



Out-of-State Migration to South Florida Rose 24% from a Year Ago in 2026 Q1 Based on Driver License Exchanges

Out-of-state driver license exchanges rose 24% from one year ago in South Florida

South Florida continues to see strong out-of-state migration in 2026 Q1 compared to one year ago, based on driver license exchanges from out-of-state movers, 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 2026 Q1, out-of-state driver license exchanges in the South Florida counties rose 24% from one year ago, with 19,918 driver license exchanges overall.

In Miami-Dade County, driver license exchanges rose 32% overall, with 6,231 driver license exchanges. Driver license exchanges increased at spectacular rates from one year ago in all the top 10 largest feeder states: New York (+14%), California (+48%), Texas (+50%), New Jersey (+22%), Georgia (+68%), Illinois (+5%), Massachusetts (+27%), Pennsylvania (+34%), North Carolina (+56%), and Virginia (+22%).

In Broward County, driver license exchanges rose 33%, with 5,231 driver license exchanges. Driver license exchanges also rose at phenomenal rates in the top 10 states of origin: New York (+30%), New Jersey (+23%), California (+36%), Texas (+50%), Georgia (+39%), Illinois (), Pennsylvania (), Massachusetts (+51%), Virginia (+17%), and Ohio (+63%)

In Palm Beach County, driver license exchanges rose 19%, with 6,241 driver license exchanges, the highest among the five counties. Driver license exchanges also rose in all the top 10 states of origin: New York (+14%), New Jersey (+19%), California (+4%), Pennsylvania (+15%), Massachusetts (+12%), Connecticut (+32%), Maryland (+55%), Texas (+9%), Illinois (+13%), and Georgia (+28%).

In Martin County, driver license exchanges were essentially unchanged, with 602 driver license exchanges.

In St. Lucie County, driver license exchanges rose 7%, with 1,608 driver license exchanges.

Out-of-state migration is poised to continue rising in 2026-2027 as New York, California, and Washington eye higher income and wealth taxes. In New York City, Mayor Mamdani proposed to hike the city's top tax rate from 3.9% to 5.9%. If approved, combined with the state rates, the income of New York City's wealthiest would be subject to a tax of almost 17%, the highest in the country. In the state of California, a proposal to impose a one-time 5% asset tax on individuals with a net worth of over \$1 billion is set to face a voter referendum in November 2026. In California, the top marginal tax rate is 13.3% and there is a 1% surcharge on income exceeding \$1 million. The state of Washington just passed a 9.9% income tax on households earning above \$1 million, effective January 2028.

But international driver license exchanges decreased 47% due to tighter immigration policies

However, international driver license exchanges decreased 47% from one year ago, with 6,121 driver license exchanges.

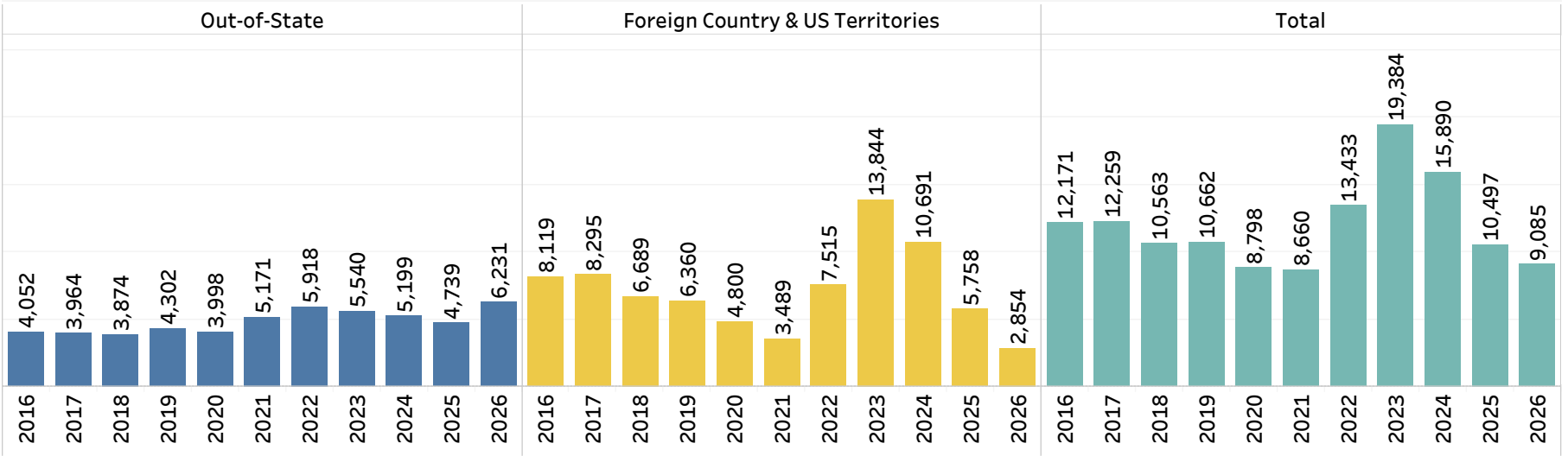
Tighter immigration policies, particularly the end of the CHNV (Cuba, Haiti, Nicaragua, and Venezuela) humanitarian admissions program in 2024 appear to be the primary reason for the decline, with driver license exchanges sharply down from these countries. For example, in Miami-Dade County, driver license exchanges from Cuban nationals in the first quarter of 2023 soared to 6,481, but there were only 212 driver license exchanges in 2026 Q1. In Broward County, there were 1,312 driver license exchanges from Haiti nationals in 2024 Q1 but that dwindled to 48 driver license exchanges in 2026 Q1. In Palm Beach County, there were 713 driver license exchanges from Haiti nationals in 2024 Q1, but that also collapsed to just 36 driver license exchanges in 2026 Q1.

Across the five South Florida counties, the top 10 largest countries of origin, by rank are: Colombia, Brazil, Canada, Cuba, Argentina, Dominican Republic, Mexico, Venezuela, Ecuador, and Peru.

