



New York, California, and Texas were Top Origins of Movers to Miami-Dade in 2024 Based on Driver License Exchanges

Miami-Dade County continues to see higher out-of-state migration in 2024 compared to pre-pandemic levels based on driver license exchanges

New York, California, and Texas were the top origins of people who moved to Miami-Dade County in 2024, using driver license exchanges as an indicator, according to Miami Association of REALTORS® (MIAMI) analysis of Florida Highway Safety and Motor Vehicles data. New residents must exchange their out-of-state license for a Florida driver's license within 30 days after establishing residency to drive on Florida's roads.

In 2024, there were 20,909 out-of-state driver license exchanges from new residents in Miami-Dade County. In Miami-Dade County, driver license exchanges were 3% lower from one year ago but were 17% higher compared to the pre-pandemic level in 2019.

The top five states of origin of out-of-state driver license exchanges of residents moving to Miami-Dade County were New York, California, Texas, New Jersey, and Illinois, with over 1,000 movers from each state.

Driver license exchanges from these states fell from one year ago except from Texas where driver license exchanges rose to their highest levels since 2016: New York (4,056; -10%), California (2,498; -5%), Texas (1,830; +14%), New Jersey (1,541; -8%), and Illinois (1,012; -10%).

However, driver license exchanges in 2024 were 17% higher compared to 2019 and were higher than pre-pandemic levels in the top five states of origin: New York (+27%), California (+49%), Texas (+21%), New Jersey (+18%), and Illinois (+27%).

Driver license exchanges peaked in 2021 helped by factors such as the option to work from home, the retirement of Baby Boomers who are attracted by the state's zero income tax and favorable weather, and strong job growth that has outpaced the nation's. Among 55 years old and over, only 38% are in the labor force (working or looking for work) compared to about 40% in 2019. Based on the most recent payroll employment data in 2024 Q2, non-farm employment rose 1.3% in Miami-Dade County compared to 0.6% nationally.

Driver license exchanges fell in Broward, Palm Beach and Martin from one year ago and compared to pre-pandemic level

Other Southeast Florida counties experienced double-digit declines in driver license exchanges in 2024 from 2023 compared to Miami-Dade County's decline (-3%): Broward County (18,527; -16%), Palm Beach County (23,074; -13%), Martin County (2,618; -12%), and St. Lucie (6,508; -12%).

While driver license exchanges were up from pre-pandemic levels in Miami-Dade County (+17%), out-of-state driver license exchanges in 2024 were lower than pre-pandemic levels in 2019 in Broward County (-8%), Palm Beach County (-3%), and Martin County (-15%). However, driver license exchanges were up from the level in 2019 in St. Lucie County (+7%) due to double-digit growths in migration from states like New York, California, Texas, and New Jersey.

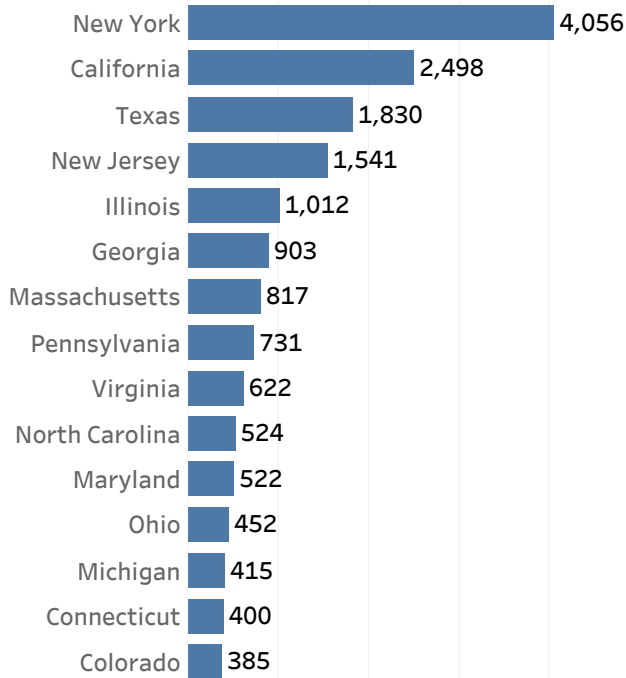
Who's Moving to Miami-Dade County?

