



Job Flows Into the Miami Metro Area as of 2024 Q3



Miami Association of REALTORS® (MIAMI)
The largest local REALTOR® association

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Rising Share of Health Care, Tech, and Finance Job Inflows to the Miami Metro Area

Key Takeaways

1. Out-of-state job movers in 2024 Q2 typically earned more in the destination job in the Miami Metro Area than in-state job switchers, led by job movers from Washington (\$190,656), and California (\$186,004)
2. Health care, professional/technical, and finance jobs are increasingly making up a larger share of job inflows, with the share of 26.3% in 2024 Q1-Q3 (22.5% in 2019).
3. However, there is a net outflow of lower-skilled and lower-paying jobs in the hospitality, retail, administrative, and transportation industries which can lead to more difficult hiring conditions in the future.

Washington and California Job Movers to the Miami Metro Area Have the Highest Average Income Among Job Switchers

In 2024 Q1-Q3, a total of 360,227 workers switched jobs from other metro areas (in-state and out-of-state) and landed a job in the Miami Metro Area, accounting for 4.1% of non-farm employment.

Workers who switched jobs from other states into jobs in the Miami Metro area had higher average annual earnings compared to in-state job switchers, according to Miami Association of Realtors analysis of US Census Bureau's job-to-job flow data. This data tracks the job switching of workers covered by unemployment insurance and excludes federal workers.

Based on MIAMI's analysis, below are the top 5 highest annual salaries in the destination job in the Miami Metro Area in 2024 Q4 among out-of-state job switchers:

1. Washington \$190,656
2. California \$186,004
3. Illinois \$167,696
4. District of Columbia \$157,400
5. New York \$149,424

Job switchers from these top five states are employed in high-skilled and high-paying jobs such as in professional/technical services, healthcare, finance and insurance, health care, and information services.

In comparison, job switchers from other Florida metro areas in 2024 Q2 had an average annual salary of \$60,848 in the new job.

Rising Share of Job Inflows in Professional/Technical and Finance Jobs

The type of jobs that the Miami Metro Area has been attracting has shifted to more highly skilled jobs. Health care, professional/technical, and finance jobs are increasingly accounting for a larger share of job inflows in 2024 Q1-Q3 (26.3%) compared to 2019 (22.5%)

During 2024 Q1-Q3, the state of New York was the largest source of job inflows to the Miami Metro Area, with 5,052 jobs. The top destination job was professional, scientific, and technical services, with a 17% share (11.5% in 2019). The share of finance and insurance jobs rose to 9.6% (7.9% in 2019).



Rising Share of Health Care, Tech, and Finance Job Inflows to the Miami Metro Area

California is the 4th largest source of out-of-state job inflows is California, with 2,452 job inflows. The top destination job was professional, scientific, and technical services, with a 15.7% share (14.0% in 2019). The share of information service jobs rose to 5.7% (4.4% in 2019).

Among Illinois job switchers, the 18th largest source of out-of-state job inflows with 1,614 job switches, the top destination job was professional, scientific, and technical services, with a 16.6% share (14.9% in 2019). The share of finance and insurance jobs jumped to 10.8% (5.7% in 2019).

The state of Washington is not a comparatively big source of job inflows with 661 job inflows, but job movers had the highest average earnings in the destination job in the Miami Metro Area. The largest source of job inflow was transportation and warehousing where the share surged to 21% (7.9% in 2019). The share of information service job inflows also surged to 11.0% (3.0% in 2019).

Among job inflows from the District of Columbia, the share of professional, scientific, and technical service inflows jumped to 24.5% (15.6% in 2019).

An implication is that these highly skilled and higher paid workers will be more likely to drive home sales and become homeowners than in-state job switchers. According to MIAMI's analysis, a 2-earner household earns an annual income of \$118,000 based on the average weekly wage but needs \$180,000 to afford a typical single-family home at the current mortgage rate conditions.

Healthcare , Professional /Technical, and Finance Jobs are the Largest Source of Private Sector Net Job Flows

On a net basis (job inflows less job outflows), health care (+2,517), professional/technical (+2,331), and finance and insurance (+1,739) were the largest source of job inflows in 2024 Q1-Q3 in the Miami Metro Area.

However, these inflows and those in other industries were offset by large net outflows in lower paying jobs led by accommodation and food services (-10,687), retail trade (-9,550), arts, entertainment and recreation (-2,203), and administrative support and waste management (-2,007), and transportation and warehousing (-1,827).

