economic Analysis is unable to publish the results until approximately ten months after the end of a calendar year.

The economic history included in this analysis spans the years 2002 through 2019 and was released in November of 2020.

Data Suppression

Federal and state laws require employers to report the number of employees and their respective earnings for the administration of various government programs such as the Unemployment Compensation program. It is from this reporting most economic data is created. However, the privacy of individual employers is protected. The law provides that if, through a reasonable effort, the actual number of employees or the actual wages paid by a private company can be determined from the publication of economic data, then the data must be withheld from the public. The data is suppressed.

Throughout this analysis, especially in Section 1, there will be “gaps” in a data series in a graph or chart. “NA” might appear instead of a number, or a “0” will be in a column. This is the result of data suppression to protect the privacy of a private employer.

Statistical Areas: Metropolitan – Micropolitan

Statistical areas are defined by the Office of Management and Budget (OMB). The geographic definition is principally determined by examining commuting patterns among counties. It is the goal of the OMB to identify “contained” economies where a preponderance of the earning and spending by individuals occurs.

For the geographic definitions of all statistical areas, go to www.policom.com. Two types of statistical areas are used by POLICOM for its studies.

Metropolitan Statistical Areas (MSA) have at least one urbanized area with a population of at least 50,000, plus adjacent territory (counties) which have a high degree of social and economic integration with the core measured by commuting ties. They must have a minimum of one county but most include several counties.

There are 384 Metropolitan Statistical Areas in the United States. Approximately 82% of the nation’s population resides in the Metropolitan Statistical Areas.

Micropolitan Statistical Areas (MICRO) did not exist as government statistical areas prior to 2001. Once looked upon as quasi-rural areas, a Micropolitan Statistical Area must have an urbanized area (city) with a population of at least 10,000 but fewer than 50,000 people. They must be at least one county and most are a single county.

The OMB has identified 543 Micropolitan Statistical Areas in the United States.

About POLICOM Corporation

POLICOM Corporation is an independent economic research firm, which specializes in analyzing local and state economies.

Its products and services evaluate the economic condition of counties, metropolitan areas, and states, determine what is the cause of the condition, and offers suggestions and ideas on how to improve or maintain the economic “quality of life” for the residents.

For more information, please contact:

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Section 1

Components and History of the Economy

Every local economy in the nation has its own characteristics. Its rate of growth, composition, consistency, and success will be different from other economies not only within the state but even its next door neighbor.

Section 1 examines the composition of the Martin County, Florida economy. Through a review of the employment and earnings of the various industries, the most important elements of the economy can be discovered.

The following are the categories examined.

Employment – In which industries are the jobs located?

Earnings – The volume of money earned by the workers in each industry.

Earnings per Worker (Wages) – Which industry pays the most, the least?

Total Personal Income – Its composition can tell a lot about the local economy.

Primary Industries – Which industrial sectors import the most money to the area?

Government Transfers – Have a significant influence on many local economies.

Per Capita Government Transfers – How dependent is the area on entitlements?

Industrial Sectors – worker earnings are provided for “sub-sectors” for the following:

- Construction
- Manufacturing
- Transportation and Warehousing
- Retail Trade
- Finance and Insurance
- Real Estate
- Information
- Healthcare
- Arts and Entertainment
- Accommodations and Food Service
- Other Services
- Government
- Farm – Market Receipts
- Residential Building Permits
- Commuting

The actual amount and percentage for the United States is shown to provide a comparison regarding the percentage of importance. Compare the Area % to that of the USA to discover “anomalies.”

As a result of data suppression, the percentages might not total 100%. A “0” or an “na” will appear in the chart if the data has been withheld. The history of each is provided graphically using data from 2001 through 2019. Due to data suppression, there will be “gaps” in the graphs. Typically, small communities have the most data suppression.

Employment

Employment includes all full and part-time wage and salaried workers and proprietors. Wage and salaried workers are those who work for others; a corporation, sole proprietor, or a partnership.

Non-farm proprietors are typically the small business people in an area. They are unincorporated businesses, sole proprietorships, and the general partners of partnerships.

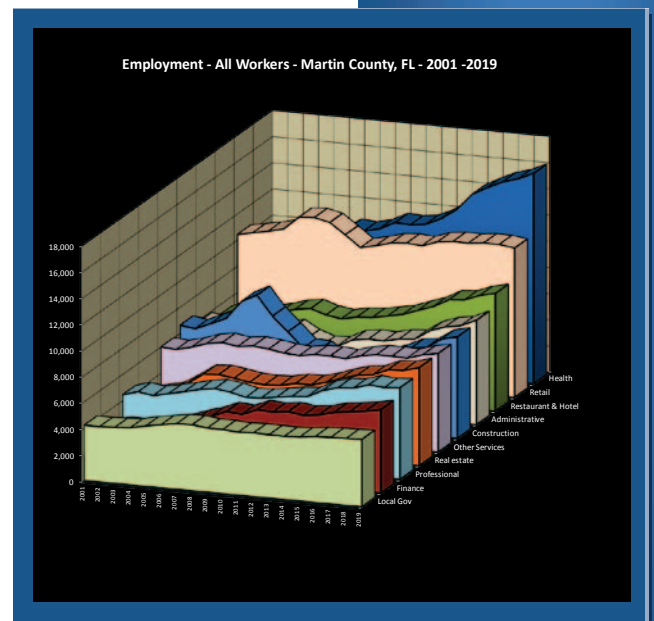
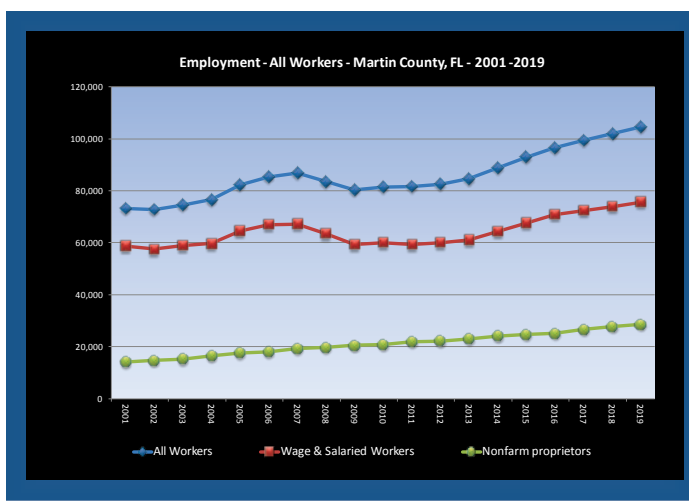
The chart provides the estimated number of people employed in each industrial sector. The percentage each industry is of the total is also shown along with the total for the nation. Compare your % to that of the nation to see if you have an unusually high or low ratio of workers in your area.

The line graph shows the total number of workers.

The **Area %** is the percentage the employment in each industry is of the employment of All Workers in the area.

Martin County, FL Employment - All Workers

	2019	Area %	USA 2019	Area %
All Workers	104,594		203,809,500	
Wage & Salaried Workers	75,567	72%	156,445,000	77%
Nonfarm proprietors	28,598	27%	45,577,500	22%
Health Care and Social Assistance	16,054	15%	23,091,800	11%
Retail Trade	11,402	11%	19,084,500	9%
Accommodation and Food Services	8,978	9%	15,286,900	8%
Administrative and Waste Services	7,968	8%	12,589,500	6%
Construction	7,744	7%	11,282,500	6%
Other Services	7,525	7%	11,748,900	6%
Real Estate, Rental and Leasing	7,477	7%	9,818,000	5%
Professional and Technical Services	6,998	7%	14,731,300	7%
Finance and Insurance	6,369	6%	10,959,600	5%
Local Government	5,142	5%	14,474,000	7%
Manufacturing	3,889	4%	13,570,100	7%
Arts, Entertainment, and Recreation	3,548	3%	4,864,400	2%
Wholesale Trade	2,742	3%	6,516,600	3%
Transportation and Warehousing	2,437	2%	9,178,600	5%
Educational Services	997	1%	4,804,200	2%
Information	945	1%	3,470,600	2%
Farm	816	1%	2,601,000	1%
State Government	656	1%	5,437,000	3%
Management of Companies	491	0%	2,786,000	1%
Utilities	359	0%	577,800	0%
Federal, civilian	310	0%	2,879,000	1%
Military	275	0%	1,946,000	1%
Forestry, Fishing, Agricultural Services	-	0%	984,100	0%
Mining	-	0%	1,127,100	1%



Worker Earnings

Worker Earnings include all wages and salaries paid to individuals who work for others and the profits of proprietors. It does not include the earnings or profits of corporations located in the area. Data for proprietor profits is principally gleaned from personal income tax filings while wages and salaries are taken from the administrative records filed by employers with various government agencies.

For wage and salaried workers, earnings principally represent only the actual salary or hourly wage payment.

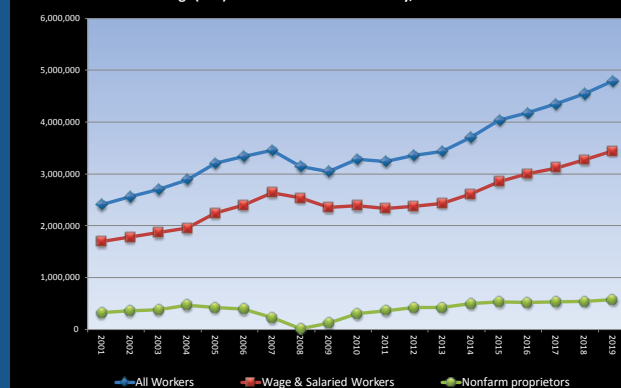
For “All Workers” and all the industrial sectors, earnings also include contributions to private retirement programs, fees paid to members of boards of directors, and sometimes other financial benefits.

The **Area %** is the percentage the earnings in each industry are of the earnings of All Workers in the area.

Martin County, FL Earnings (000) - All Workers

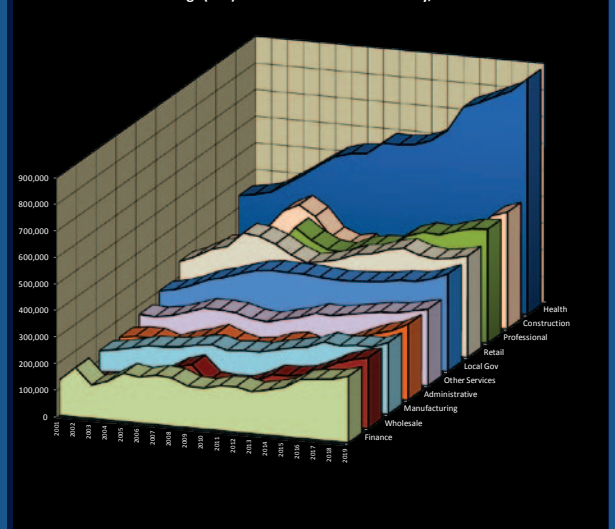
	2019	Area %	USA 2019	Area %
All Workers	4,791,324		13,080,565,000	
Wage & Salaried Workers	3,447,150	72%	9,300,811,000	71%
Nonfarm proprietors	571,707	12%	1,608,019,000	12%
Health Care and Social Assistance	886,923	19%	1,439,650,000	11%
Construction	439,378	9%	803,607,000	6%
Professional and Technical Services	428,226	9%	1,383,843,000	11%
Retail Trade	381,033	8%	732,937,000	6%
Local Government	366,528	8%	1,117,731,000	9%
Other Services	287,877	6%	469,162,000	4%
Administrative and Waste Services	284,455	6%	554,717,000	4%
Manufacturing	269,150	6%	1,186,739,000	9%
Wholesale Trade	266,196	6%	603,372,000	5%
Finance and Insurance	249,199	5%	899,452,000	7%
Accommodation and Food Services	237,421	5%	455,918,000	3%
Real Estate, Rental and Leasing	155,995	3%	333,378,000	3%
Transportation and Warehousing	119,456	2%	529,370,000	4%
Arts, Entertainment, and Recreation	99,210	2%	169,699,000	1%
Information	58,919	1%	474,531,000	4%
Utilities	55,256	1%	112,048,000	1%
Farm	49,305	1%	86,741,000	1%
State Government	39,339	1%	440,844,000	3%
Federal, civilian	26,960	1%	354,265,000	3%
Management of Companies	22,725	0%	357,552,000	3%
Educational Services	21,434	0%	220,272,000	2%
Military	9,935	0%	144,642,000	1%
Forestry, Fishing, Agricultural Services	-	0%	37,807,000	0%

Earnings (000) - All Workers - Martin County, FL - 2001-2019



Worker Earnings

Earnings (000) - All Workers - Martin County, FL - 2001 -2019



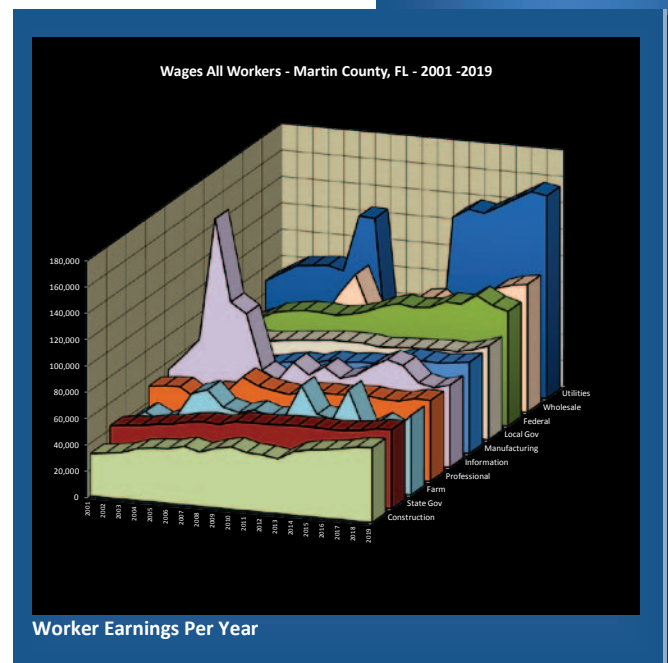
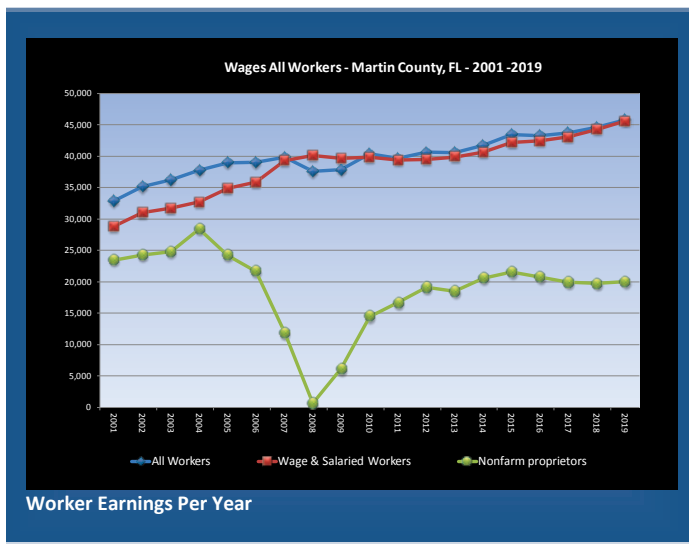
Earnings per Worker - Wages

Earnings per Worker are the estimate of the average annual earnings of the employees in each of the various industries, derived by dividing the total earnings by the total employment in each industry.