Driver License Exchanges as of 2024 Q4

Driver License Exchanges During 2016-2024 Q1-Q4 in Miami-Dade County

Origin	2016	2017	2018	2019	2020	2021	2022	2023	2024
Out-of-State	16,758	15,877	16,865	17,895	14,109	23,937	21,355	21,572	20,909
Foreign Country & US Territories	31,594	27,444	25,050	25,045	12,091	22,017	38,622	47,494	45,761
Total	48,352	43,321	41,915	42,940	26,200	45,954	59,977	69,066	66,670

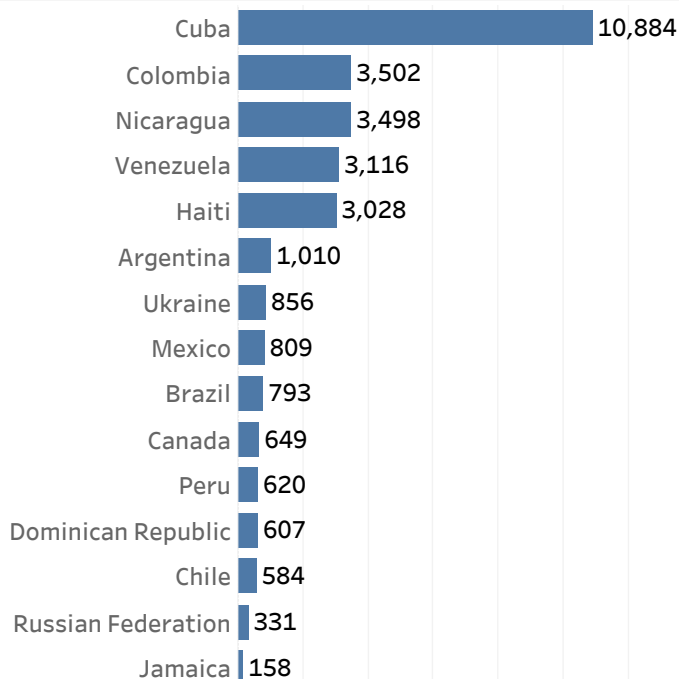
Top Origins of Out-of-State Driver License Exchanges in 2024 Q1-Q4 in Miami-Dade



Out-of-State Driver License Exchanges in 2019-2024 Q1-Q4 in Miami-Dade

	2019	2020	2021	2022	2023	2024
New York	3,197	3,090	5,649	4,935	4,504	4,056
California	1,677	1,457	2,830	2,730	2,619	2,498
Texas	1,519	1,133	1,693	1,367	1,606	1,830
New Jersey	1,304	1,075	1,989	1,670	1,684	1,541
Illinois	800	609	1,101	1,073	1,127	1,012
Georgia	948	620	892	838	862	903
Massachusetts	722	582	896	846	841	817
Pennsylvania	715	516	814	837	791	731
Virginia	650	484	779	594	654	622
North Carolina	561	385	555	513	551	524

Top Origins of Foreign Driver License Exchanges in 2024 Q1-Q4 in Miami-Dade



Foreign Driver License Exchanges in 2021-2024 Q1-Q4 in Miami-Dade

	2021	2022	2023	2024
Cuba	3,234	14,663	17,396	10,884
Colombia	2,845	3,598	4,194	3,502
Nicaragua	579	1,240	4,410	3,498
Venezuela	5,147	3,961	4,417	3,116
Haiti	988	1,420	2,597	3,028
Argentina	794	1,138	1,109	1,010
Ukraine	150	837	978	856
Mexico	945	980	983	809
Brazil	490	830	892	793
Canada	436	624	623	649

Source: Miami Association of REALTORS® (MIAMI) analysis of data obtained from the Florida Highway Safety and Motor Vehicles and Florida Realtors® tabulations (2016-2020). Southeast Florida covers the counties of Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



Who's Moving to Broward County?