The net job outflows in these industries—due to home affordability – could lead to more difficult hiring conditions in the future for these industries, affecting the long-term outlook of commercial retail and industrial real estate.

Out-of-State Job Relocations to the Miami MSA in 2024 Q2 Had Higher Earnings than In-State Job Relocations

Average Annual Earnings in the Miami Metro Destination Job by Origin of Job Inflow in 2024 Q2

Washington	\$190,656
California	\$186,004
Illinois	\$167,996
District of Columbia	\$157,400
New York	\$149,424
Maryland	\$145,520
Connecticut	\$136,384
Minnesota	\$130,820
Rhode Island	\$128,412
New Hampshire	\$126,208
Pennsylvania	\$126,128
Georgia	\$121,388
Kansas	\$119,324
Wisconsin	\$114,312
Virginia	\$113,348
Hawaii	\$113,248
New Jersey	\$112,880
Alabama	\$111,212
Colorado	\$111,200
New Mexico	\$109,672
Ohio	\$108,380
Oklahoma	\$107,924
Arizona	\$105,068
Iowa	\$105,052
Delaware	\$103,884
Tennessee	\$102,852
Kentucky	\$100,924
Texas	\$98,256
Louisiana	\$96,524
Indiana	\$95,316
Vermont	\$92,052
South Carolina	\$91,532
South Dakota	\$90,804
Nebraska	\$88,920
Nevada	\$87,352
Idaho	\$87,052
North Carolina	\$86,588
Oregon	\$80,480
Wyoming	\$77,456
Mississippi	\$77,408
Utah	\$76,912
North Dakota	\$76,724
Maine	\$70,456
Arkansas	\$69,132
Florida	\$60,848
West Virginia	\$60,756

Origin of Job Inflows to the Miami Metro Area in 2024 Q1-Q3

Florida	320,085
New York	5,056
Texas	3,792
Georgia	3,371
California	2,459
New Jersey	2,017
North Carolina	1,764
Illinois	1,614
Pennsylvania	1,600
Virginia	1,435
Tennessee	1,204
Ohio	1,167
Colorado	958
Maryland	903
South Carolina	837
Alabama	783
Connecticut	771
Indiana	727
Washington	661
Arizona	607
Kentucky	569
Nevada	495
Louisiana	409
Minnesota	407
Wisconsin	404
District of Columbia	354
Utah	276
Iowa	254
Oregon	248
Arkansas	238
Nebraska	237
Kansas	236
New Hampshire	227
Mississippi	224
Oklahoma	216
Rhode Island	213
Missouri	177
Maine	174
Delaware	137
Hawaii	133
New Mexico	126
West Virginia	119
Vermont	105
Idaho	94
South Dakota	70
Montana	68
North Dakota	55
Wyoming	50

Miami Association of Realtors® analysis of US Census Bureau Job-to-Job flows data. The latest available data is for 2024 Q2. The annual earnings is equal to four times the average quarterly destination earnings (SSEarn_Destination). Earnings may be suppressed for some states. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



Net Job Flows to the Miami Metro Area in 2019-2024 Q1-Q3 by Industry

Job Inflows to the Miami Metro Area by Industry, 2019-2024, Q1-Q3						
	2019	2020	2021	2022	2023	2024
Administrative and Support and Waste Management	57,164	50,318	64,889	65,823	52,455	48,782
Health Care and Social Assistance	43,315	38,188	52,543	59,305	54,583	48,390
Accommodation and Food Services	59,276	35,517	59,102	62,219	53,627	47,340
Retail Trade	46,035	37,938	47,516	51,374	42,950	37,308
Professional, Scientific, and Technical Services	30,059	23,996	34,145	42,169	34,447	31,432
Construction	26,119	20,520	23,121	25,327	24,255	23,153
Transportation and Warehousing	18,367	13,018	20,935	24,929	19,602	17,954
Wholesale Trade	18,333	14,136	20,372	22,407	19,071	16,864
Finance and Insurance	14,576	12,000	17,990	22,249	17,565	15,298
Other Services (except Public Administration)	13,229	9,172	12,596	13,982	12,749	12,517
Educational Services	11,943	7,227	10,367	13,273	13,151	12,310
Manufacturing	12,049	9,491	12,394	13,804	11,455	10,835
Real Estate and Rental and Leasing	10,304	7,970	10,705	12,802	11,230	10,356
Arts, Entertainment, and Recreation	7,369	4,739	7,347	9,371	8,609	7,913
Public Administration	6,951	5,267	5,951	7,004	7,490	7,063
Information	7,503	4,892	8,909	10,562	7,551	5,903
Management of Companies and Enterprises	4,591	3,681	5,103	6,240	5,331	4,701
Agriculture, Forestry, Fishing and Hunting	1,841	1,988	1,756	1,796	1,601	1,326
Utilities	408	481	469	754	859	634
Mining, Quarrying, and Oil and Gas Extraction	80	79	141	150	96	150
Grand Total	389,512	300,618	416,351	465,540	398,677	360,229