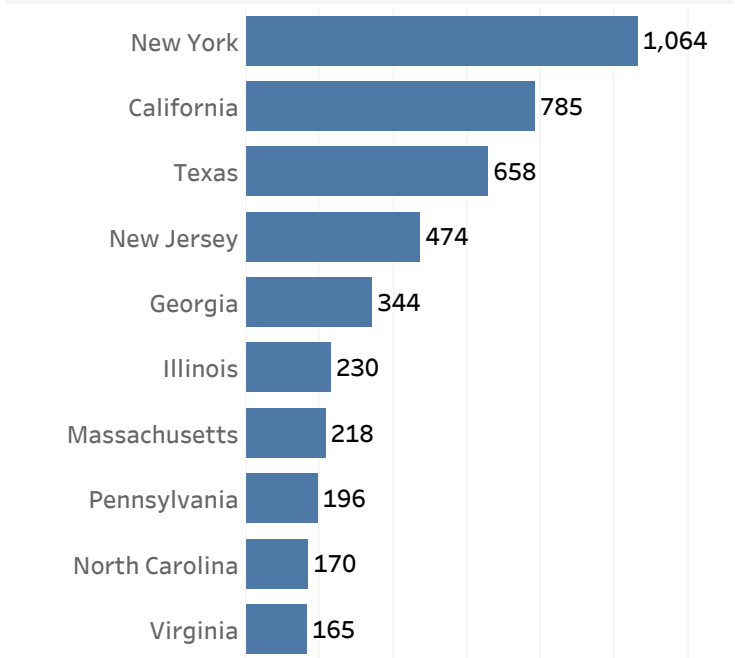
Who's Moving to Miami-Dade County

Driver License Exchanges as of 2026 Q1

Driver License Exchanges in Q1 of 2019-2026



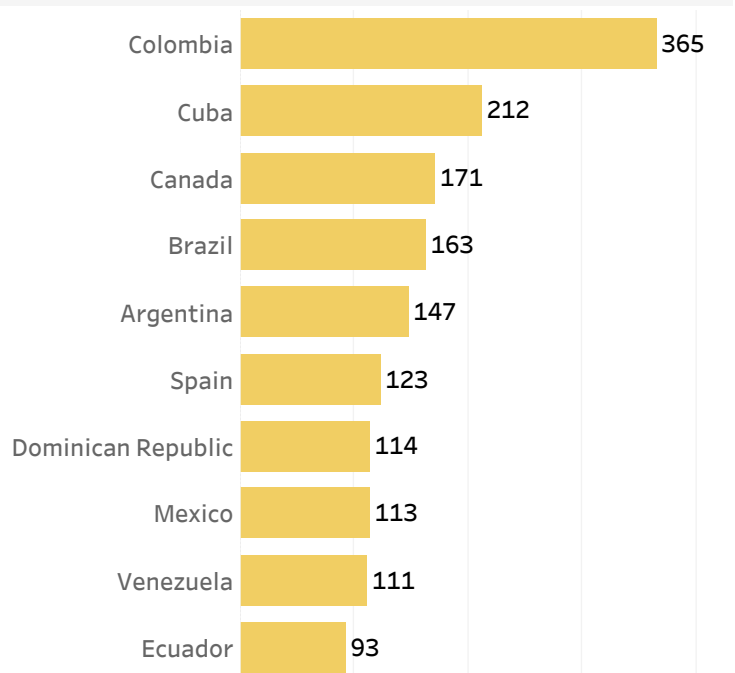
Top Origins of Out-of-State Driver License Exchanges in 2026 Q1



Out-of-State Driver License Exchanges in Q1 of 2019-2026

	2019	2020	2021	2022	2023	2024	2025	2026
New York	751	768	1,321	1,363	1,242	1,018	937	1,064
California	391	414	614	787	691	611	531	785
Texas	388	335	367	393	398	403	440	658
New Jersey	331	311	392	497	440	418	389	474
Georgia	246	196	196	204	196	230	205	344
Illinois	176	161	259	266	276	245	196	230
Massachusetts	180	180	191	218	227	213	172	218
Pennsylvania	154	150	161	214	199	207	146	196
Virginia	148	138	165	151	178	147	135	165
North Carolina	140	140	124	155	130	118	109	170

Top Origins of Foreign Driver License Exchanges in 2026 Q1



Foreign Driver License Exchanges in Q1 of 2021-2026

	2021	2022	2023	2024	2025	2026
Colombia	473	904	1,038	967	817	365
Cuba	326	1,536	6,481	3,769	1,028	212
Canada	68	177	188	148	128	171
Brazil	86	220	213	169	183	163
Argentina	164	256	308	233	229	147
Spain	72	183	252	191	153	123
Dominican Republic	103	159	153	172	117	114
Mexico	127	258	252	219	185	113
Venezuela	918	1,152	1,273	853	486	111
Ecuador	57	133	135	144	199	93

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



Who's Moving to Miami-Dade County

Driver License Exchanges as of 2026 Q1

Out-of-State Driver License Exchanges in Miami-Dade County Cities in 2026 Q1

	Miami	Miami Beach	Hialeah	Homestead	North Miami Beach	Opa locka	Miami Gardens	Key Biscayne	Grand Total
Grand Total	4,184	889	367	291	289	95	59	46	6,220
New York	658	238	15	33	98	9	5	6	1,062
California	535	143	23	16	50	5	2	9	783
Texas	439	36	87	45	18	23	9	2	659
New Jersey	312	86	19	20	23	4	3	3	470
Georgia	226	33	26	23	15	7	13		343
Illinois	163	29	13	7	10	9	1		232
Massachusetts	164	30	4	4	8	3	2	2	217
Pennsylvania	131	28	7	11	12	1	3	3	196
North Carolina	132	12	4	10	6	4	2		170
Virginia	123	15	9	9	5	1	1	2	165
Ohio	110	13	6	14	5	1	4		153
Maryland	87	27	7	5	4	1	2	4	137
Michigan	85	21	8	5	6	1	2		128
Colorado	89	17	6	5	2	1		4	124
Nevada	78	11	20	7	2	2	1		121
Connecticut	70	18	2	1	4	1			96
Tennessee	65	9	9	5	1				89
Arizona	61	11	7	3	1	4	1	1	89
South Carolina	65	6	8	6	2				87
Washington	54	20	8		3			1	86
Kentucky	53	5	12	4		4			78
Indiana	44	6	8	6	2				66
Nebraska	30	7	8	6	2	1	1		55
Wisconsin	41	5	4	3		1			54
Minnesota	32	4	4	1	1		1	3	46
Louisiana	29	5	4	3	1	3		1	46
Oregon	37	4	1	1	2				45
Alabama	25	8	3	3			2		41
Missouri	20	6	8	1	1	2	1		39
Rhode Island	29	2	1	2					34
Kansas	20	3	5	2	1	1		1	33
Oklahoma	18	2	2	7					29
New Mexico	15	2	6	3	1				27
Arkansas	14	3	3	3	1		1	1	26
Iowa	14		2	5		2	1		24
Utah	14	1	1			2	1	2	21
District Of Columbia	14	6							20
Mississippi	12	2		3	1				18
Alaska	13			3				1	17
Delaware	10	3	2		1				16
Hawaii	11	1	2						14
New Hampshire	9	1		3					13
Vermont	8	2		1					11
Maine	8	1	1						10
South Dakota	4	1	2			1			8
Idaho	5	3							8
Wyoming	4			1					5
West Virginia	2	2				1			5
North Dakota	2			1					3
Montana		1							1

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



Who's Moving to Miami-Dade County

Driver License Exchanges as of 2026 Q1

Foreign Driver License Exchanges in Miami-Dade County Cities in 2026 Q1

Origin Foreign Source	Miami	Miami Beach	North Miami Beach	Hialeah	Homestead	Opa locka	Key Biscayne	Miami Gardens	Grand Total
Grand Total	2,061	234	181	158	100	42	34	21	2,831
Colombia	282	9	13	29	20	3	5		361
Cuba	129	3		48	19	12			211
Canada	109	34	20	4	5				172
Brazil	118	12	23	1		1	9		164
Argentina	86	33	21	2	1	1	4		148
Spain	102	11	1	4	1				119
Mexico	86	7	8	2	5	1	1	2	112
Venezuela	91	4	1	7	3	1	1	1	109
Dominican Republic	75	1		14	8	7		4	109
Peru	80	2	3	1	4		1		91
Ecuador	67	5	3	7		4	5		91
France	62	18	1	1	1	2	2	1	88
Nicaragua	73		1	7	4			2	87
Italy	42	14		2		1	1	1	61
Israel	35	6	14						55
Honduras (Rep)	43	1		3	2	1	1	1	52
Chile	35	9	5	3					52
Russian Federation	19	5	23				1		48
Turkey	36	6	1	3					46
United Kingdom	35	6	1			1		1	44
Jamaica	27			3	4	1		4	39
Germany	25	4	4	2					35
India	30	1		2					33
Ukraine	19	4	7						30
Haiti	26				1			1	28
Guatemala	21	1			2		1		25
Panama (Rep)	18	1		1					20
Costa Rica	14	3		1	1				19
China	16								16
El Salvador	12				2	1			15
Trinidad & Tobago	12		1	1					14
Bolivia	12	1							13
Bahamas	10	1				1		1	13
South Africa	9	2			1				12
Philippines	6	3			2	1			12
Poland (Rep)	3	1	4		3				11
Uruguay	7	1		1		1			10
Columbia	4	1	1	1	3				10
Belarus	3		7						10
Paraguay	5	2	2						9
Pakistan	8			1					9
Korea (Rep)	9								9
Kazakhstan	3	1	4				1		9
Switzerland	7	1							8
Netherlands	5	2		1					8
Belgium	6	2							8
Portugal	4	1	1		1				7
Japan	6				1				7
Viet Nam	3				2	1			6
United Arab Emirates	5		1						6
Greece	6								6