Nationally the Utilities Sector has the highest annual wage among the industries, which is also many times the case in a local economy. Usually, Retail Trade, Other Services, and Accommodations and Food Services are the lowest paid sectors.

The **Area %** is the percentage each industry's annual wage is of the average for the area.

Martin County, FL Wages All Workers	2019	Area %	USA	
			2019	Area %
All Workers	45,809		64,180	
Wage & Salaried Workers	45,617	100%	59,451	93%
Nonfarm proprietors	19,991	44%	35,281	55%
Utilities	153,916	336%	193,922	302%
Wholesale Trade	97,081	212%	92,590	144%
Federal, civilian	86,968	190%	123,051	192%
Local Government	71,281	156%	77,223	120%
Manufacturing	69,208	151%	87,452	136%
Information	62,348	136%	136,729	213%
Professional and Technical Services	61,193	134%	93,939	146%
Farm	60,423	132%	33,349	52%
State Government	59,968	131%	81,082	126%
Construction	56,738	124%	71,226	111%
Health Care and Social Assistance	55,246	121%	62,345	97%
Transportation and Warehousing	49,018	107%	57,674	90%
Management of Companies	46,283	101%	128,339	200%
Finance and Insurance	39,127	85%	82,070	128%
Other Services	38,256	84%	39,932	62%
Military	36,127	79%	74,328	116%
Administrative and Waste Services	35,700	78%	44,062	69%
Retail Trade	33,418	73%	38,405	60%
Arts, Entertainment, and Recreation	27,962	61%	34,886	54%
Accommodation and Food Services	26,445	58%	29,824	46%
Educational Services	21,498	47%	45,850	71%
Real Estate, Rental and Leasing	20,863	46%	33,956	53%
Forestry, Fishing, Agricultural Services	-	0%	38,418	60%
Mining	-	0%	152,860	238%



Total Personal Income

Total Personal Income (TPI) is defined as the "income received by, or on behalf of, all the residents of the area." There are three distinct ingredients to TPI: 1) Earnings by place of residence, 2) Dividends, Interest, and Rents (passive income), and 3) Government Transfers.

Earned income is the amount of money garnered by an individual through active work during the course of the year. It includes personal wages, salaries, and profits by proprietors. Earned income, for the purpose of calculating Total Personal Income, is derived from earnings by "place of residence" (the county from which individuals file their personal income tax), not "place of work."

Passive income includes money earned from investments, rentals, bank interest, and private retirement plans. It can be stock dividends or simply life insurance benefits. Data for passive income is mainly gathered from personal income tax filings. It cannot be assumed an area's economy benefits from high earnings in this component of the TPI, nor can it be presumed high earnings in this category are a result of the condition of a local economy.

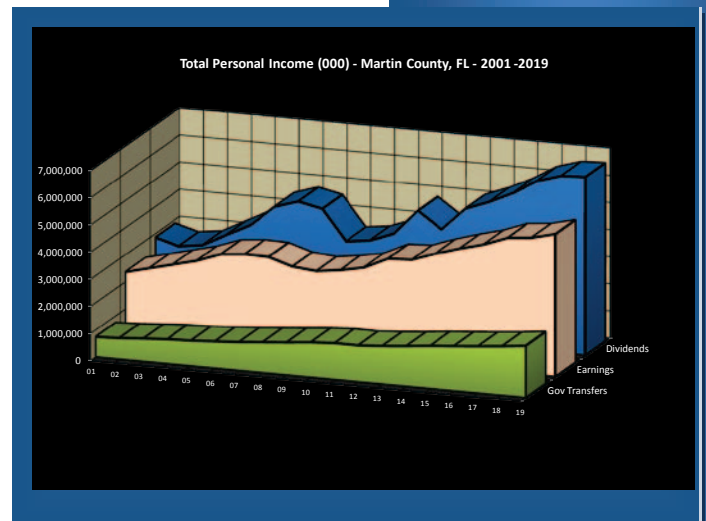
Government transfers are principally payments to individuals residing in the area from the various federal, state, and local government "entitlement" programs. The largest of these programs include 1) social security and disability programs, 2) medical payments (Medicare and Medicaid), 3) income maintenance (welfare), 4) unemployment compensation, and 5) veterans benefits.

From the ratio of the three components of Total Personal Income, certain characteristics of a local economy can be deduced. Typically, areas, which have government transfers greater than 20% of the TPI, have a high retirement population (Social Security & Medicare), a distressed economy (Medicaid and Income Maintenance), or a combination of both.

Areas in which Dividends, Interest, and Rents account for more than 22% of the TPI have a resident population which is affluent (well invested), a high retirement population, or both.

Typically, strong economies have greater than 70% of the TPI attributed to earnings and less than 12% for Government Transfers. More information regarding Government Transfers is included in Section 2.

Martin County, FL				
<u>Total Personal Income (000)</u>	<u>2019</u>	<u>Area %</u>	<u>USA</u>	<u>USA %</u>
Total Personal Income	13,748,480		18,542,262,000	
Dividends, Interest, Rents	6,581,417	48%	3,750,076,000	20%
Earnings By Residence	5,256,453	38%	11,667,012,000	63%
Government Transfers	1,910,610	14%	3,125,174,000	17%
<u>History of Percentage - Area</u>	<u>2019</u>	<u>2009</u>	<u>2001</u>	
Earnings By Residence	38%	37%	40%	
Dividends, Interest, Rents	48%	51%	48%	
Government Transfers	14%	11%	12%	
<u>History of Percentage - USA</u>	<u>2019</u>	<u>2009</u>	<u>2001</u>	
Earnings By Residence	63%	66%	68%	
Dividends, Interest, Rents	20%	20%	19%	
Government Transfers	17%	14%	13%	



Government Transfers

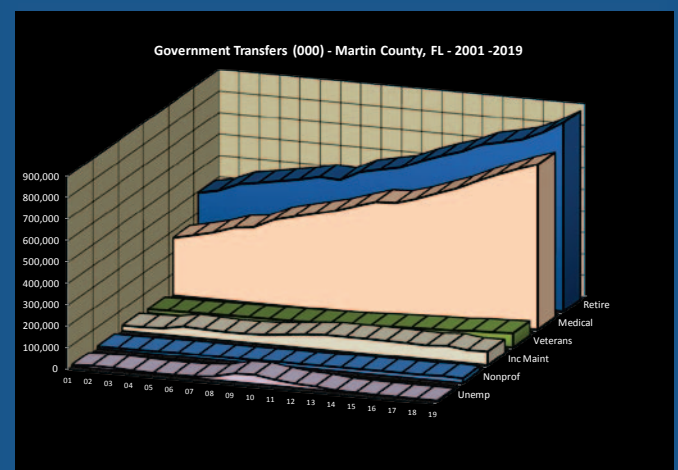
Government Transfers, also known as “entitlement” programs, have grown enormously in the United States over the last 25 years.

Typically Retirement and disability payments account for about half a local area’s transfers. Medical transfers, principally Medicare and Medicaid (medical assistance for the poor) represent the bulk of medical transfers. Income maintenance includes the nation’s “welfare programs” such as Food Stamps.

High percentages of Retirement and Medical payments indicate the presence of a large number of retirement age individuals. A high percentage of Income Maintenance indicates impoverishment.

The **Area %** denotes the percentage each line is of all government transfers.

Martin County, FL Government Transfers (000)				
	2019	Area %	2019	USA %
Total transfer payments	1,910,610		3,125,174,000	
Ret. & disab. insurance benefit payments	880,408	46.1%	1,065,612,000	34.1%
Medical payments	769,669	40.3%	1,425,049,000	45.6%
Veterans benefit payments	66,059	3.5%	130,890,000	4.2%
Income maintenance benefit payments	64,354	3.4%	268,682,000	8.6%
Nonprofit institutions	21,451	1.1%	43,803,000	1.4%
Unemployment insurance benefit payments	3,053	0.2%	28,075,000	0.9%



Government Transfers

Per Capita Government Transfers

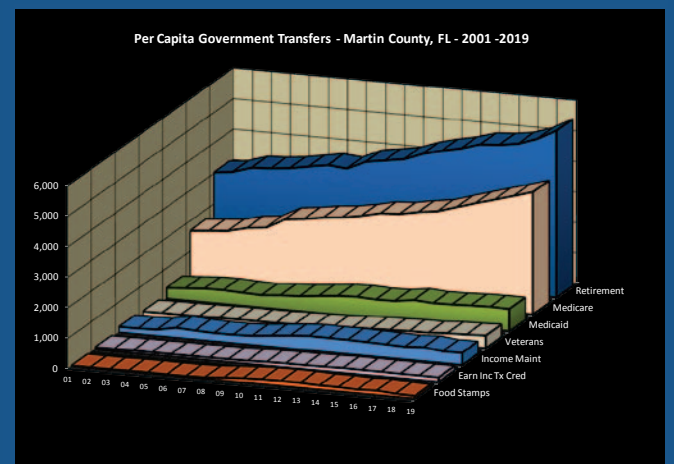
To better determine the relative impact Government Transfers have on the local area, the per capita amount for each transfer has been determined. Medicare and Medicaid are the two largest components of Medical transfers and are listed separately.

Food Stamps and Family Assistance are the two best known components of Income Maintenance and are shown separately. Retirement is principally social security payments.

If your area exceeds of the nation, then the area is receiving a greater percentage of transfers for the category than the national norm.

When this occurs, Government Transfers can be considered a Primary Industry if the amount of money flowing into the area exceeds that which is extracted by way of taxation.

Martin County, FL Per Capita Government Transfers	2019 Area	2019 USA
Retirement & Disability	5,468	3,246
Medicare	4,009	2,388
Medicaid	730	1,909
Veterans	410	399
Income Maintenance	400	819
Earn Inc Tx Cred	147	210
Food Stamps	90	167
Unemployment	19	86
Farm Payments	4	66



Per Capita Government Transfers

Primary Industries % of Impact

Local economies grow and expand in direct proportion to the amount of money being imported to the area. After it enters the economy, it is mixed and churned, going from business to business, person to person, until it is finally consumed and leaves the area.

Money is principally imported to an area by way of the “primary” or contributory industries located in the economy. These businesses sell their goods or services outside the area, thus importing money to the area.

Typically between 5% and 10% of the businesses in a community are primary in nature. The balance of the businesses is “consumptive” and feed upon the money imported by the contributory businesses.

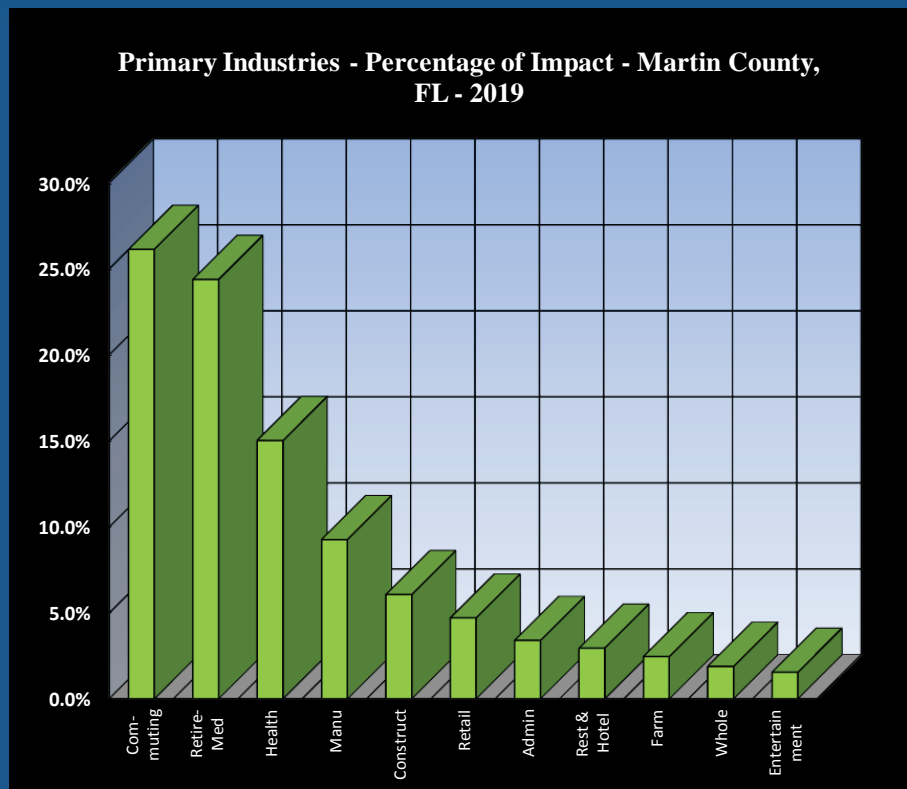
Additionally, government entitlement programs can be contributory to an area if the money being sent to a community for welfare, Medicare or Medicaid, or retirement benefits exceeds the amount be extracted by way of taxation.

Outbound commuters can account for a portion of imported, primary money to “bedroom” communities in which there are insufficient employment opportunities for the residents.

If the amount of money earned by outbound commuters (inbound money) is greater than the amount of money earned by inbound commuters (outbound money), then there is a net gain to the area.

However, being dependent upon other areas for employment places the area in a precarious economic position as it is dependent upon the other communities for job creation. Please see Section 1-22 Commuting.

The graph shows an estimate of the contribution each sector has upon the area economy.



Construction Worker Earnings

Within the construction industry, there are three sub-sectors. Heavy contractors are principally involved in the construction of large projects such as roadways, bridges, office buildings, or factories. A spike upward in worker earnings in this sub-sector reflects the impact of such.