	2019	2020	2021	2022	2023	2024
Administrative and Support and Waste Management	14.7%	16.7%	15.6%	14.1%	13.2%	13.5%
Health Care and Social Assistance	11.1%	12.7%	12.6%	12.7%	13.7%	13.4%
Accommodation and Food Services	15.2%	11.8%	14.2%	13.4%	13.5%	13.1%
Retail Trade	11.8%	12.6%	11.4%	11.0%	10.8%	10.4%
Professional, Scientific, and Technical Services	7.7%	8.0%	8.2%	9.1%	8.6%	8.7%
Construction	6.7%	6.8%	5.6%	5.4%	6.1%	6.4%
Transportation and Warehousing	4.7%	4.3%	5.0%	5.4%	4.9%	5.0%
Wholesale Trade	4.7%	4.7%	4.9%	4.8%	4.8%	4.7%
Finance and Insurance	3.7%	4.0%	4.3%	4.8%	4.4%	4.2%
Other Services (except Public Administration)	3.4%	3.1%	3.0%	3.0%	3.2%	3.5%
Educational Services	3.1%	2.4%	2.5%	2.9%	3.3%	3.4%
Manufacturing	3.1%	3.2%	3.0%	3.0%	2.9%	3.0%
Real Estate and Rental and Leasing	2.6%	2.7%	2.6%	2.7%	2.8%	2.9%
Arts, Entertainment, and Recreation	1.9%	1.6%	1.8%	2.0%	2.2%	2.2%
Public Administration	1.8%	1.8%	1.4%	1.5%	1.9%	2.0%
Information	1.9%	1.6%	2.1%	2.3%	1.9%	1.6%
Management of Companies and Enterprises	1.2%	1.2%	1.2%	1.3%	1.3%	1.3%
Agriculture, Forestry, Fishing and Hunting	0.5%	0.7%	0.4%	0.4%	0.4%	0.4%
Utilities	0.1%	0.2%	0.1%	0.2%	0.2%	0.2%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Miami Association of Realtors® analysis of US Census Bureau Job-to-Job Flows. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



Net Job Flows to the Miami Metro Area in 2019-2024 Q1-Q3 by Industry

Net Job Flows to the Miami Metro Area By Industry						
	2019	2020	2021	2022	2023	2024
Health Care and Social Assistance	2,335	3,761	3,520	4,984	4,278	2,517
Professional, Scientific, and Technical Services	3,540	2,632	5,966	8,121	3,994	2,331
Public Administration	2,454	2,105	901	1,308	2,623	2,255
Finance and Insurance	1,999	2,360	4,560	5,034	2,771	1,739
Construction	1,199	1,247	1,087	876	848	1,407
Wholesale Trade	2,124	1,064	4,045	4,042	2,405	1,217
Real Estate and Rental and Leasing	1,332	710	1,209	1,961	1,100	777
Educational Services	-375	-1,651	-462	-635	806	494
Manufacturing	1,149	946	1,205	1,264	220	321
Management of Companies and Enterprises	316	248	605	877	550	301
Utilities	95	240	124	189	316	132
Mining, Quarrying, and Oil and Gas Extraction	11	16	37	48	3	59
Information	-119	170	1,886	2,292	712	-35
Other Services (except Public Administration)	-176	-791	763	88	-343	-150
Agriculture, Forestry, Fishing and Hunting	-1,186	-558	-1,154	-929	-717	-921
Transportation and Warehousing	2,332	-900	3,447	573	-1,540	-1,827
Administrative and Support and Waste Management	-4,008	-1,053	894	-8,554	-8,993	-2,007
Arts, Entertainment, and Recreation	-1,727	-2,096	-1,258	-1,285	-1,636	-2,203
Retail Trade	-10,970	-1,162	-8,507	-9,543	-10,534	-9,550
Accommodation and Food Services	-10,062	-14,267	-6,070	-9,572	-9,855	-10,687
Grand Total	-9,737	-6,979	12,798	1,139	-12,992	-13,830