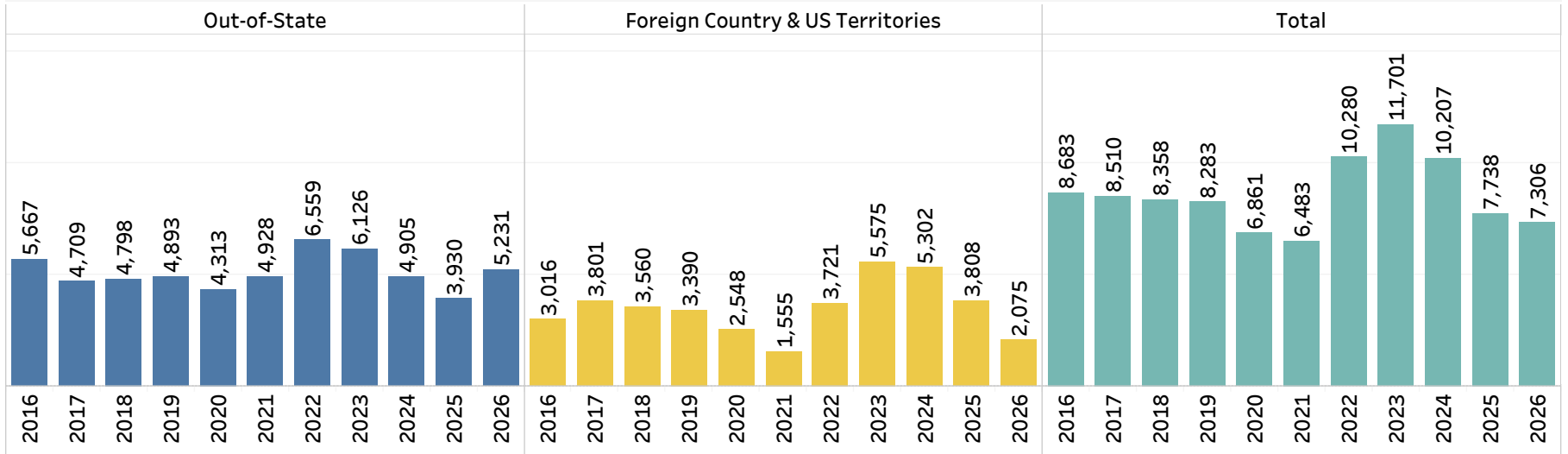
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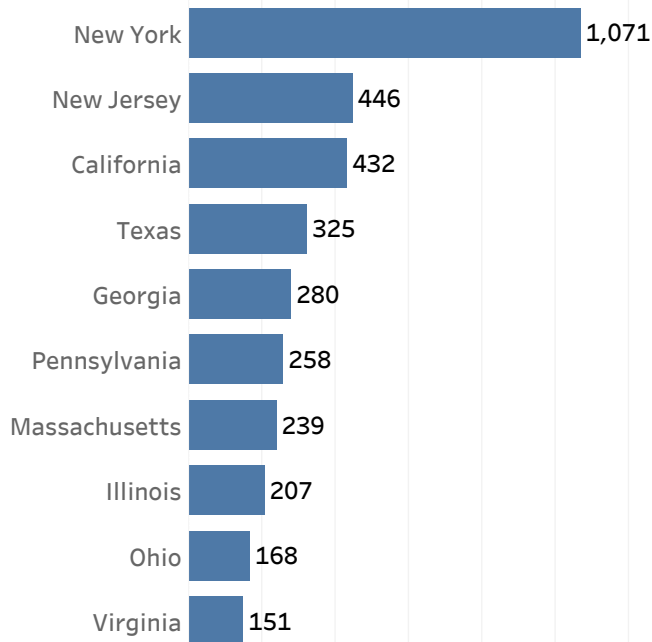
Who's Moving to Broward County

Driver License Exchanges as of 2026 Q1

Driver License Exchanges in Q1 of 2019-2026



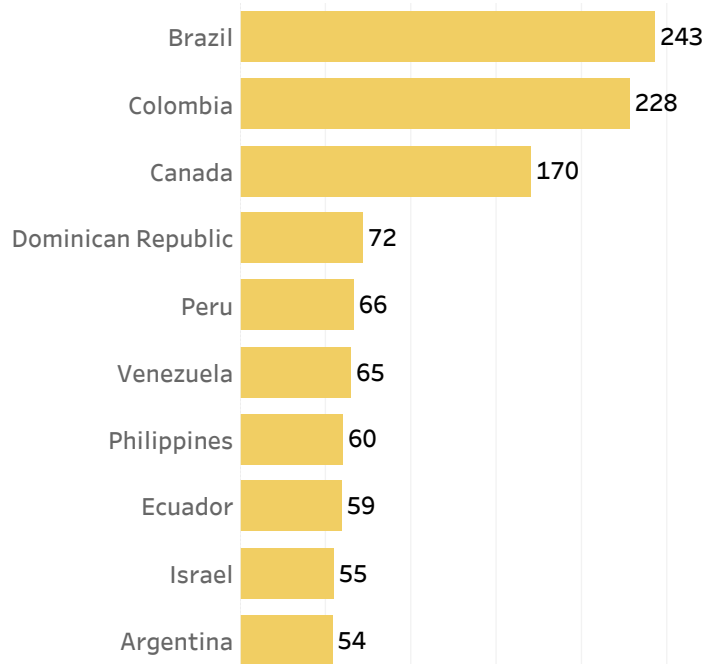
Top Origins of Out-of-State Driver License Exchanges in 2026 Q1



Out-of-State Driver License Exchanges in Q1 of 2019-2026

	2019	2020	2021	2022	2023	2024	2025	2026
New York	978	875	1,113	1,587	1,425	1,084	824	1,071
New Jersey	408	406	470	637	562	437	364	446
California	319	289	382	500	477	361	317	432
Texas	253	253	241	296	296	273	216	325
Georgia	266	213	223	269	265	224	201	280
Illinois	209	168	239	293	256	241	198	207
Pennsylvania	250	201	212	307	320	259	173	258
Massachusetts	235	187	213	311	253	218	158	239
Virginia	190	152	202	178	176	136	129	151
Ohio	141	131	127	180	154	147	103	168

Top Origins of Foreign Driver License Exchanges in 2026 Q1



Foreign Driver License Exchanges in Q1 of 2021-2026

	2021	2022	2023	2024	2025	2026
Brazil	93	279	352		337	243
Colombia	239	541	637		628	228
Canada	59	202	199		123	170
Dominican Republic	48	83	82	92	74	72
Peru	33	89	110	126	125	66
Venezuela	301	408	525	392	248	65
Philippines	22	80	179	53	82	60
Ecuador	25	66	74	85	143	59
Israel	15	42	36	46	70	55
Argentina	43	129	143		113	54

Who's Moving to Broward County

Driver License Exchanges as of 2026 Q1

Out-of-State Driver License Exchanges in Broward County Cities in 2026 Q1

	Fort Lauderdale	Hollywood	Pompano Beach	Deerfield Beach	Hallandale	Coral Springs	Dania	Pembroke Pines	Grand Total
Grand Total	2,478	985	982	226	196	187	117	49	5,220
New York	414	214	230	70	74	43	17	8	1,070
New Jersey	217	71	89	32	11	19	7	3	449
California	211	101	69	13	12	11	13	3	433
Texas	153	86	48	7	10	11	6	2	323
Georgia	132	58	49	4	13	13	8	3	280
Pennsylvania	128	47	44	12	8	10	6	2	257
Massachusetts	100	44	60	17	6	10	2		239
Illinois	108	34	30	6	9	4	7	5	203
Ohio	84	23	38	3	5	5	3	6	167
North Carolina	78	27	23	5	3	10	2	3	151
Virginia	93	18	23	7	4	2	1	2	150
Maryland	71	22	26	10	5	2	2	3	141
Colorado	60	21	13	4	2	4	4		108
Michigan	53	14	24	2	5	2	5	2	107
Connecticut	58	15	18	4	2	2	1		100
Washington	57	16	16		3	2	3		97
Tennessee	34	16	17	2	3	3	4	1	80
South Carolina	41	9	16	2	2	2	5		77
Arizona	41	18	6	2		3	3	1	74
Nevada	26	14	19	2	1	3	3	3	71
Indiana	26	7	11	2	1	2	3		52
Missouri	18	10	9	4	2	4	1		48
Minnesota	20	8	8	2	3	1			42
Alabama	26	10	3						39
Wisconsin	15	8	12	1	2				38
Arkansas	24	5	8			1			38
Kentucky	15	11	4		1	1	1		33
Utah	10	7	8	1		1	3		30
Louisiana	14	3	3	2	1	2	2		27
Delaware	14	1	10	1	1				27
Kansas	15	4	4		1	2			26
Oklahoma	11	7	4			2	1		25
Rhode Island	14	2	3	1	1	1		1	23
New Hampshire	13	2	4	1	1	2			23
Maine	11	6	5						22
Iowa	8	6	3	2	1	1			21
Idaho	10	3	4	1		3			21
Mississippi	11	2	4	2					19
Oregon	8	3	2	1					14
Hawaii	6		5			1	1	1	14
Nebraska	8	1		1	1				11
New Mexico	6	3	1						10
District Of Col..	4	2	1		1		1		9
Alaska	2	2	3			1			8
West Virginia	1	1	3			1			6
Vermont	5								5
Montana	3						2		5
South Dakota		2	1						3
North Dakota	1	1			1				3
Wyoming			1						1

Note: The cities are tabulated based on zip codes of the Florida driver license. MIAMI Realtors classified zip codes under the primary city associated with that zip code based on USPS classification (e.g.so Miami Springs is reported under Miami).