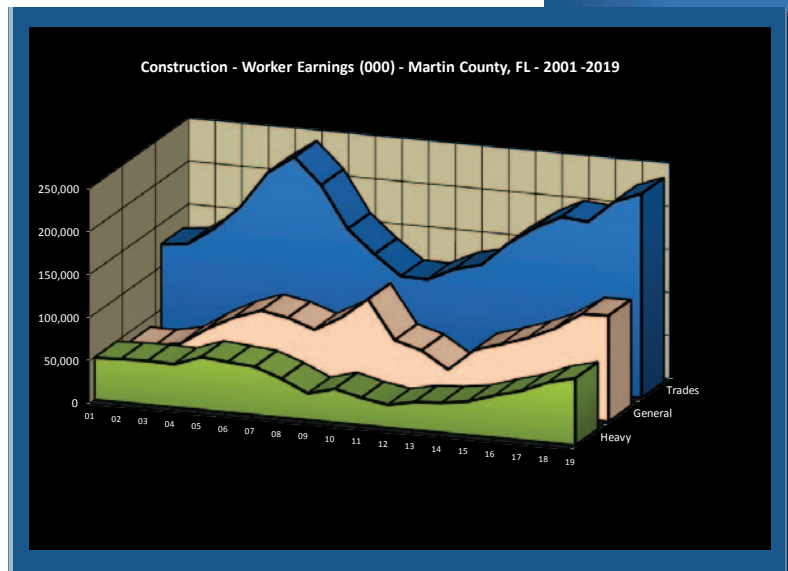
General contractors are mainly homebuilders, but also construct small commercial or apartment buildings, and do renovation of existing structures.

Special trade contractors typically are subcontractors for both heavy and general contractors.

Known as the “trades,” they do most of the actual work on construction projects. Ranging from earthmovers to plumbers to carpet layers to roofers, special trade contractors usually account for more than half of the earnings in the construction industry.

Many special trade contractors are sole proprietors.

Martin County, FL Construction - Worker Earnings (000)				
	2019	Area %	2019	USA %
Total Earnings	439,378		803,607,000	
Special Trade Contractors	237,715	54%	481,398,000	60%
General Contractors	123,471	28%	214,166,000	27%
Heavy Contractors	78,192	18%	108,043,000	13%



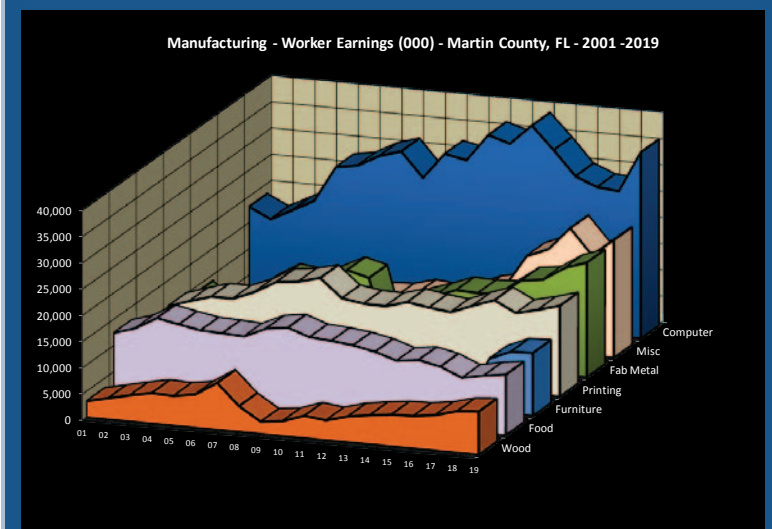
Manufacturing Earnings

The manufacturing sector is divided into two groups, durable and nondurable goods. Durable goods, like their name suggests, are designed to last for a long period of time (minimum of three years). Automobiles, machinery, computers, and washing machines are durable goods. Nondurable goods typically have a short life span and are quickly consumed. Food, plastic cups, paper, and clothing are examples. Wages paid in durable goods are typically much higher than nondurable goods.

Manufacturing is composed of multiple sub-sectors. Since there are so many sub-sectors, data suppression is frequent. Oftentimes in a local economy, one large employer might dominate a particular category. As a result, the data for that category is withheld. While the data is suppressed on the category level, the earnings for the suppressed categories are included in the Total Earnings.

The **Area %** denotes the percentage each category is of the total earnings in manufacturing. Due to data suppression, this column might not total 100%.

Martin County, FL Manufacturing - Worker Earnings (000)		2019	Area %	2019	USA %
Total Earnings		269,150		1,186,739,000	
Durable goods manufacturing		222,928	83%	766,077,000	65%
Nondurable goods manufacturing		46,222	17%	420,662,000	35%
Computer and electronic product		35,501	13%	159,964,000	13%
Miscellaneous		22,433	8%	62,592,000	5%
Fabricated metal product		21,839	8%	110,979,000	9%
Printing and related support activities		17,293	6%	27,714,000	2%
Furniture and related product		11,988	4%	23,753,000	2%
Food		11,548	4%	106,490,000	9%
Wood product		8,229	3%	26,880,000	2%
Machinery		7,788	3%	103,430,000	9%
Textile product mills		7,488	3%	6,237,000	1%
Nonmetallic mineral product		6,695	2%	33,125,000	3%
Electrical equipment and appliance		5,442	2%	39,643,000	3%
Motor vehicle		5,140	2%	82,199,000	7%
Chemical		3,772	1%	129,000,000	11%
Plastics and rubber products		3,617	1%	51,939,000	4%
Leather and allied product		6	0%	1,646,000	0%
Textile mills		2	0%	6,428,000	1%
Primary metal		-	0%	34,877,000	3%
Transportation equip less motor veh		-	0%	88,635,000	7%
Beverage and tobacco product		-	0%	20,876,000	2%
Apparel		-	0%	6,685,000	1%
Paper		-	0%	34,114,000	3%
Petroleum and coal products		-	0%	29,533,000	2%



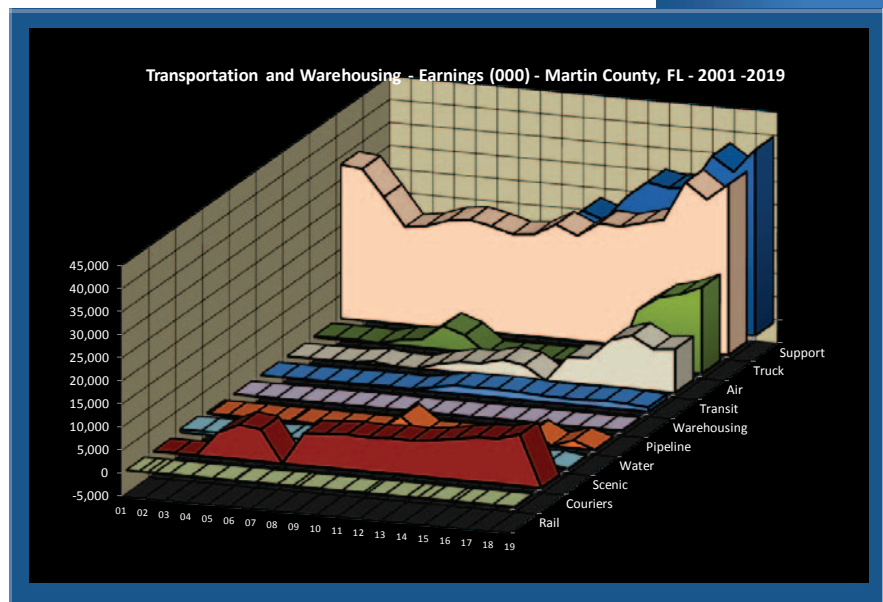
Transportation and Warehousing – Worker Earnings

The Transportation and Warehousing sector includes industries providing transportation of passengers and cargo, warehousing and storage for goods, scenic and sightseeing transportation, and support activities related to modes of transportation. Establishments in these industries use transportation equipment or transportation related facilities as a productive asset.

The modes of transportation are air, rail, water, road, and pipeline. The Transportation and Warehousing sector distinguishes three basic types of activities: sub-sectors for each mode of transportation, a sub-sector for warehousing and storage, and a sub-sector for establishments providing support activities for transportation.

The **Area %** denotes the percentage each group or category is of the total earnings in this sector.

Martin County, FL Transportation and Warehousing - Earnings (000)				
	2019	Area %	2019	USA %
Total Earnings	119,456		529,370,000	
Support activities for transportation	40,366	34%	67,957,000	13%
Truck transportation	36,952	31%	158,581,000	30%
Air transportation	18,750	16%	67,213,000	13%
Transit and ground passenger transportation	9,450	8%	49,154,000	9%
Warehousing and storage	953	1%	64,484,000	12%
Pipeline transportation	6	0%	43,034,000	8%
Water transportation	1	0%	1	0%
Scenic and sightseeing transportation	-	0%	2,096,000	0%
Couriers and messengers	-	0%	45,719,000	9%
Rail transportation	(28)	0%	23,030,000	4%



Retail Trade Earnings

The Retail Trade sector comprises establishments engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The retailing process is the final step in the distribution of merchandise; retailers are, therefore, organized to sell merchandise in small quantities to the general public.

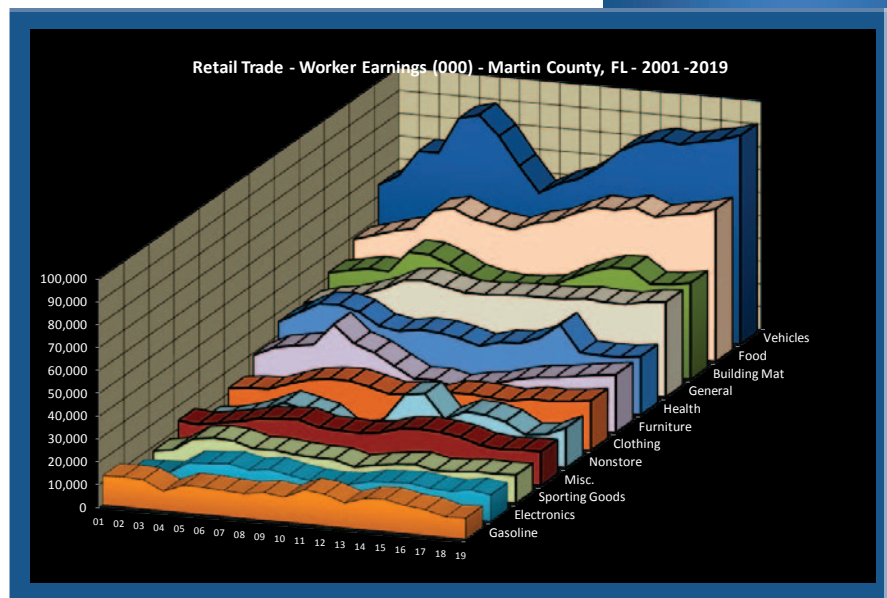
Retail Trade is divided into multiple sub-sectors. The sub-sectors reflect the purchasing trends or habits of the individuals.

Non-store retailers sell their goods via mail/telephone orders or the internet. Their marketplace is typically not the local area and could be “worldwide.”

As a result, this sub-sector is typically “primary” in nature, importing wealth to the area. Virtually all other Retail Trade sub-sectors are consumptive in nature.

The **Area %** denotes the percentage each category is that of the total earnings in this sector.

Martin County, FL Retail Trade - Worker Earnings (000)				
	2019	Area %	2019	USA %
Total Earnings	381,033		732,937,000	
Motor vehicle and parts dealers	91,414	24%	140,576,000	19%
Food and beverage	66,929	18%	115,626,000	16%
Building material and garden supply	42,342	11%	60,472,000	8%
General merchandise	41,705	11%	97,400,000	13%
Health and personal care	25,633	7%	56,186,000	8%
Furniture and home furnishings	25,424	7%	25,199,000	3%
Clothing and clothing accessories	21,780	6%	44,636,000	6%
Nonstore retailers	17,607	5%	61,321,000	8%
Miscellaneous store retailers	14,990	4%	41,618,000	6%
Sporting goods, hobby, book and music	12,381	3%	18,760,000	3%
Electronics and appliance	11,615	3%	30,115,000	4%
Gasoline stations	9,213	2%	41,028,000	6%



Finance and Insurance - Worker Earnings

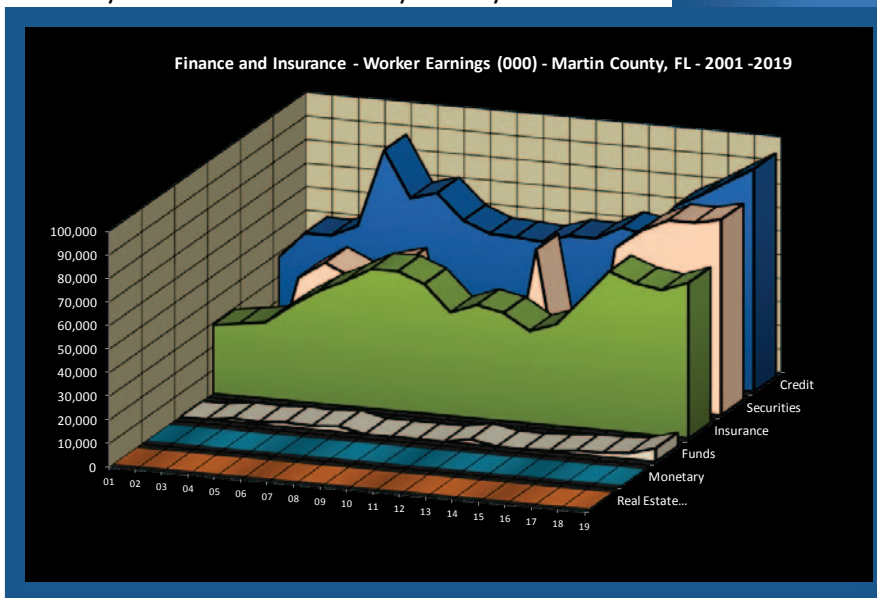
The Finance and Insurance sector comprises establishments primarily engaged in financial transactions and/or in facilitating financial transactions.

Three principal types of activities are identified: 1. Raising funds by taking deposits and/or issuing securities and, in the process, incurring liabilities. 2. Pooling of risk by underwriting insurance and annuities. 3. Providing specialized services facilitating or supporting financial intermediation, insurance, and employee benefit programs.

This sector tends to mix or churn the money within a local economy. Many times insurance carriers are “primary” in nature.

The **Area %** denotes the percentage of earnings the category is of the total earnings in this industry.