Driver License Exchanges as of 2024 Q4

Driver License Exchanges During 2016-2024 Q1-Q4 in Broward County

Origin	2016	2017	2018	2019	2020	2021	2022	2023	2024
Out-of-State	21,932	18,973	19,792	20,036	14,416	23,154	23,925	22,037	18,527
Foreign Country & US Territories	13,024	13,944	12,919	12,921	6,131	9,643	17,273	23,023	24,176
Total	34,956	32,917	32,711	32,957	20,547	32,797	41,198	45,060	42,703

Top Origins of Out-of-State Driver License Exchanges in 2024 Q1-Q4 in Broward

New York	3,892
New Jersey	1,606
California	1,396
Texas	1,129
Pennsylvania	907
Georgia	891
Illinois	873
Massachusetts	803
North Carolina	582
Maryland	581
Virginia	535
Ohio	494
Connecticut	437
Michigan	364
Colorado	354

Out-of-State Driver License Exchanges in 2019-2024 Q1-Q4 in Broward

	2019	2020	2021	2022	2023	2024
New York	3,899	2,984	5,349	5,504	4,893	3,892
New Jersey	1,779	1,375	2,172	2,215	2,037	1,606
California	1,369	978	1,868	1,943	1,771	1,396
Texas	1,079	886	1,130	1,226	1,099	1,129
Pennsylvania	1,007	672	1,136	1,205	1,030	907
Georgia	1,045	690	971	972	988	891
Illinois	867	649	1,070	1,074	1,010	873
Massachusetts	946	606	1,038	1,131	933	803
North Carolina	611	421	580	601	620	582
Maryland	639	446	704	674	614	581

Top Origins of Foreign Driver License Exchanges in 2024 Q1-Q4 in Broward

Haiti	4,070
Colombia	2,210
Brazil	1,491
Venezuela	1,394
Ukraine	1,155
Jamaica	916
Cuba	912
Canada	659
Russian Federation	453
Nicaragua	416
Peru	412
Argentina	360
Dominican Republic	310
Chile	306
Mexico	305

Foreign Driver License Exchanges in 2021-2024 Q1-Q4 in Broward

	2021	2022	2023	2024
Haiti	980	1,605	4,124	4,070
Colombia	1,412	2,139	2,764	2,210
Brazil	521	1,277	1,536	1,491
Venezuela	1,565	1,440	1,898	1,394
Ukraine	98	815	1,076	1,155
Jamaica	601	735	931	916
Cuba	180	984	1,363	912
Canada	485	745	738	659
Russian Federation	430	1,099	1,047	453
Nicaragua	72	120	564	416

Source: Miami Association of REALTORS® (MIAMI) analysis of data obtained from the Florida Highway Safety and Motor Vehicles and Florida Realtors® tabulations (2016-2020). Southeast Florida covers the counties of Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



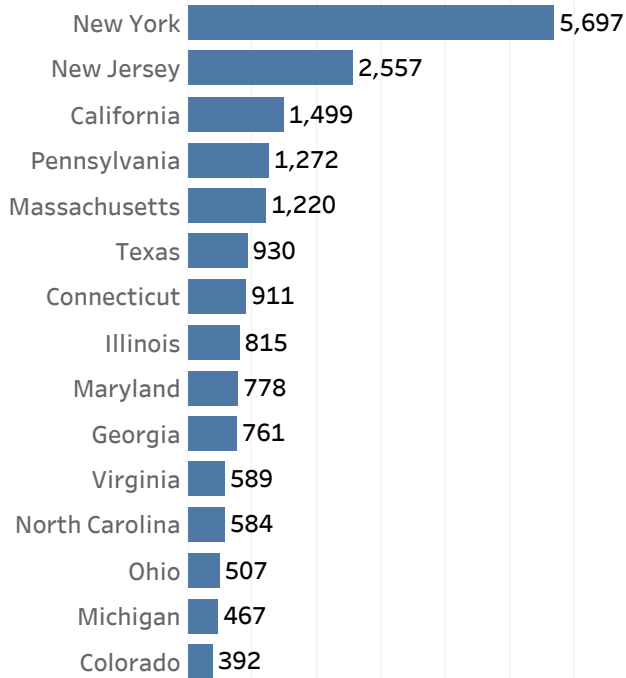
Who's Moving to Palm Beach County?