Source: Miami Association of REALTORS® (MIAMI) analysis of Florida Highway Safety and Motor Vehicles driver license exchanges data.

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Who's Moving to Broward County

Driver License Exchanges as of 2026 Q1

Foreign Driver License Exchanges in Broward County Cities in 2026 Q1

	Fort Lauderdale	Hollywood	Pompano Beach	Hallandale	Deerfield Beach	Coral Springs	Dania	Pembroke Pines	Grand Total
Grand Total	960	441	359	109	75	73	41	13	2,071
Brazil	64	6	111	6	39	8	4	5	243
Colombia	101	69	28	12	4	11	4	1	230
Jamaica	100	30	37	3	8	7			185
Canada	74	28	47	7	5	3	3	2	169
Dominican Republic	22	35	6	4	1	4	1		73
Venezuela	30	17	10	1		5	2	1	66
Peru	35	14	7	3	3	2	1	1	66
Ecuador	23	13	10	3	2	6	2	1	60
Philippines	49	6	1			3			59
Israel	33	17	1	3			1		55
Argentina	26	12	5	6			4		53
Haiti	25	8	11			3			47
Kenya	37								37
Bahamas	22	6	6			2	1		37
Mexico	14	7	9	2	1	1			34
Honduras (Rep)	12	14	7				1		34
Russian Federation	8	11	2	9			3		33
France	12	8	6	6					32
Turkey	14	6	4	2	1	1	2		30
Ukraine	4	7	1	9			3		24
South Africa	17	3	2		2				24
India	10	9	4	1					24
Cuba	9	11	3	1					24
Chile	15	6	1	1		1			24
Nicaragua	10	8	3	2					23
Trinidad & Tobago	12	2	3	1	1	2			21
Spain	10	4	2	2	1	1	1		21
China	9	4	2			3			18
Bolivia	9	6		1		2			18
United Kingdom	10	2	2	2					16
Columbia	9	5		1		1			16
Germany	10	1	2		1				14
El Salvador	7	1	3		1				12
Guatemala	9	1	1						11
Belarus	4	2		4			1		11
Panama (Rep)	4	4		1					9
Pakistan	3	6							9
Italy	2	3	1	1	1		1		9
Kazakhstan	1	3		4					8
Guyana	5	2	1						8
Australia	5	1				2			8
Costa Rica	2	4		1					7
Portugal	4	1			1				6
Korea (Rep)	3	3							6
Romania	1	1		1			2		5
Poland (Rep)	3	1	1						5
Jordan	2	1	1	1					5
Dominica	2	2	1						5
Bangladesh	3	1	1						5
United Arab Emirates	3		1						4
Sweden	2	1	1						4

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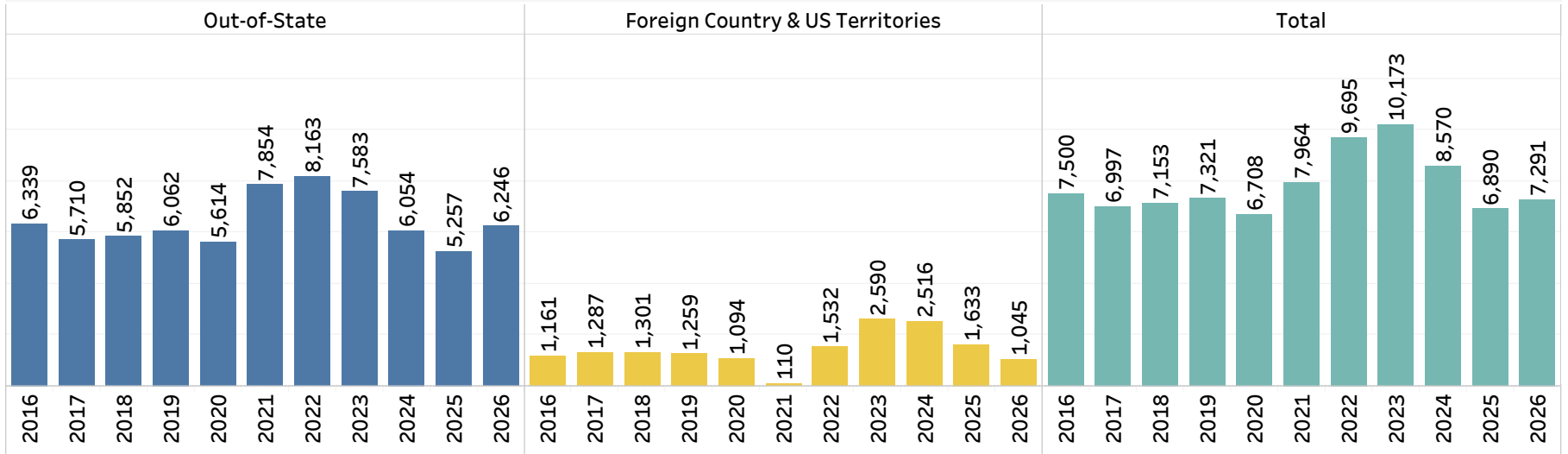
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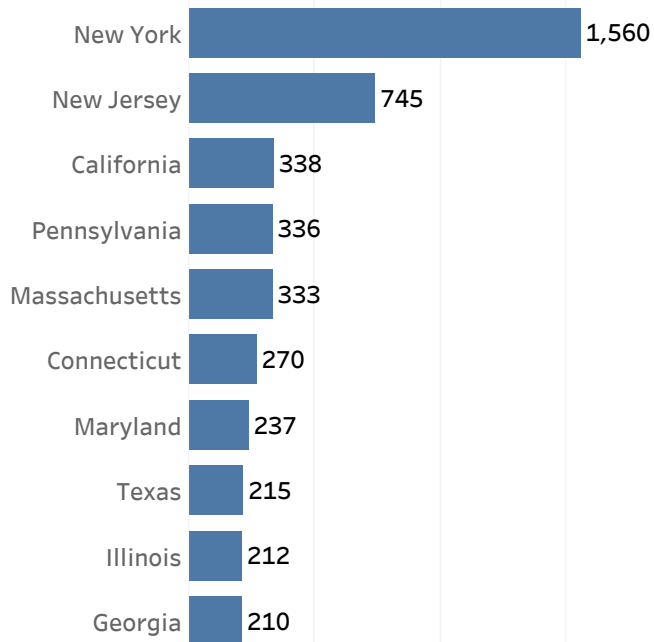
Who's Moving to Palm Beach County