Martin County, FL Finance and Insurance - Worker Earnings (000)				
	2019	Area %	2019	USA %
Total Earnings	249,199		899,452,000	
Credit intermediation and related activities	94,624	38%	299,450,000	33%
Securities, commodity contracts, investments	82,953	33%	275,205,000	31%
Insurance carriers and related activities	65,948	26%	308,080,000	34%
Funds, trusts, and other financial vehicles	5,674	2%	13,695,000	2%
Monetary authorities - central bank	-	0%	3,022,000	0%



Real Estate Earnings

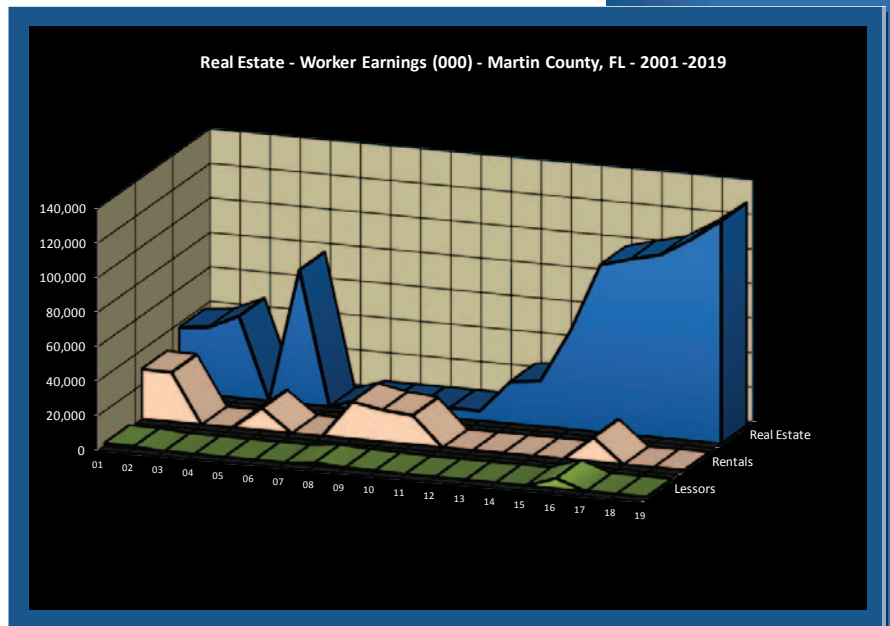
The Real Estate and Rental and Leasing sector comprises establishments primarily engaged in renting, leasing, or otherwise allowing the use of tangible or intangible assets, and establishments providing related services. The major portion of this sector comprises establishments that rent, lease, or otherwise allow the use of their own assets by others.

This sector also includes establishments primarily engaged in managing real estate for others, selling, renting and/or buying real estate for others, and appraising real estate.

A high percentage of individuals working in real estate are sole proprietors.

The **Area %** denotes the percentage of earnings the category is of the total earnings in this industry.

<u>Martin County, FL</u>	<u>2019</u>	<u>Area %</u>	<u>2019</u>	<u>USA %</u>
Real Estate - Worker Earnings (000)				
Total Earnings	155,995		333,378,000	
Real estate	129,138	83%	259,135,000	78%
Rental and leasing services	-	0%	71,135,000	21%
Lessors of nonfinancial intangible assets	-	0%	3,108,000	1%



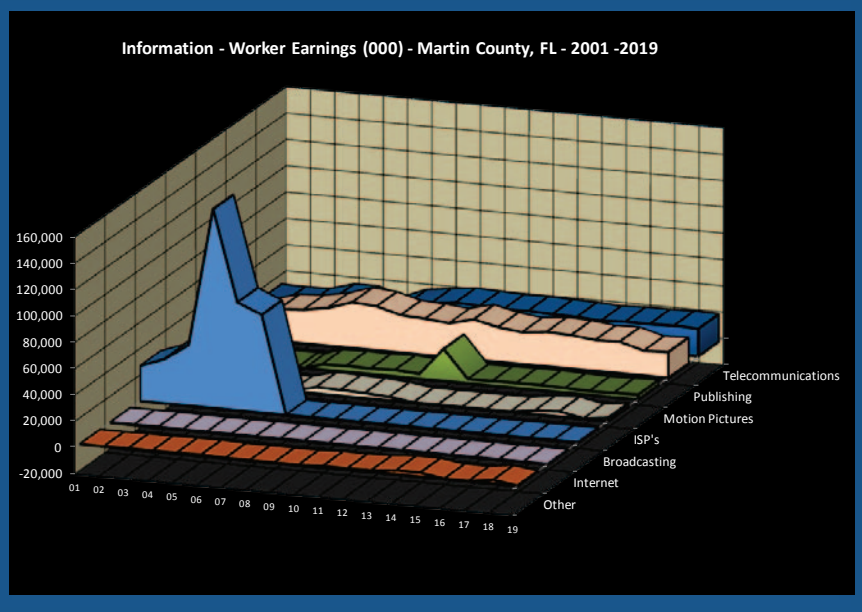
Information Services – Worker Earnings

The Information sector comprises establishments engaged in the following processes: (a) producing and distributing information and cultural products, (b) providing the means to transmit or distribute these products as well as data or communications, and (c) processing data.

The main components of this sector are the publishing industries, including software publishing, and both traditional publishing and publishing exclusively on the Internet; the motion picture and sound recording industries; the broadcasting industries, including traditional broadcasting and those broadcasting exclusively over the Internet; the telecommunications industries; the industries known as Internet service providers and Web search portals, data processing industries, and the information services industries.

The **Area %** denotes the percentage of earnings the category is of the total earnings in this industry.

<u>Martin County, FL</u>	<u>2019</u>	<u>Area %</u>	<u>2019</u>	<u>USA %</u>
Information - Worker Earnings (000)				
Total Earnings	58,919		474,531,000	
Telecommunications	21,037	36%	86,566,000	18%
Publishing industries, except Internet	19,610	33%	123,301,000	26%
Motion picture and sound recording industries	3,607	6%	42,301,000	9%
ISPs, search portals, and data processing	2,378	4%	55,262,000	12%
Broadcasting, except Internet	-	0%	90,115,000	19%
Internet publishing and broadcasts	-	0%	-	0%
Other information services	-	0%	76,986,000	16%



Healthcare – Worker Earnings

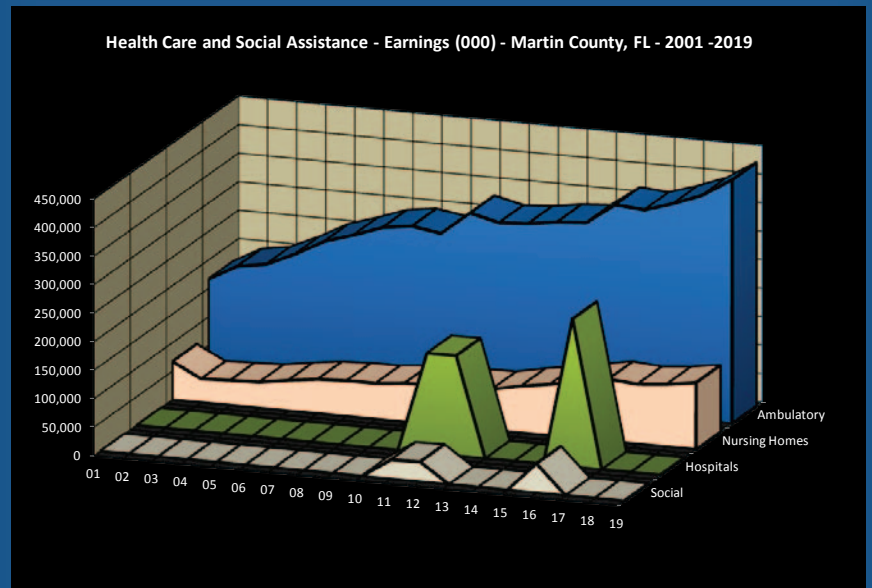
The Health Care and Social Assistance sector comprises establishments providing health care and social assistance for individuals. The sector includes both health care and social assistance because it is sometimes difficult to distinguish between the boundaries of these two activities.

The services provided by establishments in this sector are delivered by trained professionals. All industries in the sector share this commonality of process, namely, labor inputs of health practitioners or social workers with the requisite expertise. Many of the industries in the sector are defined based on the educational degree held by the practitioners included in the industry.

Data suppression is common for “Hospitals” if there is one major hospital in an area. Additionally, a hospital owned by local or state government is not included in this sector but in the Government sector.

The **Area %** denotes the percentage of earnings the category is of the total earnings in this industry.

<u>Martin County, FL</u>	<u>2019</u>	<u>Area %</u>	<u>2019</u>	<u>USA %</u>
Health Care and Social Assistance - Earnings (000)				
Total Earnings	886,923		1,439,650,000	
Ambulatory health care services	427,480	48%	703,769,000	49%
Nursing and residential care facilities	117,143	13%	147,676,000	10%
Hospitals	-	0%	439,848,000	31%
Social assistance	-	0%	148,357,000	10%



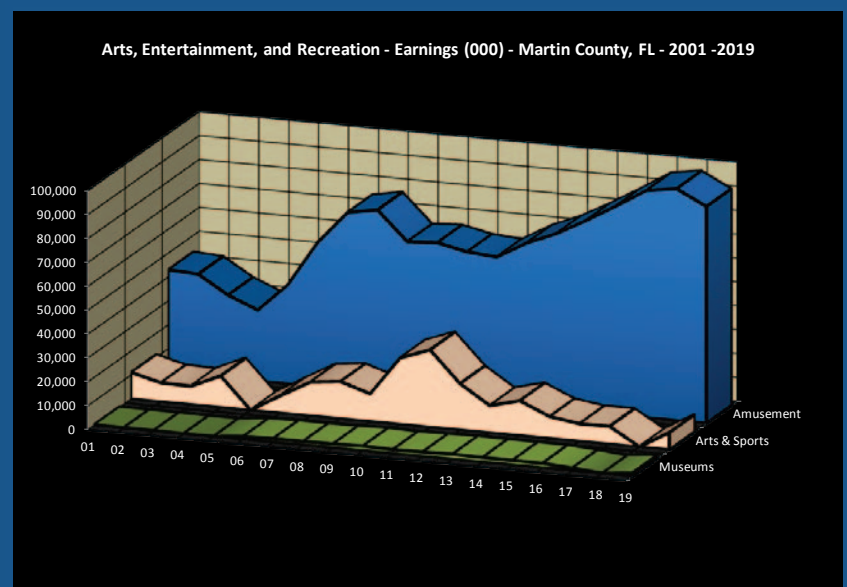
Arts and Entertainment – Worker Earnings

The Arts, Entertainment, and Recreation sector includes a wide range of establishments that operate facilities or provide services to meet varied cultural, entertainment, and recreational interests of their patrons.

This sector comprises (1) establishments that are involved in producing, promoting, or participating in live performances, events, or exhibits intended for public viewing; (2) establishments that preserve and exhibit objects and sites of historical, cultural, or educational interest; and (3) establishments that operate facilities or provide services that enable patrons to participate in recreational activities or pursue amusement, hobby, and leisure-time interests.

The **Area %** denotes the percentage of earnings the category is of the total earnings in this industry.

<u>Martin County, FL</u>	<u>2019</u>	<u>Area %</u>	<u>2019</u>	<u>USA %</u>
Arts, Entertainment, and Recreation - Earnings (000)				
Total Earnings	99,210		169,699,000	
Amusement, gambling, and recreation	90,745	91%	64,051,000	38%
Performing arts and spectator sports	7,143	7%	97,715,000	58%
Museums, historical sites, zoos, and parks	1,322	1%	7,933,000	5%



Arts and Entertainment - Worker Earnings

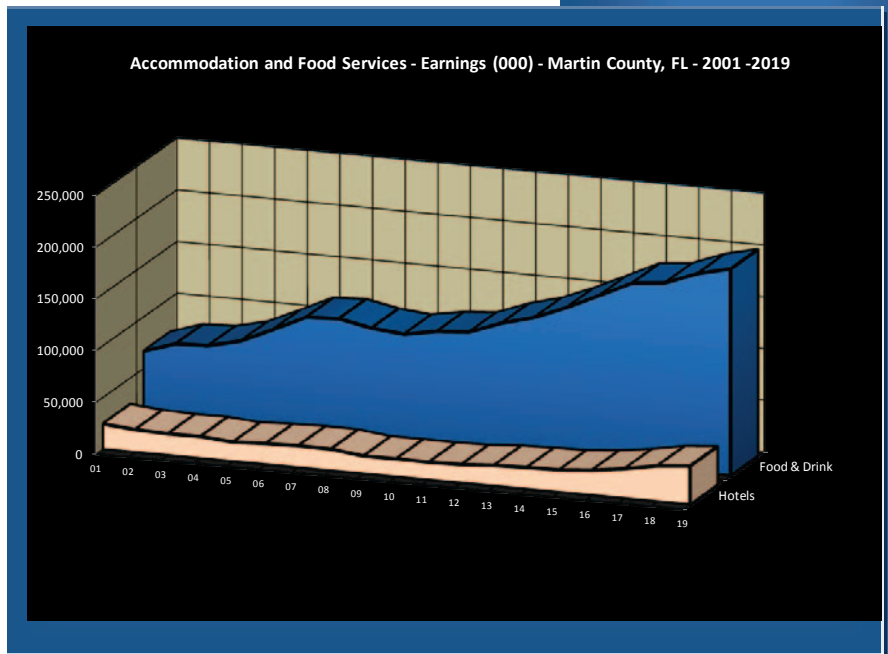
Accommodations and Food Services

The Accommodation and Food Services sector comprises establishments providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption.

The sector includes both accommodation and food services establishments because the two activities are often combined at the same establishment. Excluded from this sector are civic and social organizations; amusement and recreation parks; theaters; and other recreation or entertainment facilities providing food and beverage services.

The **Area %** denotes the percentage of earnings the category is of the total earnings in this industry.

<u>Martin County, FL</u>	<u>2019</u>	<u>Area %</u>	<u>2019</u>	<u>USA %</u>
Accommodation and Food Services - Earnings (000)				
Total Earnings	237,421		455,918,000	
Food services and drinking places	200,032	84%	353,065,000	77%
Accommodation	37,389	16%	102,853,000	23%



Other Services – Worker Earnings

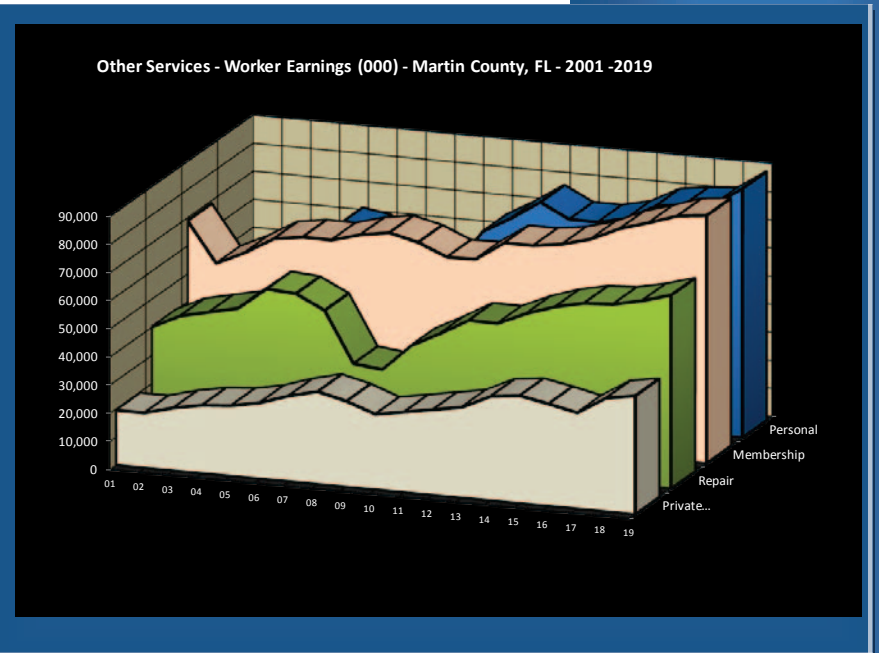
The Other Services (except Public Administration) sector comprises establishments engaged in providing services not specifically provided for elsewhere in the classification system.