Driver License Exchanges as of 2024 Q4

Driver License Exchanges During 2016-2024 Q1-Q4 in Palm Beach County

Origin	2016	2017	2018	2019	2020	2021	2022	2023	2024
Out-of-State	24,476	22,452	23,433	23,803	21,433	29,798	31,393	26,476	23,074
Foreign Country & US Territories	4,688	4,959	4,882	4,914	2,716	2,809	7,304	10,719	10,919
Total	29,164	27,411	28,315	28,717	24,149	32,607	38,697	37,195	33,993

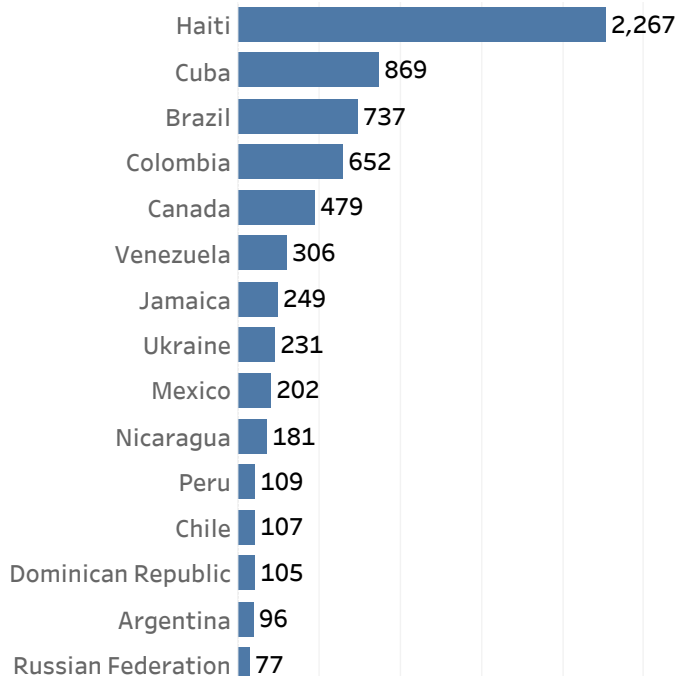
Top Origins of Out-of-State Driver License Exchanges in 2024 Q1-Q4 in Palm Beach



Out-of-State Driver License Exchanges in 2019-2024 Q1-Q4 in Palm Beach

	2019	2020	2021	2022	2023	2024
New York	5,529	5,602	8,107	8,303	6,715	5,697
New Jersey	2,979	2,688	4,088	4,061	3,167	2,557
California	1,162	1,160	1,895	2,001	1,635	1,499
Pennsylvania	1,310	1,111	1,518	1,680	1,479	1,272
Massachusetts	1,265	1,096	1,498	1,645	1,537	1,220
Texas	820	721	924	970	956	930
Connecticut	1,122	1,053	1,355	1,344	1,085	911
Illinois	933	874	1,266	1,229	1,048	815
Maryland	809	703	919	1,034	832	778
Georgia	821	638	785	863	847	761

Top Origins of Foreign Driver License Exchanges in 2024 Q1-Q4 in Palm Beach



Foreign Driver License Exchanges in 2021-2024 Q1-Q4 in Palm Beach

	2021	2022	2023	2024
Haiti	372	893	2,356	2,267
Cuba	132	797	1,282	869
Brazil	254	627	860	737
Colombia	317	699	970	652
Canada	197	502	560	479
Venezuela	222	295	527	306
Jamaica	97	209	247	249
Ukraine	24	203	315	231
Mexico	83	215	278	202
Nicaragua	18	39	201	181

Source: Miami Association of REALTORS® (MIAMI) analysis of data obtained from the Florida Highway Safety and Motor Vehicles and Florida Realtors® tabulations (2016-2020). Southeast Florida covers the counties of Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