Driver License Exchanges as of 2026 Q1

Driver License Exchanges in Q1 of 2019-2026



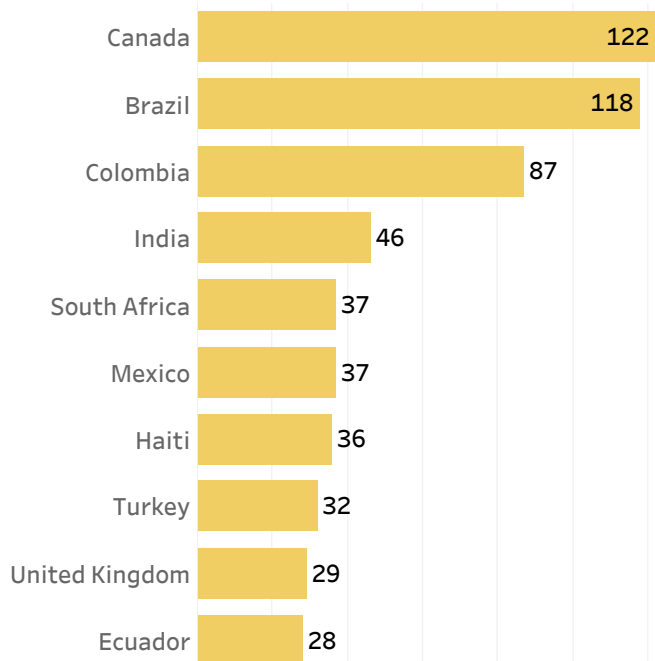
Top Origins of Out-of-State Driver License Exchanges in 2026 Q1



Out-of-State Driver License Exchanges in Q1 of 2019-2026

	2019	2020	2021	2022	2023	2024	2025	2026
New York	1,448	1,451	2,348	2,336	2,100	1,610	1,375	1,560
New Jersey	773	689	1,070	1,099	988	672	626	745
California	268	259	443	476	395	386	325	338
Pennsylvania	355	299	386	438	438	359	292	336
Massachusetts	352	311	437	464	499	335	298	333
Connecticut	332	293	351	415	318	255	204	270
Maryland	204	193	230	235	225	199	153	237
Texas	183	166	222	209	209	228	197	215
Illinois	204	205	338	306	302	228	187	212
Georgia	197	159	208	205	204	198	164	210

Top Origins of Foreign Driver License Exchanges in 2026 Q1



Foreign Driver License Exchanges in Q1 of 2021-2026

	2021	2022	2023	2024	2025	2026
Canada	5	124	171	141	91	122
Brazil	15	120	185	168	170	118
Colombia	13	157	206	157	174	87
India	2	15	50	76	73	46
South Africa	0	35	34	35	27	37
Mexico	2	56	77	77	62	37
Haiti	20	199	317	713	202	36
Turkey	0	17	35	41	47	32
United Kingdom	1	30	22	17	20	29
Ecuador	2	21	32	26	36	28

Who's Moving to Palm Beach County

Driver License Exchanges as of 2026 Q1

Out-of-State Driver License Exchanges in Palm Beach County Cities in 2026 Q1

Pivot Field Names	West Palm Beach	Boca Raton	Delray Beach	Boynton Beach	Lake Worth	Jupiter	Palm Beach Gardens	Wellington	Loxahatchee	Palm Beach	North Palm Beach	Palm City	Belle Glade	Grand Total
Grand Total	1,335	1,202	865	782	537	463	434	186	166	138	136	92	25	6,368
New York	253	362	246	254	123	86	86	46	32	45	25	13	4	1,575
New Jersey	129	169	115	106	56	61	57	12	20	11	13	4	1	755
California	83	90	36	35	23	18	18	11	9	7	6	6	1	344
Massachusetts	56	62	54	43	25	29	31	6	5	12	9	7	2	341
Pennsylvania	53	68	44	53	25	24	26	14	12	6	12	3		340
Connecticut	54	40	42	32	20	25	21	9	1	14	12	4		274
Maryland	54	42	39	29	18	20	23	5	1	4	2	3	2	242
Illinois	45	43	29	21	10	21	19	7	6	9	5	6		221
Texas	67	30	17	17	26	17	11	8	11	2	6	2	2	217
Georgia	59	37	18	22	19	23	9	7	9	2	4	3	2	215
Virginia	62	17	25	17	13	20	8	9	5	6	6	2	1	192
North Carolina	39	28	14	15	29	10	17	9	4	4	2	4	1	177
Ohio	38	24	25	19	21	8	13	2	5	2		4	4	165
Michigan	34	25	18	19	8	9	9	6	5	1	2		2	138
Colorado	37	14	16	4	13	18	6	5	1	1	5	1		121
South Carolina	21	11	14	10	10	7	8	2	5		2	2		92
Tennessee	25	5	13	3	6	4	4	3	6		3	4	1	77
Washington	23	14	8	3	4	4	4	2	2	2	2		1	70
Rhode Island	13	6	11	9	2	6	5	2	2		1			57
Arizona	11	10	3	3	6	5	6	1	1		3	4		53
Missouri	11	6	5	3	9	9	3			1		2		49
New Hampshire	11	8	5	4	1	5	7	2	1		2	1		47
Nevada	10	9	7	7	5	3	3	1	1			1		47
Minnesota	10	9	6		5	6	4	1		3	3			47
Wisconsin	10	11	8	4	4	2	1	1	1		1			43
Indiana	11	3	4	6	6	1	4		4	1		2		42
Kentucky	9	6	4	5	3		5		2		2	4		40
Alabama	14	5	1	1	5		3	1	3		3	2		38
Delaware	8	7	3	3	7	1	2		1		1	1		34
Louisiana	6	1	4	3	8	1	2	3				2		30
Maine	10	5	4	1	1	1	3	2	2					29
Kansas	10	2	1	5	2	1	1		2		1			25
Utah	1	7	2		2		2	2	1	2		1		20
Oregon	6	8	1	1		1	2							19
Nebraska	5	2		4	1	3	2				1		1	19
Iowa	4	4	1	2	3	2	2		1					19
Oklahoma	2	1	3	2	4	1	1	1	1					16
Vermont	3		3	3	2	3					1			15
New Mexico	3	1	4	1	2			4						15
Idaho	6	2	1		2	1	2		1					15
Hawaii	5	3	1		2	2	1							14
Alaska	6	1		3	1		1					2		14
District Of Col.	2	1	2	2	1			2		2				12
Mississippi	5			2	1	2					1			11
Arkansas	2	2	3	2		1				1				11
South Dakota	3		3	2	1	1								10
West Virginia	3			1	1		1		1					7
Wyoming	1	1	1	1			1							5
Montana			1		1	1			1			1		5
North Dakota	2								1			1		4

Note: The cities are tabulated based on zip codes of the Florida driver license. MIAMI Realtors classified zip codes under the primary city associated with that zip code based on USPS classification (e.g.so Miami Springs is reported under Miami).

Source: Miami Association of REALTORS® (MIAMI) analysis of Florida Highway Safety and Motor Vehicles driver license exchanges data.

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Who's Moving to Palm Beach County

Driver License Exchanges as of 2026 Q1

Foreign Driver License Exchanges in Palm Beach County Cities in 2026 Q1

Origin Foreign Source	Boca Raton	West Palm Beach	Lake Worth	Delray Beach	Boynton Beach	Palm Beach Gardens	Wellington	Jupiter	Loxahatchee	Palm Beach	Belle Glade	Palm City	North Palm Beach	Grand Total
Grand Total	342	252	125	90	60	47	45	39	22	19	11	5	5	1,063
Canada	47	25	11	13	9	4	4	2	3	2			1	121
Brazil	88	5	4	11	2	3		2	1	3		1		120
Colombia	19	29	16	9	5	3	3	1	1	1				87
Jamaica	4	41	3	2	8	4	1	2	1					66
India	28		1	11	2	3		1	1					47
Mexico	4	8	9		3	2	6	1			3	1	1	39
South Africa	10	5	1	5		7		9		1				38
Haiti	2	14	6	2	7	1			1		2		1	36
Turkey	25	6	1			1								33
United Kingdom	10	5		2		4	3	2	1	2				29
Ecuador	4	11	3	1	6	1			2					28
Cuba		17	9		1				1					28
Israel	13	3	3	2	3									24
Dominican Republic	3	12	6		3									24
Philippines		6	2	9	1	1			1	1				21
Guatemala	1	7	8			1		1	2					20
Peru	6	3	2	1	2			3				1		18
France	7	2		1		1	1	2	2					16
Argentina	2	4	1	1			5		1		1			15
Italy	5	3		3		2				1				14
Thailand		1	3	5		2				2				13
Spain	2	5	1					1		2		1		12
Russian Federation	8		1	2			1							12
Honduras (Rep)	1	4	5					2						12
Germany		3			1	1	5	1						11
Chile		2	5		1		2	1						11
Nicaragua		2	4					1	1		2			10
Venezuela	3	4					2							9
Ukraine	9													9
Romania	1	1					1		1	4			1	9
Bolivia		3	4	1										8
Columbia	2	2	1	1			1							7
Australia	3	1	1				1	1						7
Panama (Rep)	1		1	1				1	2					6
Portugal	1	1		1			1					1		5
Pakistan	3	1	1											5
El Salvador	2		2					1						5
China	1		2		2									5
Sweden	1				1	1	1							4
Finland	1		2				1							4
United Arab Emirates	3													3
Trinidad & Tobago		1		1		1								3
Poland (Rep)	2		1											3
Morocco		1	1				1							3
Hungary (Rep)		2		1										3
Dominica		3												3
Costa Rica				1							2			3
Belarus	3													3
Bahamas		1		1					1					3