Establishments in this sector are primarily engaged in activities, such as equipment and machinery repairing, promoting or administering religious activities, grant making, advocacy, and providing dry-cleaning and laundry services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services.

Private households that engage in employing workers on or about the premises in activities primarily concerned with the operation of the household are included in this sector.

The **Area %** denotes the percentage of earnings the category is of the total earnings in this industry.

Martin County, FL Other Services - Worker Earnings (000)	2019	Area %	2019	USA %
Total Earnings	287,877		469,162,000	
Personal and laundry services	88,672	31%	139,446,000	30%
Membership associations and organizations	88,206	31%	174,788,000	37%
Repair and maintenance	68,857	24%	131,977,000	28%
Private households	42,142	15%	22,951,000	5%



Government – Worker Earnings

Nationally, government workers account for approximately 17% of all worker earnings. While virtually all local economies have at least a small presence of federal and state workers, areas which have a high percentage of either typically benefit economically. Usually state and federal government pay a wage higher than an area's average wage.

Local government typically includes county, city, and school employees along with most regional governments.

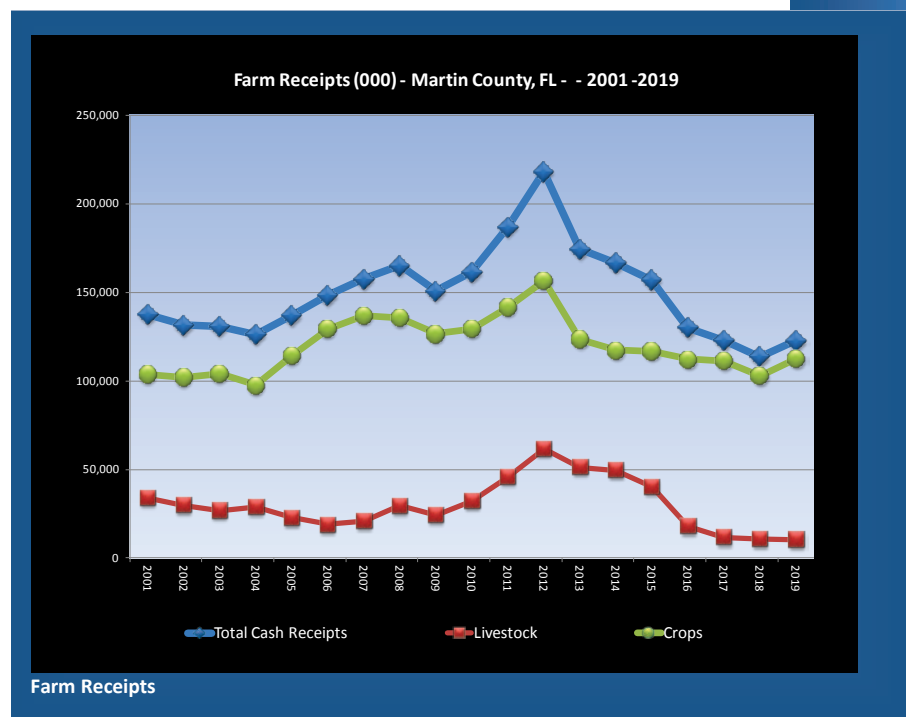
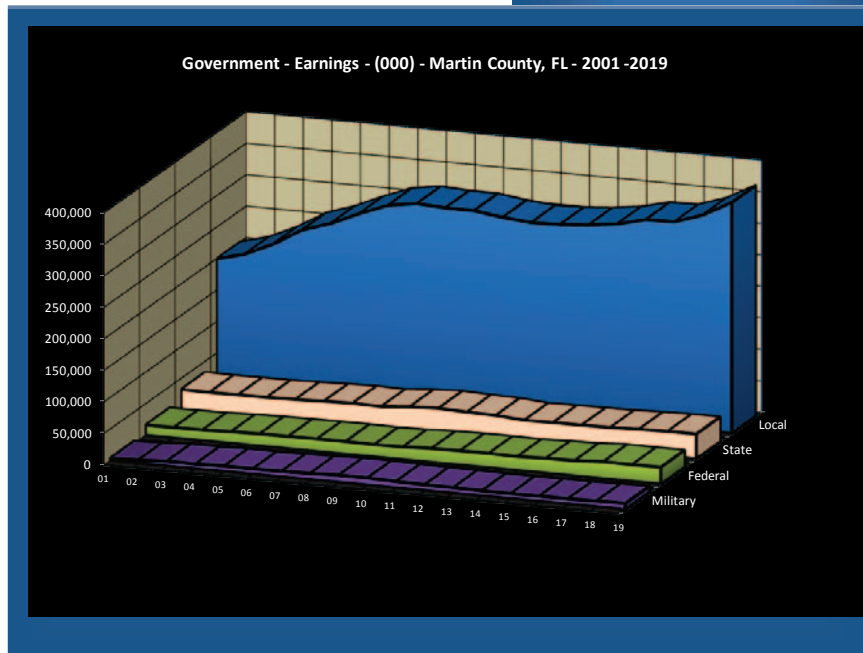
The **Area %** denotes the percentage each line is of all government earnings.

Farm Receipts

Even though most metropolitan areas are "urbanized," there is still some agricultural activity in most areas.

The graph shows the gross agricultural receipts for livestock and crops (\$000).

Martin County, FL Government - Earnings - (000)		2019	Area %	2019	USA %
All Government		442,762		2,057,482,000	
Local		366,528	83%	1,117,731,000	54%
State		39,339	9%	440,844,000	21%
Federal Civilian		26,960	6%	354,265,000	18%
Military		9,935	2%	144,642,000	7%



Residential Building Permits

Beginning in early 2003, an anomalous residential construction boom occurred in the United States.

It was caused by providing mortgage financing to individuals incapable of repayment and drove new residential construction starts to levels far beyond normal market absorption.

Some communities constructed new housing at a rate three times that of prior years, many of which were built on speculation.

Since “demand” for housing increased significantly (created by irresponsible financing), there was a rapid escalation of costs (sale price), with “property values” increasing 15% - 20% per year in some areas. This encouraged speculative buyers to enter the marketplace, many of which intended to “flip” the property prior to closing.

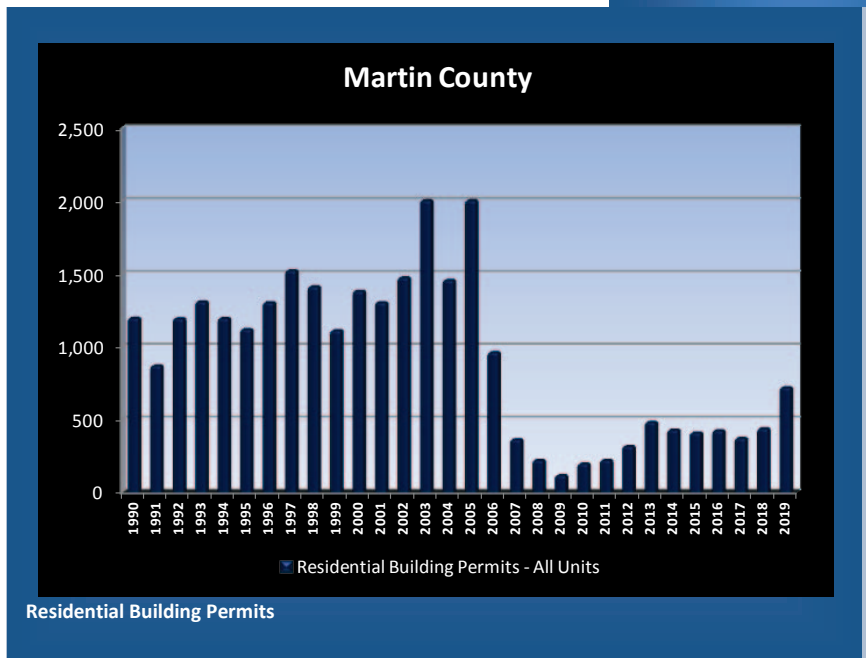
The entire residential marketplace, built upon a “house of cards,” began to collapse in late 2006 as a large portion of the new home buyers began to default on their mortgages. Millions of homes fell into foreclosure and in some areas property values fell by 50% in just a two year period.

In 2008, the national government spent half a trillion dollars to “bailout” residential lenders and the nation fell into a recession. In many areas, the residential construction marketplace did not recover to pre-boom levels (2002) until 2014.

The graph shows the reported residential building permits for Martin County, FL (including cities) from 1990 through 2019 (U.S. Bureau of Census).

If there is not a sharp decline in permits between 2006 and 2008, it is likely the county did not participate in speculative home construction.

However, virtually all areas had decline as a result of the recession.



Commuting

A contained economy is one in which a preponderance of the people live and work, earn and spend.

Commuting patterns between and among counties define the geography of a local economy. For the most part, if 75% of the people who live in a county work in the county and if 75% of the people who work in a county live in the county, then the county has a relatively “contained” economy.

Two or more counties which share commuters are joined economically.

The following graphs provide the “worker flow” for Martin County as provided by the Bureau of Census based upon data collected by the American Community Survey, circa 2015 and the Bureau of Economic Analysis for 2002 to 2019.

Money flows among commuting counties. When outbound commuters return to the resident county, money is imported to the resident county.

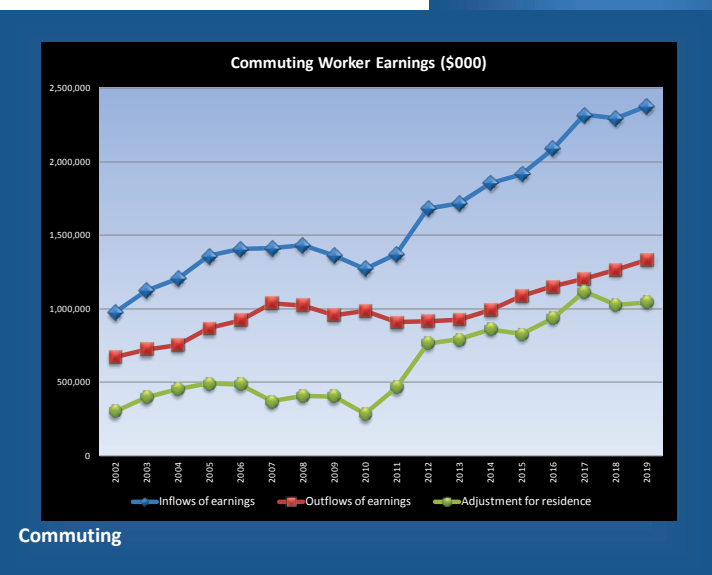
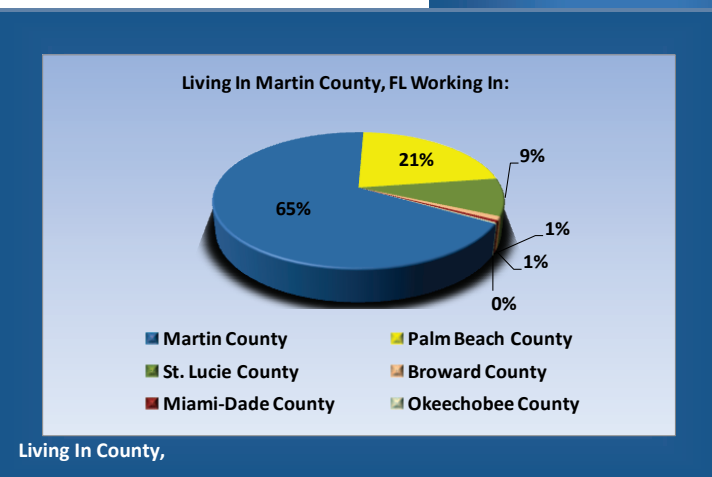
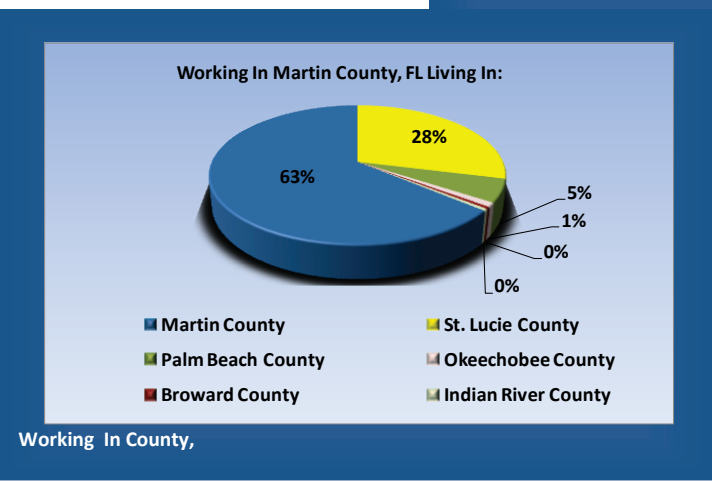
Conversely, when inbound workers return to their resident county, money leaves (outbound money) the county in which they worked.

The graph *Commuting Worker Earnings* is an estimate of the “inflow” of money (outbound commuters) and the “outflow” of money (inbound commuters) earned by commuting workers.

If “inflow” exceeds “outflow” (Adjustment for Residence), then more money is brought into the area than what is being extracted.

The reverse also occurs. When inbound commuters take more money to their county than what is being imported, then the flow of money is negative. This occurs frequently in counties which have a large number of employment opportunities, drawing workers from other counties.

If 75% or more of the resident population is working in their county, this is not a concern. If it is less than 75%, attention should be given to discover why more residents are not working in their home county.



Section 2

Level of the Economy

Section 1 statistically and visually identified the elements of the economy relating to each industry's proportion of contribution, growth, and consistency. Section 2 examines the level of the economy as it pertains to growth in "quality and size" relative to the people living and working in the area. In this Section, Martin County is statistically compared to Florida, the nation, and the ten strongest and weakest Metropolitan Areas in the United States.

POLICOM Corporation ranks the 384 Metropolitan areas and the 543 Micropolitan areas for "Economic Strength." Economic Strength is the *"long term tendency for an area to consistently grow in both size and quality."*

After determining the strongest and weakest areas, the characteristics of each are studied. Some of the results of that study are included in this Section as the averages for the **ten strongest** and the **ten weakest** economies are used for comparison.¹

To visually compare the growth of the Martin County economy of the area to the rest of the nation, much of the data is **"factored."** This simply means the data for all the areas is statistically brought to a common denominator for direct visual comparison. All areas can be compared, apples to apples, on the same graph.