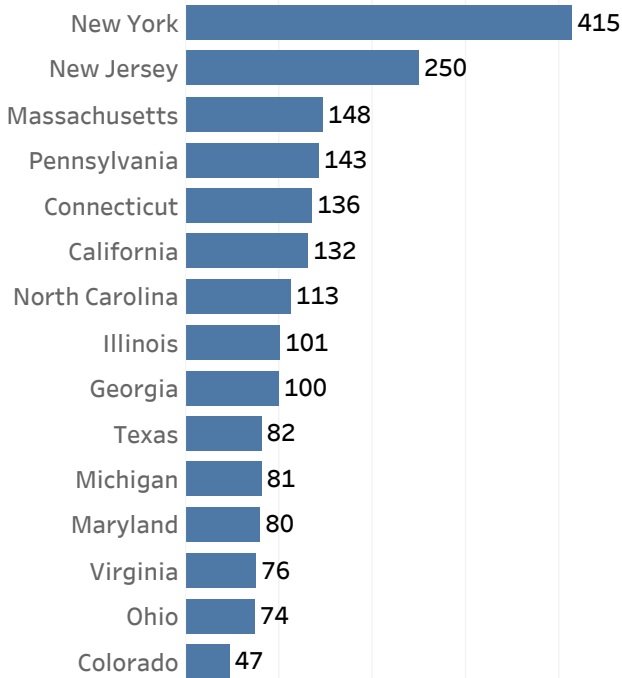
Who's Moving to Martin County?

Driver License Exchanges as of 2024 Q4

Driver License Exchanges During 2016-2024 Q1-Q4 in Martin County

Origin	2016	2017	2018	2019	2020	2021	2022	2023	2024
Out-of-State	2,915	2,886	2,778	3,089	2,928	3,671	3,461	2,982	2,618
Foreign Country & US Territories	145	166	180	163	94	89	210	330	443
Total	3,060	3,052	2,958	3,252	3,022	3,760	3,671	3,312	3,061

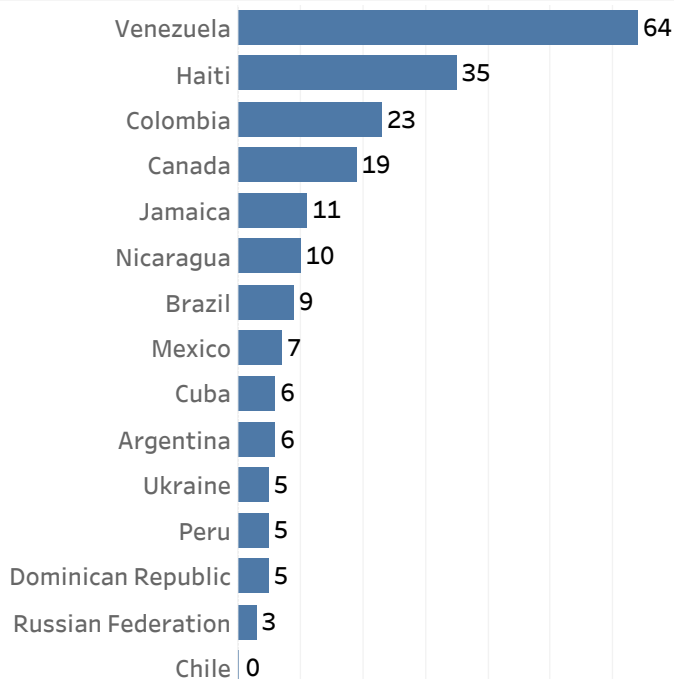
Top Origins of Out-of-State Driver License Exchanges in 2024 Q1-Q4 in Martin



Out-of-State Driver License Exchanges in 2019-2024 Q1-Q4 in Martin

	2019	2020	2021	2022	2023	2024
New York	453	466	608	544	484	415
New Jersey	300	275	419	343	271	250
Massachusetts	166	142	172	166	154	148
Pennsylvania	177	149	213	212	157	143
Connecticut	227	204	207	198	156	136
California	120	123	181	231	173	132
North Carolina	124	89	118	130	117	113
Illinois	117	110	149	141	103	101
Georgia	110	112	123	120	89	100
Texas	86	112	90	114	120	82