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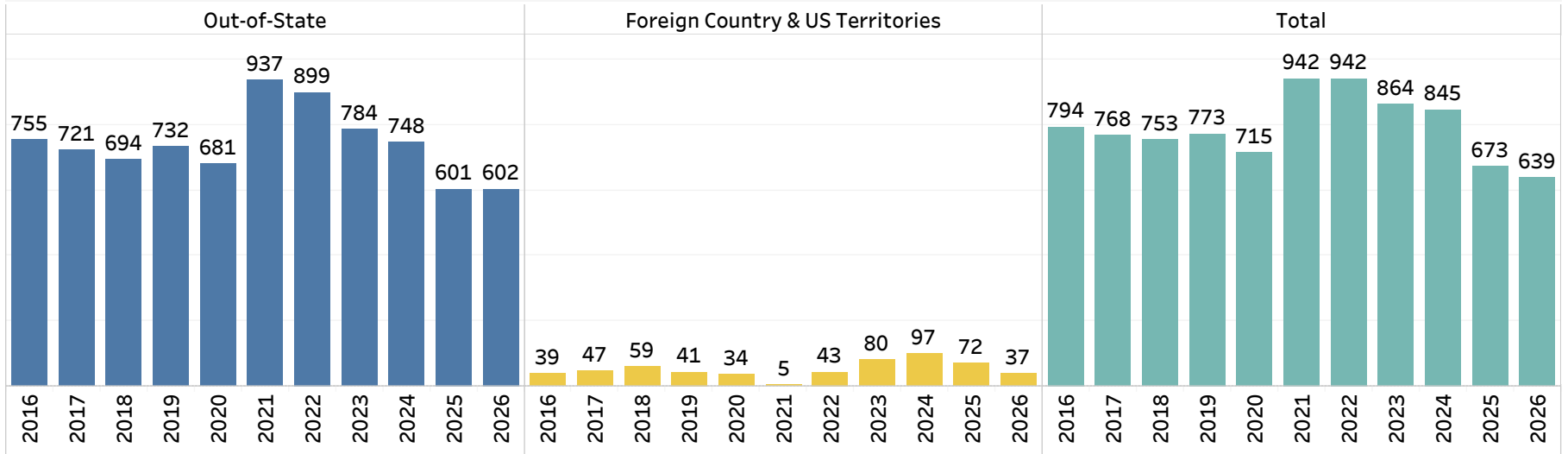
Source: Miami Association of REALTORS® (MIAMI) analysis of Florida Highway Safety and Motor Vehicles driver license exchanges data. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamire.com.



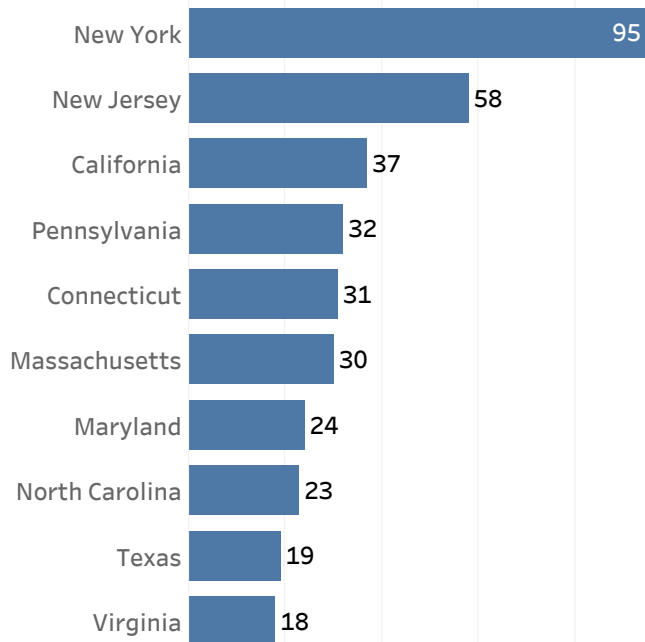
Who's Moving to Martin County

Driver License Exchanges as of 2026 Q1

Driver License Exchanges in Q1 of 2019-2026



Top Origins of Out-of-State Driver License Exchanges in 2026 Q1



Out-of-State Driver License Exchanges in Q1 of 2019-2026

Origin State	2019	2020	2021	2022	2023	2024	2025	2026
New York	98	124	161	142	128	141	96	95
New Jersey	77	69	103	102	76	72	67	58
California	24	22	28	59	48	45	28	37
Pennsylvania	45	41	62	65	47	33	29	32
Connecticut	64	44	50	50	40	46	31	31
Massachusetts	27	37	48	60	55	45	24	30
Maryland	16	6	39	23	21	21	18	24
North Carolina	32	19	23	36	24	26	22	23
Texas	16	26	29	29	33	23	21	19
Virginia	27	22	47	32	25	23	18	18

Top Origins of Foreign Driver License Exchanges in 2026 Q1



Foreign Driver License Exchanges in Q1 of 2021-2026

Origin Country	2021	2022	2023	2024	2025	2026
Venezuela	0	7	13	14	6	4
South Africa	0	2	7	9	5	3
Mexico	0	2	4	2	6	3
India	0	2	4	10	6	3
United Kingdom	1	1	0	2	3	2
Saudi Arabia	0	0	1	0	0	2
Colombia	0	2	5	2	4	2
Canada	0	5	7	5	5	2

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Who's Moving to Martin County

Driver License Exchanges as of 2026 Q1

Out-of-State Driver License Exchanges in Martin County Cities in 2026 Q1

	Stuart	Jensen Beach	Hobe Sound	Indiantown	Grand Total
Grand Total	282	133	98	15	528
New York	44	30	17	2	93
New Jersey	28	12	13		53
Pennsylvania	16	7	7		30
California	21	5	4		30
Connecticut	14	5	8	1	28
Massachusetts	16	5	6		27
Maryland	8	6	8		22
North Carolina	10	6	2	3	21
Texas	8	1	8		17
Virginia	8	5	2	1	16
Michigan	8	3	2	1	14
Indiana	8	2	2	1	13
Georgia	8	4			12
South Carolina	8	3			11
Ohio	8	2	1		11
New Hampshire	3	4	1	2	10
Colorado	3	3	4		10
Tennessee	4	1	3	1	9
Illinois	4	3	2		9
Arizona	4	4			8
Vermont	5	1		1	7
Kentucky	3	3			6
Alabama	3	3			6
Wisconsin	4	1			5
Washington	3	1	1		5
Nevada	4	1			5
Minnesota	3	2			5
Louisiana	3		2		5
Mississippi	3	1			4
Delaware	2	1	1		4
West Virginia	2			1	3
Oklahoma	3				3
Hawaii	1	1	1		3
Oregon		2			2
Nebraska	1	1			2
Missouri	1	1			2
Maine	2				2
Kansas	2				2
Iowa	1		1		2
Idaho	1	1			2
Alaska		2			2
Wyoming	1				1
Utah			1		1
Rhode Island	1				1
North Dakota				1	1
New Mexico	1				1
District Of Columbia			1		1
Arkansas	1				1
South Dakota					
Montana					

Note: The cities are tabulated based on zip codes of the Florida driver license. MIAMI Realtors classified zip codes under the primary city associated with that zip code based on USPS classification (e.g.so Miami Springs is reported under Miami).