Some of the data is adjusted for inflation prior to the factoring process (CPI). Earnings and wages are brought to the value of the 2019 dollar, then the growth percentages are calculated, then the data is factored. The year "2002" serves as the basis year. All areas begin at 100 at this point. Where they wind up is determined by their respective percentage increase. This process is similar to the start of a track race. Every runner begins at the same spot. By factoring the data, direct, visual comparisons can be made.

384 Metropolitan Areas 2021 Ten Strongest Metropolitan Areas

1	Seattle-Tacoma-Bellevue, WA (MSA)
2	Austin-Round Rock-Georgetown, TX (MSA)
3	San Jose-Sunnyvale-Santa Clara, CA (MSA)
4	Nashville-Davidson-Murfreesboro, TN (MSA)
5	Salt Lake City, UT (MSA)
6	Charlotte-Concord-Gastonia, NC-SC (MSA)
7	Raleigh-Cary, NC (MSA)
8	Charleston-North Charleston, SC (MSA)
9	Boise City, ID (MSA)
10	Sioux Falls, SD (MSA)

2021 Ten Weakest Metropolitan Areas

375	Gadsden, AL (MSA)
376	Bay City, MI (MSA)
377	Wichita Falls, TX (MSA)
378	Anniston-Oxford, AL (MSA)
379	Parkersburg-Vienna, WV (MSA)
380	Rocky Mount, NC (MSA)
381	Weirton-Stebenville, WV-OH (MSA)
382	Danville, IL (MSA)
383	Beckley, WV (MSA)
384	Pine Bluff, AR (MSA)

543 Micropolitan Areas 2021 Ten Strongest Micropolitan Areas

1	Bozeman, MT (McrSA)
2	Heber, UT (McrSA)
3	Vineyard Haven, MA (McrSA)
4	Breckenridge, CO (McrSA)
5	Jackson, WY-ID (McrSA)
6	Ellensburg, WA (McrSA)
7	Edwards, CO (McrSA)
8	Hood River, OR (McrSA)
9	Kapaa, HI (McrSA)
10	Red Bluff, CA (McrSA)

2021 Ten Weakest Micropolitan Areas

534	Portales, NM (McrSA)
535	Kennett, MO (McrSA)
536	Las Vegas, NM (McrSA)
537	Hope, AR (McrSA)
538	Magnolia, AR (McrSA)
539	Fitzgerald, GA (McrSA)
540	Indianola, MS (McrSA)
541	Clarksdale, MS (McrSA)
542	Eufaula, AL-GA (McrSA)
543	Helena-West Helena, AR (McrSA)

Categories Examined:

Annual Earnings Per Worker - Wages
CPI Adjusted Wages
% of Gain of the Wages
CPI Factored Wages
Factored Comparisons – Population, Earnings, Employment
Population – Factored Comparisons
Earnings – CPI Factored
Employment – Factored
Per Capita Personal Income – CPI Factored
Government Transfers
Area Rankings

¹ For the Economic Strength Rankings for all Metropolitan and Micropolitan areas please go to www.policom.com.

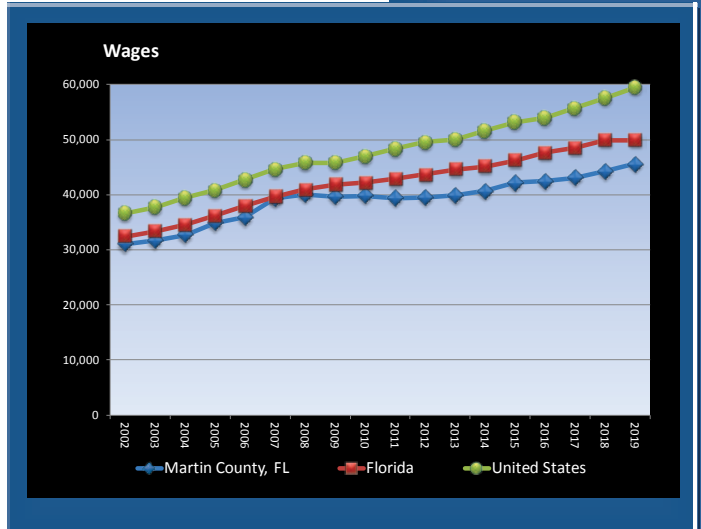
Annual Earnings per Worker (Wages)

One of the best means to measure the “quality” of a local economy is to examine the growth in the Annual Earnings per Worker (Wages). The annual earnings by people in an area, and respective growth, establish the level of their “standard of living.” How much money they earn each year determines the quality of their housing, the food they eat, the amount of taxes they can pay, and the size of their savings or retirement account.

Earl Nightingale, the famous writer and philosopher, was fond of saying, “there is nothing more important than money... for those things for which money is intended.”

Since the amount of money people are paid each year, for the vast majority of the people, determines their lifestyle and standard of living, the annual earnings per worker will be examined thoroughly for the area.

The graph shows the annual Wages for Martin County, the State of Florida, and the nation.



CPI Adjusted Annual Wages

The previous graph showed the actual Wages for the area. While the growth trend could be visualized, it is difficult from that graph to identify relative improvement in Wages. Due to inflation over the years, the value of the earnings in 2019 is different from the value in previous years. If an area gained 3% in one year while inflation was 5%, the value of the Wages, or quality of the growth, actually declined.

To determine if the quality of the economy has grown, Wages need to be adjusted for inflation. Using published inflation information provided by the Bureau of Economic Analysis, the Wages for each year were brought to the value of the 2019-dollar.

By adjusting for inflation, we can determine if the quality of the economy has actually improved over the course of time. The graph shows the actual Wages along with the CPI Adjusted Wages.

The adjusted line shows the “real” growth in the quality of the economy relative to inflation. Note whether or not the area’s adjusted wage in 2019 is higher than the 2002 level.



% the Area Wage Is of ...

Having now determined if the quality of the economy has improved, stayed the same, or declined, based upon the CPI-Wages, it is important to discover if this pattern is unusual, good, or bad relative to rest of the nation. Has the quality of the growth in Martin County gained or lost ground relative to the state or the nation?

Since the cost of living varies among areas in the country, comparing the actual Wages is not statistically valid. An individual earning \$40,000 per year in a rural county in Kansas has much more purchasing power than an individual earning the same amount of money living in New York City. Therefore, other methods are used to make comparisons.

The first method of comparison is to calculate the percentage the Martin County unadjusted Wages are of the State of Florida and the USA. For each year, Wages were divided by the Wages for Florida and the nation. As an example, if the area's Wages for 2019 were \$35,000 and the state's Wages were \$39,800, the percentage of the area's Wages of the state's would be 91%.

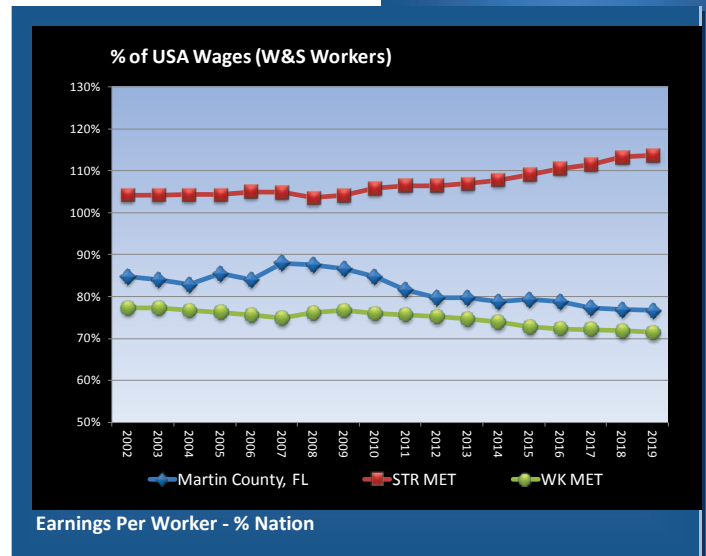
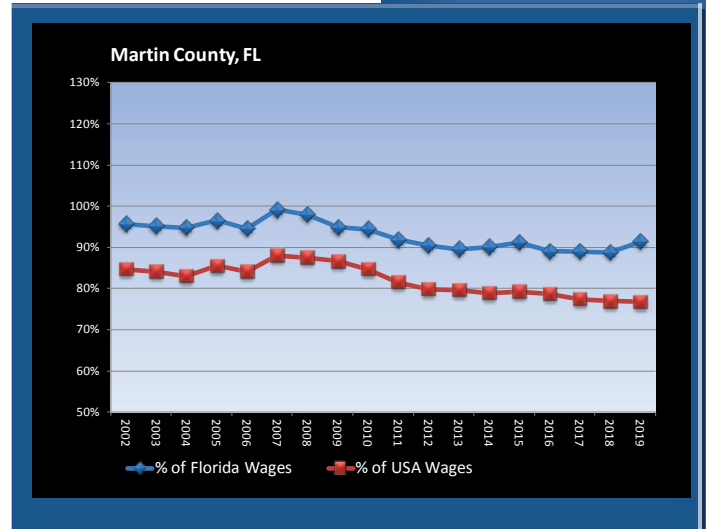
By doing this calculation for all of the years, a pattern or trend can be determined. The question is: "Has the quality of the economy gained or lost versus the state or nation?"

If, in one year, the area's Wages were 80% of the nation's, and the next year they were 82%, the area gained against the nation. However, if the following year the area's Wages were 78% of the nation, then it declined relative to the nation.

The first graph shows the percentage the Martin County average Wage is of Florida and the USA for each year.

The second graph shows the percentage the Wages are of the USA along with the average of the ten strongest and ten weakest Metropolitan Area economies.

Each time the line goes up, the area gained, when it goes down, it lost.



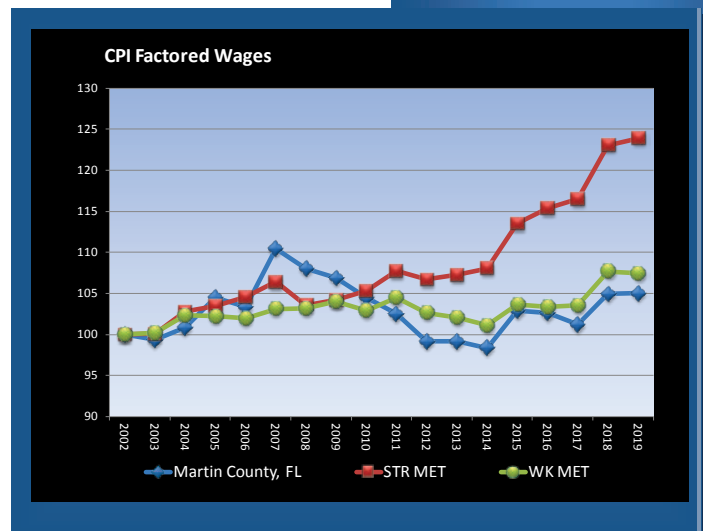
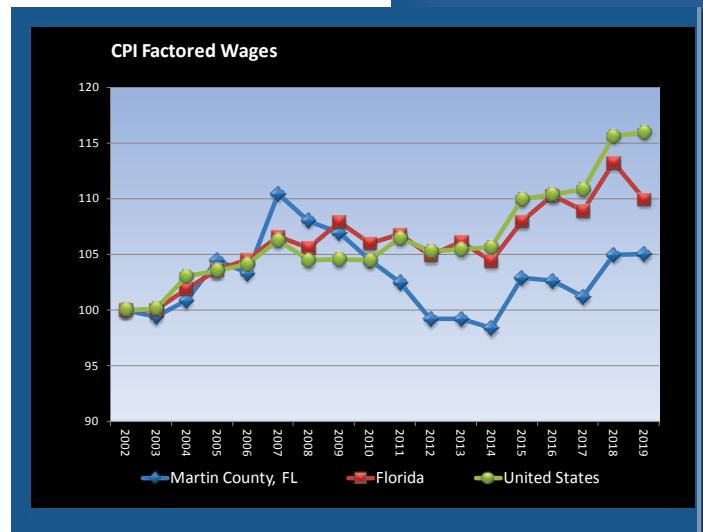
CPI Factored Wages

Finding the percentage the area's Wages are of Florida and the nation is one method to determine the relative growth or decline of the quality of the economy. A second method is to review the CPI Factored Wages. (See "Factored Data" in the beginning of this Section for an explanation of this concept.)

By factoring the inflation adjusted Wages for each area, we can visually compare the growth of the quality of each economy.

Beginning at the same starting point in 2002 (100), the CPI Factored Wages determines the level of the quality of the economy in 2019.

The first graph compares Martin County to Florida and the USA and the second graph compares it to the average of the ten strongest and ten weakest Metropolitan Area economies.



Factored Comparisons – Population, Earnings, Employment

The previous graphs measured and compared the “quality” of the economic growth for Martin County.