Top Origins of Foreign Driver License Exchanges in 2024 Q1-Q4 in Martin



Foreign Driver License Exchanges in 2021-2024 Q1-Q4 in Martin

	2021	2022	2023	2024
Venezuela	11	29	53	64
Haiti	6	6	20	35
Colombia	0	14	15	23
Canada	14	32	23	19
Jamaica	1	5	10	11
Nicaragua	0	2	5	10
Brazil	2	4	3	9
Mexico	2	8	13	7
Cuba	0	3	6	6
Argentina	2	2	2	6

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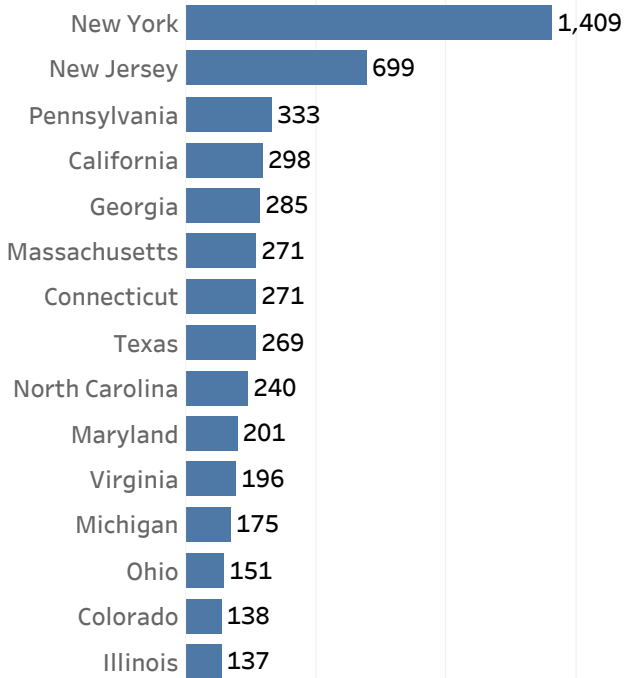
Who's Moving to St. Lucie County?

Driver License Exchanges as of 2024 Q4

Driver License Exchanges During 2016-2024 Q1-Q4 in St. Lucie County

Origin	2016	2017	2018	2019	2020	2021	2022	2023	2024
Out-of-State	5,762	5,666	5,771	6,066	5,741	7,893	8,456	7,378	6,508
Foreign Country & US Territories	476	663	617	592	402	493	1,054	1,827	2,265
Total	6,238	6,329	6,388	6,658	6,143	8,386	9,510	9,205	8,773

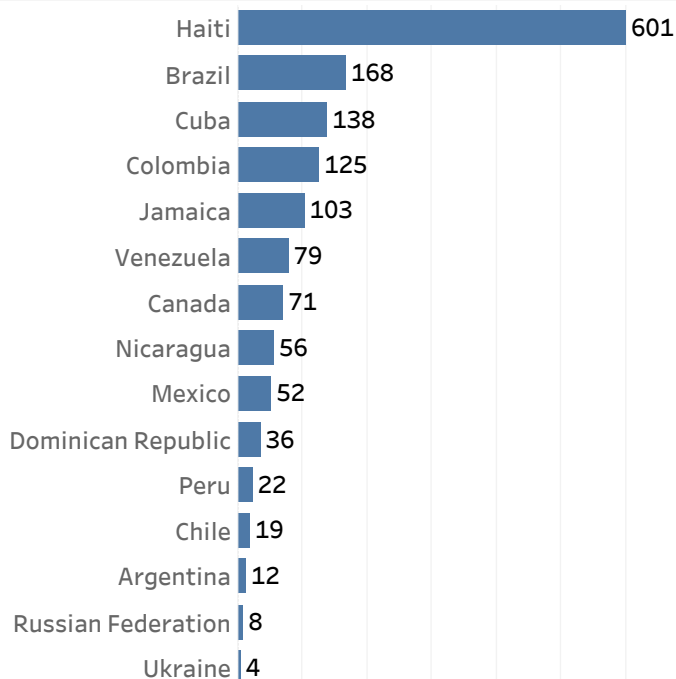
Top Origins of Out-of-State Driver License Exchanges in 2024 Q1-Q4 in St. Lucie