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Who's Moving to Martin County

Driver License Exchanges as of 2026 Q1

Foreign Driver License Exchanges in Martin County Cities in 2026 Q1

	Stuart	Hobe Sound	Jensen Beach	Indiantown	Grand Total
Grand Total	18	4	3	3	28
Venezuela	2	1	1		4
India	3				3
United Kingdom		2			2
South Africa	2				2
Saudi Arabia	2				2
Mexico				2	2
Colombia	1	1			2
Canada	2				2
Turkey				1	1
Thailand			1		1
Philippines	1				1
Peru	1				1
Pakistan	1				1
Japan	1				1
Jamaica	1				1
Italy			1		1
Guatemala	1				1

Note: The cities are tabulated based on zip codes of the Florida driver license. MIAMI Realtors classified zip codes under the primary city associated with that zip code based on USPS classification (e.g.so Miami Springs is reported under Miami).

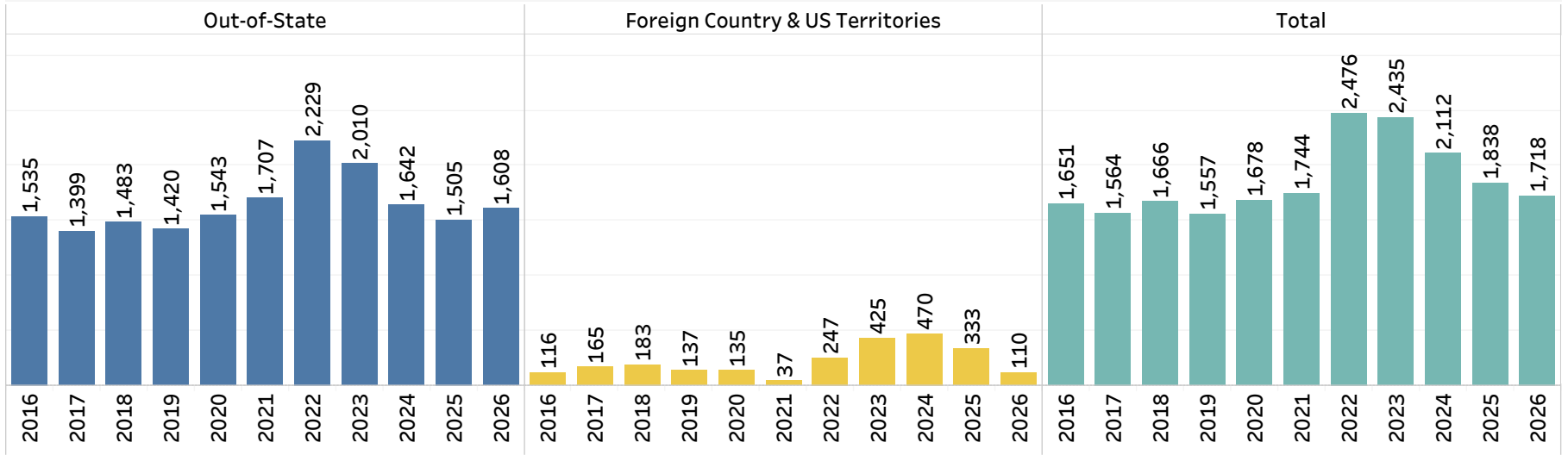
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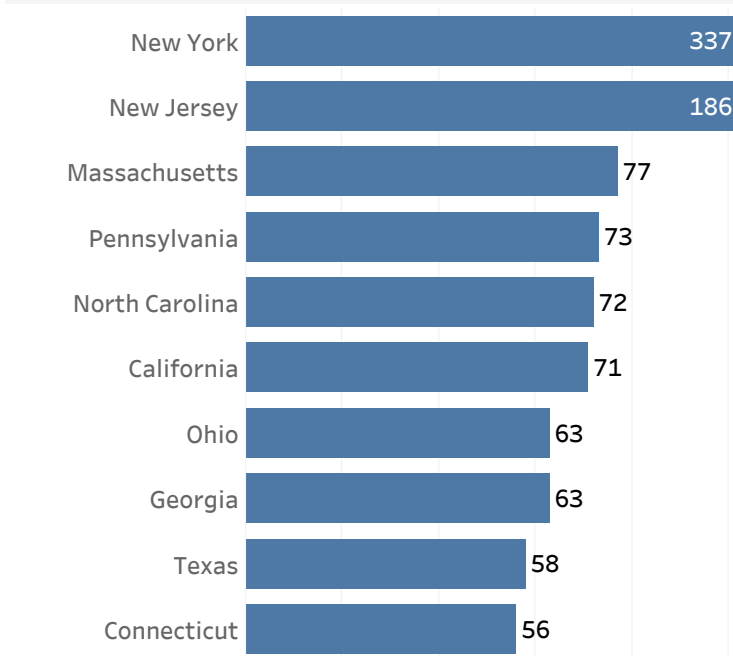
Who's Moving to St. Lucie County

Driver License Exchanges as of 2026 Q1

Driver License Exchanges in Q1 of 2019-2026



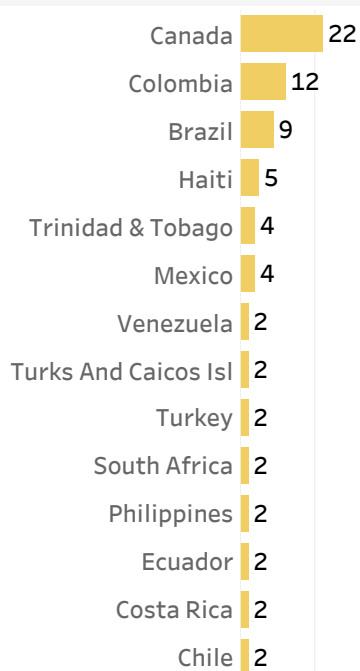
Top Origins of Out-of-State Driver License Exchanges in 2026 Q1



Out-of-State Driver License Exchanges in Q1 of 2019-2026

	2019	2020	2021	2022	2023	2024	2025	2026
New York	312	341	356	541	455	378	290	337
New Jersey	113	133	184	230	213	175	149	186
Massachusetts	46	56	99	119	93	66	88	77
Pennsylvania	102	93	104	129	127	90	93	73
North Carolina	47	43	64	55	60	65	50	72
California	45	64	58	115	88	63	68	71
Ohio	48	53	56	67	45	46	41	63
Georgia	66	65	66	73	78	78	80	63
Texas	42	53	46	65	83	58	47	58
Connecticut	76	76	68	118	84	76	63	56

Top Origins of Foreign Driver License Exchanges in 2026 Q1



Foreign Driver License Exchanges in Q1 of 2021-2026

	2021	2022	2023	2024	2025	2026
Canada	9	26	29	23	21	22
Colombia	4	23	28	26	37	12
Brazil	2	20	31	28	38	9
Haiti	2	34	59	184	49	5
Trinidad & To..	1	4	0	1	3	4
Mexico	1	6	20	20	26	4
Venezuela	4	12	34	26	15	2
Turks And Cai..	0	0	0			2
Turkey	0	0	2	0	3	2
South Africa	1	1	0	3	0	2
Philippines	0	5	2	2	0	2
Ecuador	1	5	9	10	14	2
Costa Rica	0	1	1	1	5	2
Chile	0	0	9	3	0	2

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Who's Moving to St. Lucie County

Driver License Exchanges as of 2026 Q1

Out-of-State Driver License Exchanges in St. Lucie County Cities in 2026 Q1

	Port Saint Lucie	Fort Pierce	Grand Total
Grand Total	1,252	306	1,558
New York	278	45	323
New Jersey	156	26	182
Massachusetts	62	11	73
Pennsylvania	62	9	71
California	61	10	71
North Carolina	54	14	68
Georgia	48	15	63
Ohio	43	18	61
Texas	40	17	57
Connecticut	50	5	55
Maryland	34	13	47
Illinois	33	7	40
Virginia	30	5	35
South Carolina	22	9	31
Colorado	24	6	30
Tennessee	22	6	28
Michigan	19	7	26
Indiana	20	6	26
Arizona	18	4	22
Wisconsin	13	4	17
Minnesota	10	7	17
Washington	9	6	15
Maine	10	5	15
Alabama	8	6	14
Missouri	9	4	13
Nevada	8	4	12
West Virginia	6	4	10
Rhode Island	8	2	10
Mississippi	7	3	10
Vermont	6	3	9
Oregon	9		9
Kentucky	9		9
Oklahoma	6	2	8
New Hampshire	5	2	7
Nebraska	6	1	7
Kansas	3	4	7
Arkansas	4	3	7
Louisiana	5	1	6
Hawaii	6		6
Alaska	5	1	6
North Dakota	5		5
New Mexico	4	1	5
Delaware	4	1	5
Montana	3	1	4
Iowa	2	2	4
Idaho	1	3	4
Wyoming	3		3
Utah	1	2	3
South Dakota	1		1
District Of Columbia		1	1