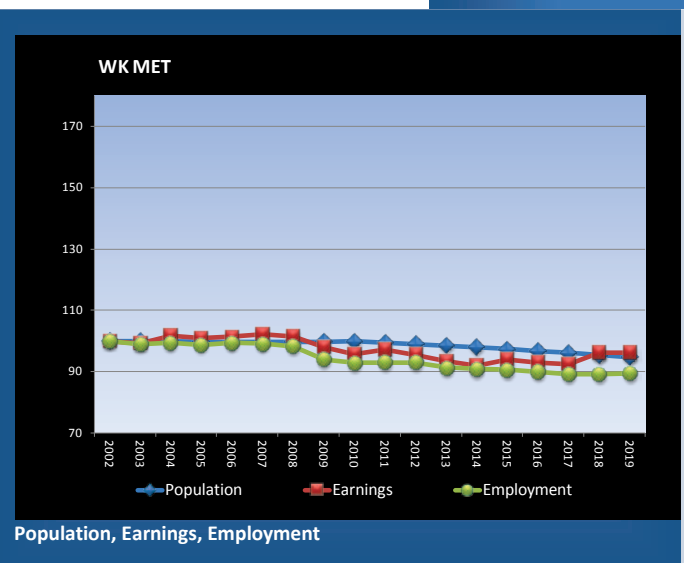
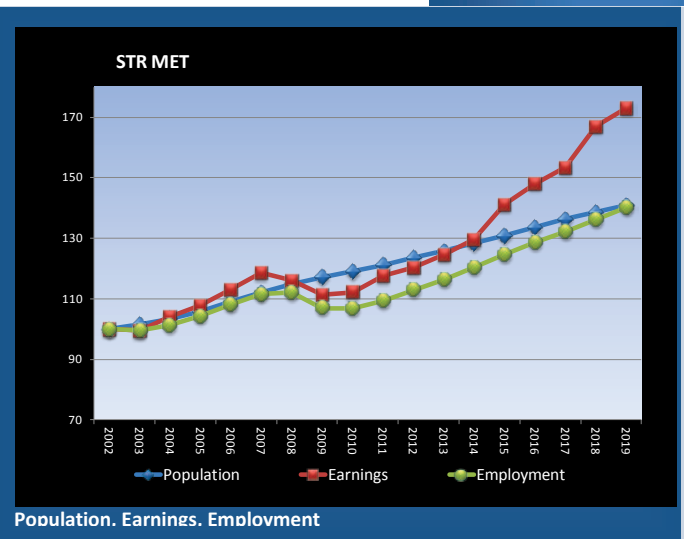
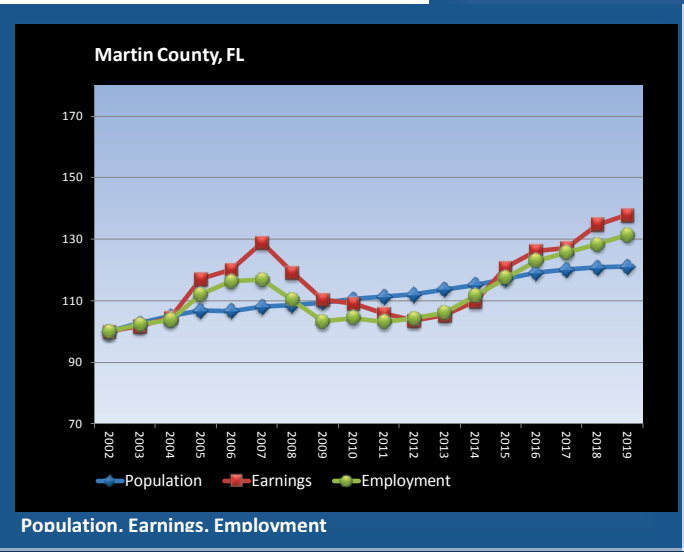
The following discusses the “size or volume” of the economic growth. Growth in size is reflected in the growth of total earnings, total employment and the relationship to the growth of the population.

The growth rate for population, CPI adjusted earnings, and employment has been factored for the following graphs for direct comparison.

Three important characteristics should be noted when studying the following graphs. In strong economies: 1) both lines for earnings and employment will be increasing, 2) the rate of growth of population should be slower than the growth of both earnings and employment, and 3) the rate of growth for earnings should be higher or be “pulling away” from the growth line for employment.

Graphs for the average of the ten strongest and ten weakest Metropolitan Area economies are provided.

Note how the growth in earnings is much faster than the growth of jobs in the ten strongest areas.



Population

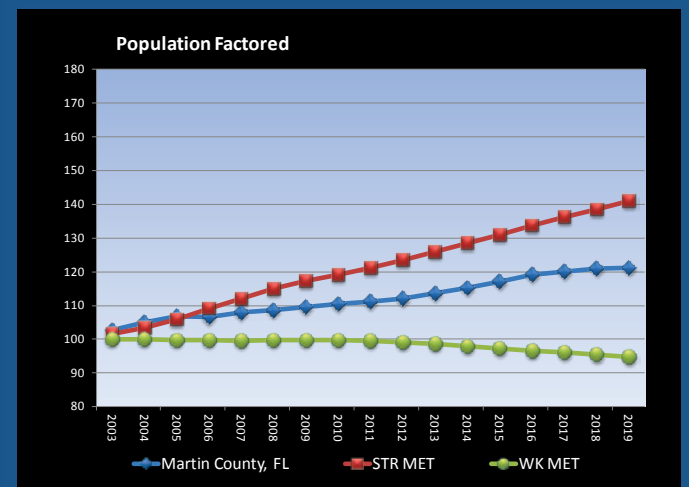
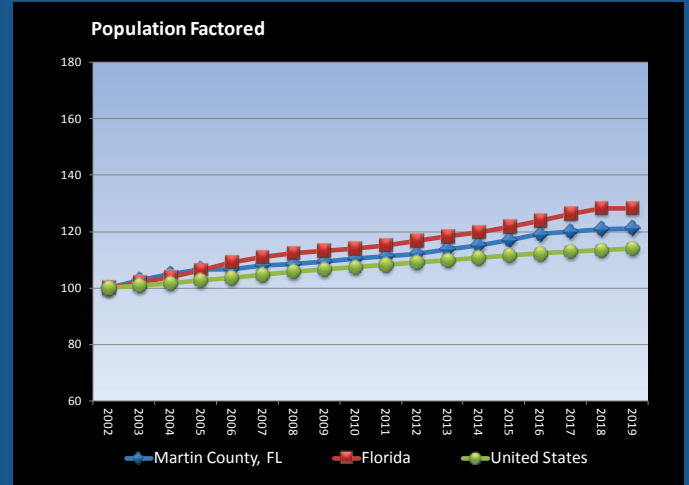
It is a characteristic of strong economies to grow in population, but not all areas, which have grown significantly in population, have strong economies. However, the strongest economies typically have the fastest population growth rate in the United States.

Growth in population, however, is a natural occurrence in strong economies.

As a result of quality employment opportunities, fewer young people leave the area to seek a career, choosing to remain “at home” to start their families. Additionally, there is in-migration of others to the strong areas, typically from weak economies, because of the economic opportunities.

The reverse is the case for weak economies. Residents many times have to move from their homes to other areas to find basic employment. Highly educated and skilled individuals, including the youth of the area, leave as quality “career” jobs many times do not exist in the weak areas.

An area will grow in population for three reasons: 1) a strong economy, 2) in-migration of non-working individuals (typically retirees), and 3) immigration from a foreign country.



CPI Factored Earnings

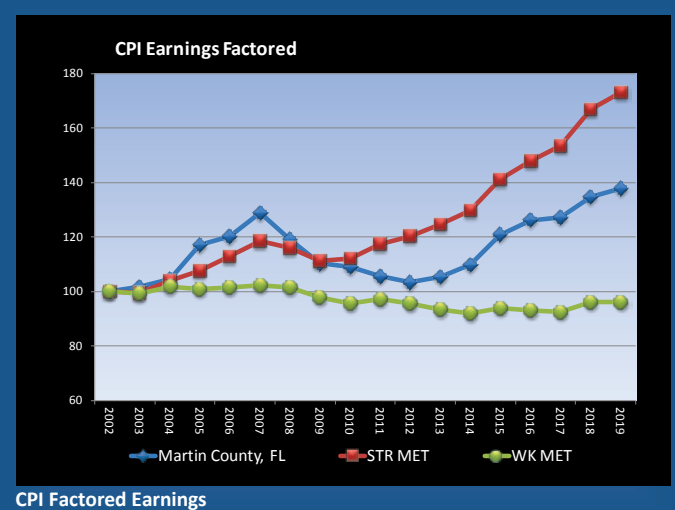
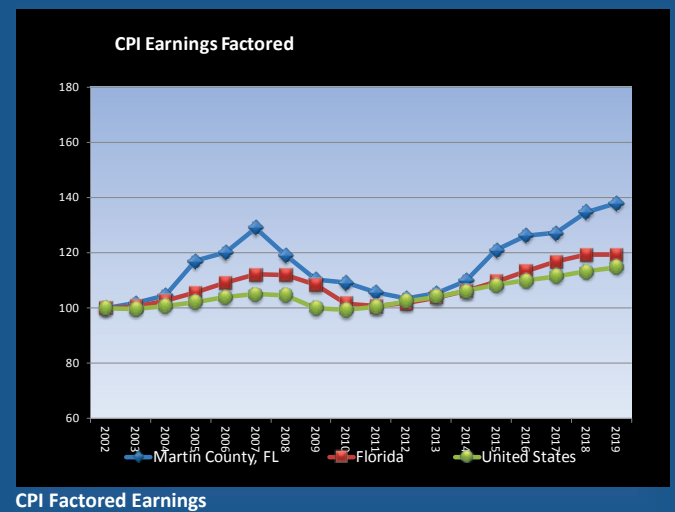
One of the two best ways to measure the growth in the size of the economy is to examine the Total Worker Earnings in the area.

Earnings are the volume of money being moved throughout the economy via the various industries measured by wages paid to workers and the earnings of small business proprietors. Please see Section 1 for the meaning of "Earnings."

The relative growth of worker earnings demonstrates the increase in the volume of the economy. Total Worker Earnings have been adjusted for inflation just like Wages to create the CPI Adjusted Earnings. The CPI Adjusted Earnings were then factored.

On the graphs, the Martin County CPI Factored Earnings are compared to Florida and nation and to the average of the ten strongest and ten weakest Metropolitan Area economies.

Note how the strongest economies have had smooth, consistent growth in the amount of their Earnings while the weakest areas have had gradual decline for the last fifteen years.



Employment - Factored

A second, corresponding way to measure the growth in the size of the economy is to examine the total employment in the area.

Employment is a measure of the number of people moving the money throughout the economy via the various industries. Employment includes all wage & salaried workers and proprietors.

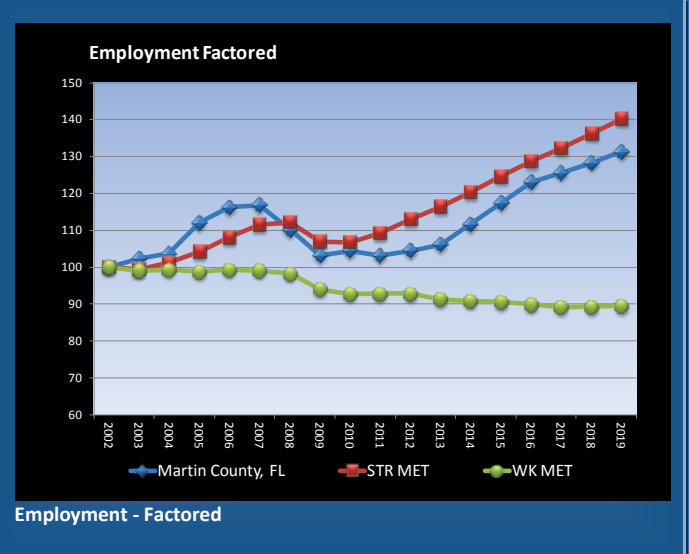
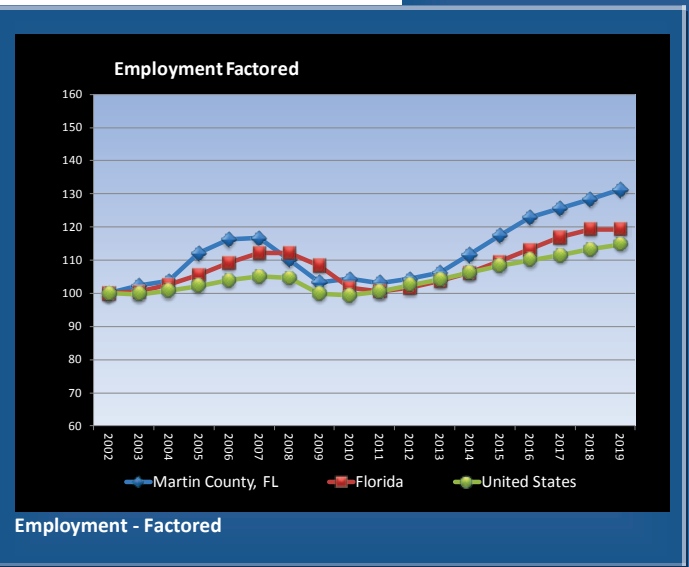
It is also a measure of the “social” benefit of a growing economy as more people have employment opportunities.

As with Earnings, the growth of Employment reflects the increase in the size of the economy. Total Employment is not affected by inflation and has not been adjusted for changes in CPI. The growth rate for employment has been factored for comparison.

On the graphs, the Factored Employment is compared to Florida and nation and to the average of the ten strongest and ten weakest Metropolitan Area economies.

Note how the strongest economies have had smooth consistent rapid growth in employment.

The weakest areas have suffered decline over the fifteen years.



Per Capita Personal Income – CPI Factored

Per Capital Personal Income (PCPI) is the Total Personal Income for the area divided by the resident population (mid-year population estimate). Please see Section 1 for an explanation of Total Personal Income (TPI).

Many years ago, PCPI had been a traditional method of measuring the growth in the quality of an economy, but should now be used with trepidation. Due to the methods used to calculate both TPI and PCPI, the results can be very misleading regarding the condition of the local economy.

As stated in Section 1, TPI has three components: 1) earnings by place of residence, 2) passive income, and 3) government transfers.

Data for the first two is collected from personal income tax. When an individual files personal income tax, the individual identifies a county of residence. It is to this county the individual's earnings and passive income is credited.

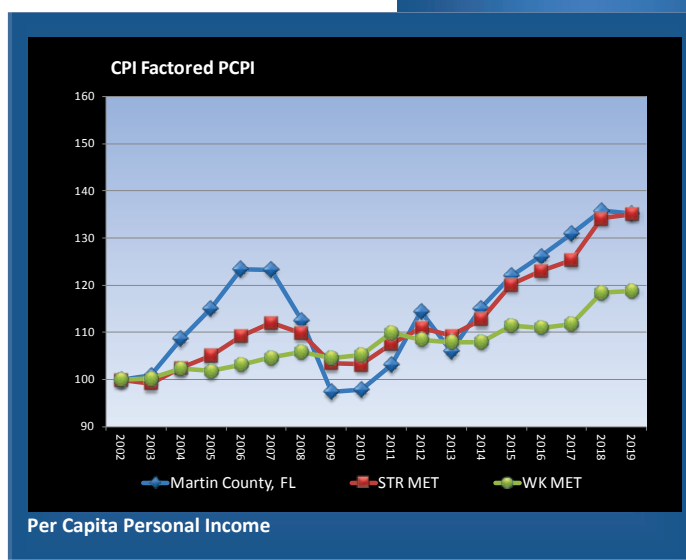
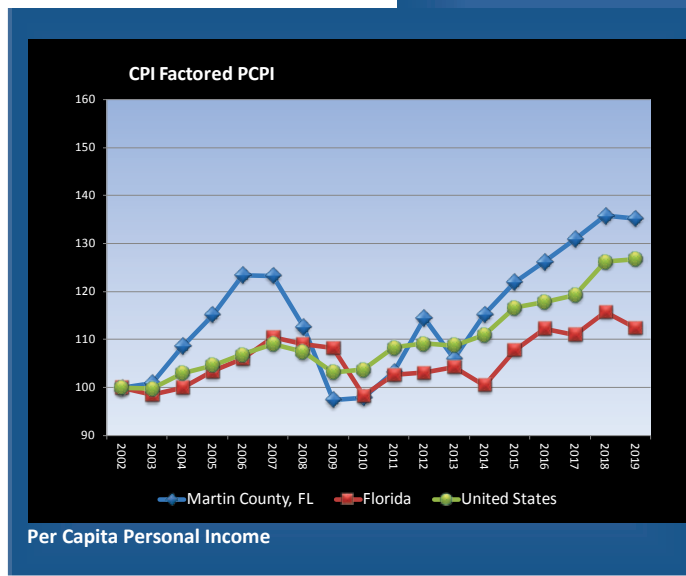
Some states have tax policies which encourage out of state individuals to own a second home in the state, claim the state as their legal residence, and file their income tax from that state, even though the income was actually earned in another state. This practice increases the TPI for the county and the state of declared residence while the income has nothing to do with the local economy.