Out-of-State Driver License Exchanges in 2019-2024 Q1-Q4 in St. Lucie

	2019	2020	2021	2022	2023	2024
New York	1,197	1,185	1,689	1,816	1,606	1,409
New Jersey	566	574	812	852	774	699
Pennsylvania	379	332	537	529	420	333
California	236	227	308	404	340	298
Georgia	236	233	301	317	299	285
Massachusetts	243	240	344	371	331	271
Connecticut	317	286	388	374	293	271
Texas	214	197	251	277	307	269
North Carolina	249	177	268	258	237	240
Maryland	168	160	229	248	214	201

Top Origins of Foreign Driver License Exchanges in 2024 Q1-Q4 in St. Lucie



Foreign Driver License Exchanges in 2021-2024 Q1-Q4 in St. Lucie

	2021	2022	2023	2024
Haiti	72	146	519	601
Brazil	31	81	147	168
Cuba	17	106	220	138
Colombia	55	93	132	125
Jamaica	29	63	89	103
Venezuela	43	55	118	79
Canada	63	81	80	71
Nicaragua	7	7	55	56
Mexico	15	48	52	52
Dominican Republic	13	19	35	36

Source: Miami Association of REALTORS® (MIAMI) analysis of data obtained from the Florida Highway Safety and Motor Vehicles and Florida Realtors® tabulations (2016-2020). Southeast Florida covers the counties of Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



Migration to Florida in 2024 Based on Driver License Exchanges

Driver License Exchanges from Residents Who Moved to Florida in 2024 from Out-of-State and Other Countries or US Territories