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Who's Moving to St. Lucie County

Driver License Exchanges as of 2026 Q1

Foreign Driver License Exchanges in St. Lucie County Cities in 2026 Q1

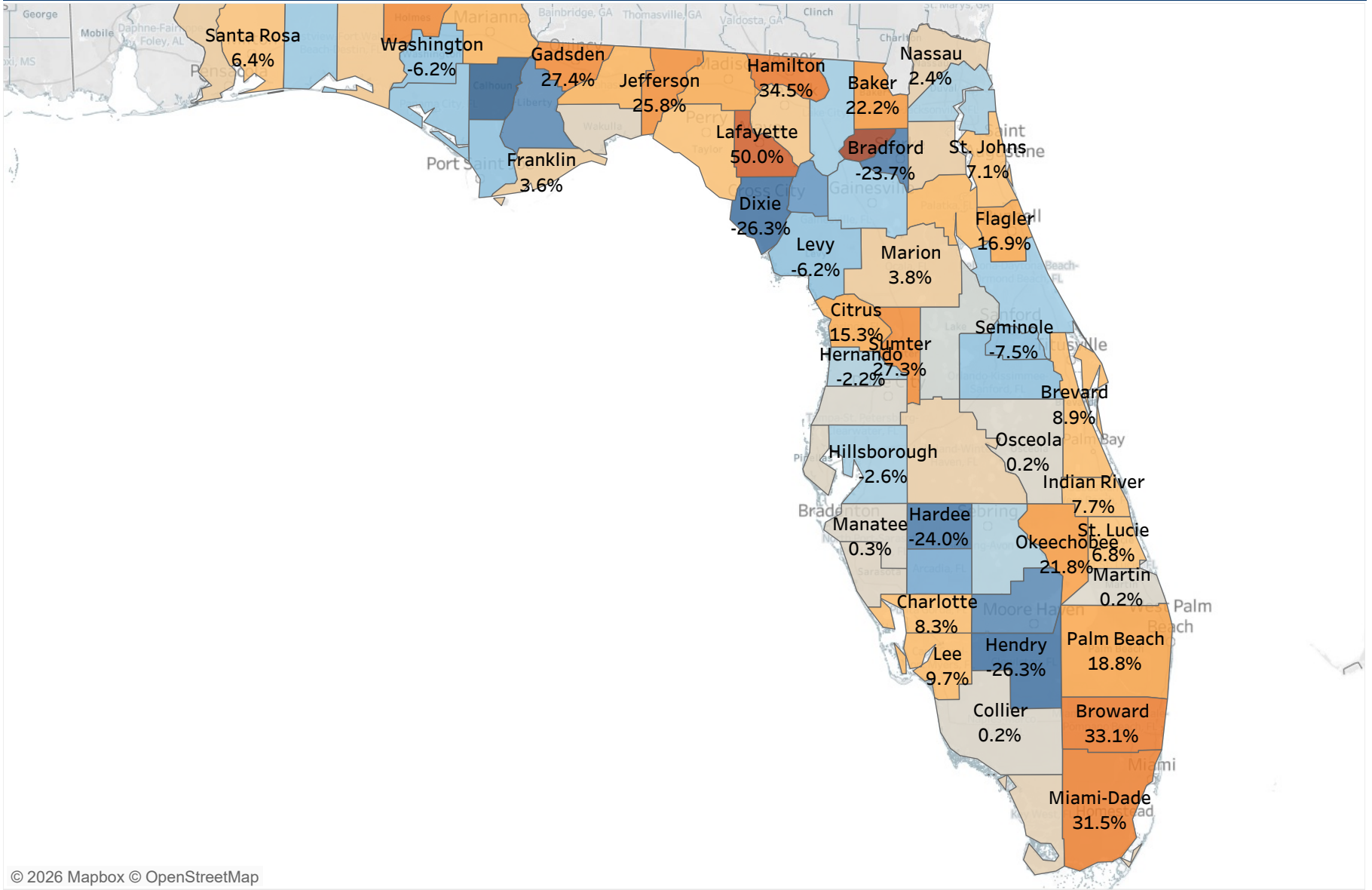
	Port Saint Lucie	Fort Pierce	Grand Total
Grand Total	91	21	112
Canada	16	6	22
Jamaica	19		19
Colombia	10	2	12
Brazil	9		9
Haiti	5	1	6
Trinidad & Tobago	4		4
Mexico	3	1	4
Venezuela	1	1	2
Ukraine		2	2
Turks And Caicos Isl	2		2
Turkey		2	2
South Africa	2		2
Philippines	1	1	2
Guatemala	1	1	2
Ecuador	2		2
Costa Rica	2		2
Chile	2		2
United Kingdom	1		1
Thailand	1		1
Spain	1		1
S. Georgia And S. Sandwich Islands	1		1
Pakistan		1	1
Nicaragua	1		1
Israel	1		1
Honduras (Rep)	1		1
Guyana	1		1
Germany	1		1
France	1		1
El Salvador		1	1
Dominican Republic		1	1
Cuba	1		1
China	1		1
Bangladesh		1	1

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Year-over-Year Percent Change in Out-of-State Driver License Exchanges in Florida in 2026 Q1



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Top Out-of-State Driver License Exchanges in Florida in Q1 of 2022-2026

Destination County	2022	2023	2024	2025	2026	2022	2023	2024	2025	2026
Florida	125,161	110,827	97,987	89,229	94,428	360.4%	-11.5%	-11.6%	-8.9%	5.8%
Palm Beach	8,156	7,583	6,054	5,257	6,246	2489.2%	-7.0%	-20.2%	-13.2%	18.8%
Miami-Dade	5,904	5,540	5,199	4,739	6,231	22.9%	-6.2%	-6.2%	-8.8%	31.5%
Hillsborough	8,190	7,423	6,249	5,762	5,611	708.5%	-9.4%	-15.8%	-7.8%	-2.6%
Broward	6,556	6,126	4,905	3,930	5,231	43.3%	-6.6%	-19.9%	-19.9%	33.1%
Orange	6,954	6,374	5,485	5,429	5,086	3873.7%	-8.3%	-13.9%	-1.0%	-6.3%
Lee	8,902	6,370	4,550	4,470	4,902	211.7%	-28.4%	-28.6%	-1.8%	9.7%
Duval	4,860	4,870	4,474	4,212	4,107	379.3%	0.2%	-8.1%	-5.9%	-2.5%
Pinellas	6,211	5,278	4,724	4,004	4,030	648.3%	-15.0%	-10.5%	-15.2%	0.6%
Sarasota	4,928	3,872	3,440	3,185	3,209	21326.1%	-21.4%	-11.2%	-7.4%	0.8%
Brevard	3,929	3,607	3,248	2,854	3,107	230.4%	-8.2%	-10.0%	-12.1%	8.9%
Polk	4,223	3,623	3,537	3,015	3,101	17495.8%	-14.2%	-2.4%	-14.8%	2.9%
Pasco	3,959	3,427	3,070	2,803	2,803	10600.0%	-13.4%	-10.4%	-8.7%	0.0%
Manatee	3,772	3,317	2,967	2,693	2,702	94200.0%	-12.1%	-10.6%	-9.2%	0.3%
Collier	4,045	3,322	2,718	2,493	2,498	202.8%	-17.9%	-18.2%	-8.3%	0.2%
Volusia	3,328	3,075	2,907	2,538	2,452	31.6%	-7.6%	-5.5%	-12.7%	-3.4%

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

For questions about this report, contact:

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