Additionally, distressed areas typically grow in the amount of Government Transfers related to aiding the poor, such as Medicaid and income maintenance payments. Once again, the TPI increased, but only because the economy is weak, not strong.

Another distortion can occur due to population anomalies. The presence of a prison or a large university in the area can increase the population count, diluting the PCPI.

The PCPI has been adjusted for inflation and factored. On the graphs, note the lines for the strongest areas are similar to the growth line for CPI Factored Wages. However, for the weakest areas, the line has gone up, while their CPI Factored Wages went down.

This phenomenon can be explained by examining Government Transfers.



Government Transfers

From the previous graphs for CPI Factored PCPI, it was discovered the weakest economies grew in this category while declining in CPI Factored Wages. This can be attributed to the growth of Government Transfers. Please see Section 1 for an explanation of Government Transfers.

The percentage Government Transfers are of the Total Personal Income not only is an indication of the strength of a local economy, but also can be one of the causes of the condition of the economy. When Government Transfers are spent, the money typically enters the economy in either the Services or Retail sectors.

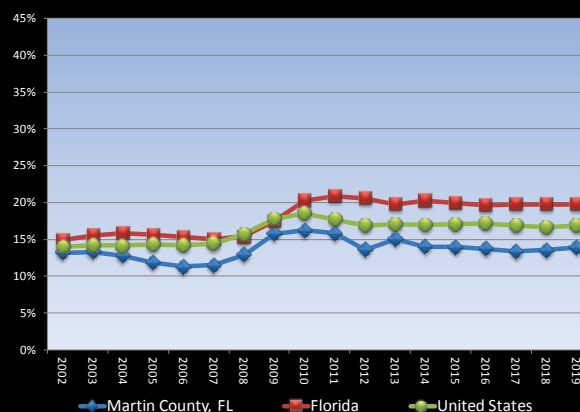
Services and Retail are typically two of the lowest paying employment sectors in a local economy. Areas with a high percentage of Government Transfers have a much greater proportion of the workforce employed in the lowest paying sectors of the economy than areas with a low percentage of Government Transfers.

Areas with a high percentage of Government Transfers have 1) a large portion of the population over the age of 65, 2) high economic distress, or 3) a combination of both.

It was noted in *Section 1 – Total Personal Income* that it is a characteristic of strong economies to have a relatively low percentage of Government Transfers as a component of TPI and a high percentage attributed to Earnings. The opposite is true for weak economies.

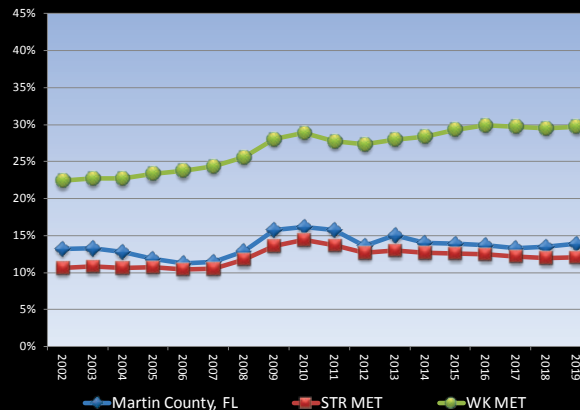
The graphs show the annual percentage Government Transfers are of TPI. Note how in the weakest areas this percentage has grown over the last 30 years.

Government Transfers - % of TPI



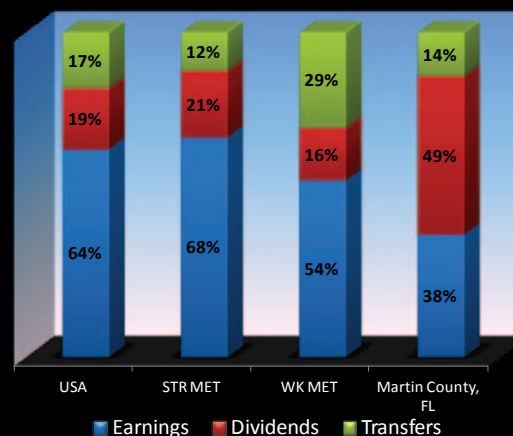
Government Transfers

Government Transfers - % of TPI



Government Transfers

Total Personal Income - 2019



Government Transfers

Growth Comparisons - Rankings

To provide greater prescriptive on the relative growth of the area, the Average Annual Percentage Increase (AAI) was calculated for the ten year period from 2009 (basis year) through 2019 (last year source data available) for the following 121 issues. The growth percentage is then ranked among the 384 Metropolitan Areas since Martin County is a component of a Metropolitan Area.

Additionally, the actual amount (Actual) is provided and ranked for 2019 and 2009 to determine if the area has improved over the last 20 years relative to the other areas. Pay close attention to “per capita” rankings as they provide insight to the nature of the economy.

Martin County, FL	2009-2019		2019		2009	
	AAI	Rank	Actual	Rank	Actual	Rank
Population	1.0%	103	161,000	265	145,506	278
Total Personal Income	6.2%	19	13,748,480	175	7,651,624	199
Per Capita Personal Income	5.1%	10	85,394	6	52,586	9
Earnings - Place of Residence	5.6%	29	5,256,453	231	3,061,773	262
Per Capita Earnings by Residence	4.5%	19	32,649	103	21,042	208
Dividends, Interest, Rent	7.3%	21	6,581,417	86	3,383,395	101
Per Capita Dividends, Interest, Rent	6.3%	17	40,878	2	23,253	2
Government Transfers - Personal	4.7%	93	1,910,610	227	1,206,456	239
Per Capita Personal Government Transfers	3.7%	130	11,867	48	8,291	63
Earnings - Place of Work (\$000)	4.7%	70	4,791,324	258	3,042,248	289
Per Capita Total Worker Earnings	2.7%	242	28,294	274	21,744	263
Total Full & Part-Time Employment	2.7%	29	104,594	240	80,334	265
Wages - All Workers	1.9%	301	45,809	354	37,870	331
Wage and Salary Earnings	3.9%	131	3,447,150	251	2,357,003	268
Wage and Salary Jobs	2.5%	32	75,567	251	59,388	291
Wages - Wage and Salaried Workers	1.4%	378	45,617	268	39,688	161
Nonfarm Proprietors' Income	20.8%	5	571,707	247	126,165	371
Number of Nonfarm Proprietors	3.4%	46	28,598	196	20,544	221
Wages - Non Farm Proprietors	17.1%	5	19,991	328	6,141	384
Retirement & Disability	4.6%	153	880,408	193	561,673	191
Per Capita Retirement & Disability	3.7%	222	5,136	13	3,576	16
Medical Benefits	5.2%	170	769,669	242	464,697	245
Per Capita Medical Transfers	4.2%	232	4,599	144	3,061	132
Medicare Benefits	5.6%	133	645,509	181	375,677	186
Per Capita Medicare	4.3%	220	3,823	12	2,519	12
Public Assistance Medical	3.9%	285	117,548	373	81,876	368
Per Capita Public Assistance Medical	4.3%	201	738	376	496	380
Income Maintenance	2.2%	113	64,354	360	53,783	365
Per Capita Income Maintenance	1.2%	166	400	378	370	379
Earned Income Tax Credit	5.2%	19	23,742	320	14,624	344
Per Capita Earned Income Tax Credit	5.0%	5	148	312	93	353
Food Stamps	2.1%	69	14,473	346	14,343	352
Per Capita Food Stamps	11.9%	1	105	328	51	385
Unemployment Compensation	-19.9%	353	3,053	376	39,169	311
Per Capita Unemployment	-7.6%	25	18	380	113	383
Veterans Benefits	8.9%	253	66,059	273	28,243	269
Per Capita Veterans Benefits	8.1%	284	382	210	177	184

Ranking

Growth Comparisons - Rankings

	2009-2019		2019		2009	
	AAI	Rank	Actual	Rank	Actual	Rank
Martin County, FL						
Farm Receipts - All	-1.3%	359	122,668	249	150,711	209
Farm Receipts - Crops	-0.7%	328	112,388	172	126,529	147
Farm Receipts - Livestock	-3.1%	374	10,280	339	24,182	269
Government Farm Payments	48.1%	79	721	345	605	338
Per Capita Government Farm Payments	14.4%	280	1	361	13	221
Forestry & Fishing - Worker Earnings	na	na	0	na	0	na
Forestry & Fishing - Jobs	na	na	0	na	0	na
Forestry & Fishing - Wages	na	na	27,247	115	na	na
Mining - Worker Earnings	na	na	0	na	0	na
Mining - Jobs	na	na	0	na	0	na
Mining - Wages	na	na	12,916	195	na	na
Utilities - Worker Earnings	na	na	55,256	110	0	na
Utilities - Jobs	na	na	359	120	0	na
Utilities - Wages	na	na	155,942	68	124,556	22
Construction - Worker Earnings	6.1%	100	439,378	192	260,263	196
Construction - Jobs	3.2%	42	7,744	181	5,777	199
Construction - Wages	3.3%	168	56,045	251	41,146	240
Construction General - Worker Earnings	6.8%	96	123,471	161	91,430	134
Construction Heavy - Worker Earnings	11.0%	43	78,192	140	30,934	162
Construction Trades - Worker Earnings	6.1%	106	237,715	207	137,899	221
Manufacturing - Worker Earnings	4.1%	115	269,150	302	182,462	308
Manufacturing - Jobs	2.1%	76	3,889	301	3,188	313
Manufacturing - Wages	1.7%	253	67,785	254	57,545	207
Durable goods - Worker Earnings	4.5%	67	222,928	272	144,291	155
Nondurable goods - Worker Earnings	2.6%	136	46,222	350	38,171	190
Wholesale Trade - Worker Earnings	8.7%	10	266,196	153	119,196	177
Wholesale Trade - Jobs	4.1%	6	2,742	185	1,893	204
Wholesale Trade - Wages	1.4%	182	95,314	38	92,332	6
Retail Trade - Worker Earnings	2.6%	234	381,033	235	297,598	226
Retail Trade - Jobs	1.0%	95	11,402	231	10,318	245
Retail Trade - Wages	1.0%	351	31,710	266	28,784	93
Transportation & Warehousing - Worker Earnings	na	na	119,456	232	0	na
Transportation & Warehousing - Jobs	na	na	2,437	227	0	na
Transportation & Warehousing - Wages	na	na	45,707	214	42,797	139
Information - Worker Earnings	-0.7%	153	58,919	202	73,524	172
Information - Jobs	-0.7%	96	945	213	1,072	200
Information - Wages	1.8%	130	59,236	195	53,841	152
Finance & Insurance - Worker Earnings	5.1%	66	249,199	189	155,381	200
Finance & Insurance - Jobs	2.3%	52	6,369	167	5,113	177
Finance & Insurance - Wages	0.2%	296	37,982	288	39,064	168
Real Estate - Worker Earnings	-8.6%	290	155,995	170	-145,591	383
Real Estate - Jobs	4.0%	18	7,477	153	5,061	174
Real Estate - Wages	-16.1%	286	20,268	230	-47,418	385

Ranking

Growth Comparisons - Rankings

Martin County, FL	2009-2019		2019		2009	
	AAI	Rank	Actual	Rank	Actual	Rank
Professional & Technical - Worker Earnings	3.9%	111	428,226	147	294,994	127
Professional & Technical - Jobs	3.2%	28	6,998	145	5,144	145
Professional & Technical - Wages	0.3%	187	61,501	141	59,829	54
Management - Worker Earnings	-2.3%	159	22,725	206	30,961	121
Management - Jobs	5.1%	56	491	185	328	159
Management - Wages	-1.9%	161	57,529	212	75,350	93
Administrative Services - Worker Earnings	7.6%	25	284,455	163	139,902	148
Administrative Services - Jobs	5.0%	12	7,968	161	4,935	149
Administrative Services - Wages	1.7%	173	34,178	199	29,069	106
Educational Services - Worker Earnings	2.7%	148	21,434	242	16,763	188
Educational Services - Jobs	3.2%	56	997	229	739	194
Educational Services - Wages	0.2%	194	22,743	251	22,822	168
Health Care - Worker Earnings	5.0%	40	886,923	155	548,925	134
Health Care - Jobs	4.2%	13	16,054	150	10,706	137
Health Care - Wages	0.3%	205	53,752	244	52,086	87
Arts & Entertainment - Worker Earnings	2.9%	205	99,210	117	77,455	97
Arts & Entertainment - Jobs	2.5%	105	3,548	156	2,792	142
Arts & Entertainment - Wages	-0.5%	239	28,766	51	30,928	24
Accommodation & Food Services - Worker Earnings	6.7%	91	237,421	187	124,539	183
Accommodation & Food Services - Jobs	4.3%	10	8,978	193	5,921	210
Accommodation & Food Services - Wages	2.0%	242	26,048	137	21,489	48
Other Services - Worker Earnings	4.7%	70	287,877	180	183,188	178
Other Services - Jobs	1.6%	98	7,525	187	6,438	176
Other Services - Wages	2.9%	117	37,693	156	28,583	176
Federal Civilian - Worker Earnings	3.3%	81	26,960	355	19,679	369
Federal Civilian - Jobs	1.5%	35	310	352	267	369
Federal Civilian - Wages	2.4%	217	90,480	341	71,788	330
State & Local Gov - Worker Earnings	1.4%	296	405,867	339	354,510	339
State & Local Gov - Jobs	0.3%	135	5,798	351	5,613	360
State & Local Gov - Wages	0.7%	384	66,263	215	61,789	95
State Government - Worker Earnings	0.0%	248	39,339	320	39,531	300
State Government - Jobs	-0.9%	214	656	315	720	294
State Government - Wages	1.4%	232	59,477	255	51,626	209
Local Government - Worker Earnings	1.6%	204	366,528	279	314,979	248
Local Government - Jobs	0.5%	85	5,142	295	4,893	278
Local Government - Wages	0.6%	281	67,139	146	63,178	55
Military - Worker Earnings	-1.3%	264	9,935	356	11,568	356
Military - Jobs	-0.5%	183	275	351	289	355
Military - Wages	-0.2%	196	34,234	385	35,716	385
Farm - Worker Earnings	6.3%	229	49,305	166	36,998	179
Farm - Jobs	1.7%	34	816	324	694	340
Farm - Wages	2.7%	279	47,434	70	50,221	41

Ranking