Destination County	Number of Driver License Exchanges in 2024			Percent Change, 2023-2024		
	Out-of-State	From Other Countries or US Territories	Total	Out-of-State	From Other Countries or US Territories	Total
Florida	390,102	134,727	524,829	-8.0%	-9.4%	-8.4%
Miami-Dade	20,909	36,500	57,409	-3.1%	-22.2%	-16.2%
Broward	18,527	19,154	37,681	-15.9%	-15.1%	-15.5%
Orange	22,842	14,431	37,273	-7.1%	5.3%	-2.7%
Hillsborough	25,614	9,327	34,941	-7.7%	-5.1%	-7.0%
Palm Beach	23,074	8,736	31,810	-12.8%	-16.5%	-13.9%
Lee	17,416	4,666	22,082	-18.4%	4.7%	-14.5%
Duval	17,647	3,671	21,318	-2.6%	2.1%	-1.8%
Pinellas	17,946	2,048	19,994	-10.2%	-3.4%	-9.5%
Polk	14,113	2,818	16,931	-6.2%	10.7%	-3.7%
Sarasota	13,543	1,991	15,534	-8.8%	-3.0%	-8.1%
Osceola	9,353	5,813	15,166	-1.0%	19.3%	5.9%
Brevard	13,081	1,657	14,738	-10.2%	2.0%	-9.0%
Pasco	13,011	1,588	14,599	-7.2%	1.5%	-6.3%
Manatee	12,228	1,691	13,919	-9.5%	3.8%	-8.1%
Collier	9,855	4,045	13,900	-16.3%	-10.7%	-14.7%
Volusia	11,257	1,274	12,531	-4.0%	9.5%	-2.8%
Marion	9,681	714	10,395	-7.2%	10.9%	-6.2%
Lake	9,122	1,182	10,304	-7.3%	25.9%	-4.4%
St Johns	9,041	732	9,773	1.5%	3.1%	1.6%
Escambia	8,567	679	9,246	0.0%	5.6%	0.3%
St. Lucie	6,508	1,802	8,310	-11.8%	3.8%	-8.8%
Okaloosa	7,560	686	8,246	2.1%	7.0%	2.5%
Seminole	6,055	2,011	8,066	-8.5%	-18.1%	-11.1%
Bay	6,855	1,005	7,860	-2.4%	0.9%	-2.0%
Charlotte	6,935	588	7,523	-6.3%	11.6%	-5.1%
Sumter	6,479	151	6,630	-2.8%	13.5%	-2.5%
Santa Rosa	5,718	114	5,832	-3.2%	26.7%	-2.8%
Alachua	3,868	1,422	5,290	-0.2%	5.8%	1.4%
Flagler	4,413	355	4,768	-4.4%	9.6%	-3.4%
Clay	3,848	388	4,236	-9.5%	-4.9%	-9.1%
Leon	3,569	586	4,155	0.3%	9.9%	1.5%
Hernando	3,633	313	3,946	-15.4%	2.3%	-14.2%
Indian River	3,561	338	3,899	-7.4%	-4.2%	-7.2%
Citrus	3,686	114	3,800	-12.2%	14.0%	-11.6%
Walton	3,263	249	3,512	2.4%	44.8%	4.6%
Martin	2,618	349	2,967	-12.2%	9.1%	-10.1%
Nassau	2,733	61	2,794	-10.0%	-6.2%	-10.0%
Monroe	2,140	636	2,776	-17.0%	-17.6%	-17.1%
Highlands	1,731	159	1,890	-6.7%	37.1%	-4.2%
Putnam	863	27	890	-2.3%	28.6%	-1.5%
Columbia	664	41	705	-6.6%	-19.6%	-7.5%
Levy	677	23	700	0.7%	-4.2%	0.6%
Desoto	459	149	608	-6.7%	41.9%	1.8%
Jackson	500	5	505	-6.4%	-61.5%	-7.7%
Gulf	494	6	500	-8.3%	0.0%	-8.3%
Hendry	296	179	475	-16.9%	-0.6%	-11.4%
Wakulla	463	3	466	-2.1%	-40.0%	-2.5%
Okeechobee	407	41	448	-13.6%	-46.1%	-18.1%
Suwannee	353	61	414	-22.9%	3.4%	-19.9%
Washington	286	2	288	-6.5%	-75.0%	-8.3%
Gadsden	247	17	264	-2.0%	41.7%	0.0%
Holmes	259	3	262	7.5%	50.0%	7.8%
Hardee	201	36	237	-9.9%	-21.7%	-11.9%
Bradford	221	9	230	6.8%	50.0%	8.0%
Dixie	208	4	212	8.9%	-60.0%	5.5%
Taylor	199	7	206	-23.8%	-46.2%	-24.8%
Gilchrist	169	10	179	-2.3%	100.0%	0.6%
Baker	170	4	174	-19.4%	-50.0%	-20.5%
Franklin	157	7	164	-30.2%	600.0%	-27.4%
Madison	148	8	156	-26.4%	-38.5%	-27.1%
Jefferson	131	14	145	-12.7%	40.0%	-9.4%
Glades	120	13	133	-25.9%	-13.3%	-24.9%
Hamilton	122	6	128	-7.6%	100.0%	-5.2%
Calhoun	102	5	107	-15.0%	66.7%	-13.0%
Union	84	2	86	15.1%	100.0%	16.2%
Liberty	51	1	52	-13.6%	0.0%	-13.3%
Lafayette	51	0	51	-40.7%	-100.0%	-42.7%

Source: Miami Association of REALTORS® (MIAMI) analysis of data obtained from the Florida Highway Safety and Motor Vehicles. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.





The **Miami Association of Realtors® (MIAMI)** was chartered by the National Association of Realtors® in 1920 and is celebrating 103 years of service to Realtors®, the buying and selling public, and the communities in South Florida. Comprised of six organizations: MIAMI RESIDENTIAL, MIAMI COMMERCIAL; BROWARD-MIAMI, a division of MIAMI REALTORS®; JTHS-MIAMI, a division of MIAMI REALTORS® in the Jupiter-Tequesta-Hobe Sound area; MIAMI YPN, our Young Professionals Network Council; and the award-winning MIAMI Global Council. MIAMI REALTORS® represents nearly 60,000 total real estate professionals in all aspects of real estate sales, marketing, and brokerage. It is the largest local REALTOR® association in the U.S. and has official partnerships with 260 international organizations worldwide.

Teresa King Kinney is the association's Chief Executive Officer.

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