Rising Share of Professional/Technical Service Job Inflows from New York to the Miami Metro Area

Destination Industries of Jobs from New York to the Miami Metro Area in 2024 Q1-Q3

	2019	2020	2021	2022	2023	2024
Professional, Scientific, and Technical Services	615	688	1,357	1,472	1,001	857
Finance and Insurance	424	468	1,067	963	714	483
Administrative and Support and Waste Management	499	655	945	888	612	472
Health Care and Social Assistance	547	510	761	908	693	584
Accommodation and Food Services	627	343	636	643	535	443
Retail Trade	563	426	657	680	417	346
Transportation and Warehousing	507	340	454	546	430	297
Arts, Entertainment, and Recreation	172	143	186	237	171	189
Wholesale Trade	270	263	427	406	311	238
Information	147	180	391	482	319	199
Educational Services	220	162	262	289	260	215
Construction	206	162	230	275	180	183
Other Services (except Public Administration)	163	136	207	209	177	161
Real Estate and Rental and Leasing	130	114	212	250	175	149
Management of Companies and Enterprises	97	88	189	138	123	74
Manufacturing	80	76	118	139	107	92
Public Administration	47	29	50	81	52	36
Agriculture, Forestry, Fishing and Hunting	15	15	13	23	13	26
Utilities	9	3	9	14	9	7
Grand Total	5,339	4,801	8,171	8,643	6,299	5,052

	2019	2020	2021	2022	2023	2024
Professional, Scientific, and Technical Services	11.5%	14.3%	16.6%	17.0%	15.9%	17.0%
Finance and Insurance	7.9%	9.7%	13.1%	11.1%	11.3%	9.6%
Administrative and Support and Waste Management	9.3%	13.6%	11.6%	10.3%	9.7%	9.3%
Health Care and Social Assistance	10.2%	10.6%	9.3%	10.5%	11.0%	11.6%
Accommodation and Food Services	11.7%	7.1%	7.8%	7.4%	8.5%	8.8%
Retail Trade	10.5%	8.9%	8.0%	7.9%	6.6%	6.8%
Transportation and Warehousing	9.5%	7.1%	5.6%	6.3%	6.8%	5.9%
Arts, Entertainment, and Recreation	3.2%	3.0%	2.3%	2.7%	2.7%	3.7%
Wholesale Trade	5.1%	5.5%	5.2%	4.7%	4.9%	4.7%
Information	2.8%	3.7%	4.8%	5.6%	5.1%	3.9%
Educational Services	4.1%	3.4%	3.2%	3.3%	4.1%	4.3%
Construction	3.9%	3.4%	2.8%	3.2%	2.9%	3.6%
Other Services (except Public Administration)	3.1%	2.8%	2.5%	2.4%	2.8%	3.2%
Real Estate and Rental and Leasing	2.4%	2.4%	2.6%	2.9%	2.8%	2.9%
Management of Companies and Enterprises	1.8%	1.8%	2.3%	1.6%	2.0%	1.5%
Manufacturing	1.5%	1.6%	1.4%	1.6%	1.7%	1.8%
Public Administration	0.9%	0.6%	0.6%	0.9%	0.8%	0.7%
Agriculture, Forestry, Fishing and Hunting	0.3%	0.3%	0.2%	0.3%	0.2%	0.5%
Utilities	0.2%	0.1%	0.1%	0.2%	0.1%	0.1%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Miami Association of Realtors® analysis of US Census Bureau Job-to-Job Flows data. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



Rising Share of Hospitality and Trade Job Inflows from California to the Miami Metro Area

Destination Industries of Jobs from California to the Miami Metro Area in 2024 Q1-Q3

	2019	2020	2021	2022	2023	2024
Professional, Scientific, and Technical Services	330	323	705	831	542	386
Administrative and Support and Waste Management	315	409	817	766	441	266
Health Care and Social Assistance	200	221	391	503	373	243
Accommodation and Food Services	275	164	293	325	272	227
Retail Trade	214	206	323	304	179	157
Wholesale Trade	145	175	277	259	245	198
Information	104	120	243	410	217	140
Transportation and Warehousing	150	174	199	273	210	137
Finance and Insurance	106	114	272	276	185	134
Construction	100	108	115	153	123	120
Educational Services	79	83	140	123	112	82
Arts, Entertainment, and Recreation	83	54	92	107	122	102
Manufacturing	61	47	116	121	90	70
Real Estate and Rental and Leasing	44	52	104	133	83	52
Other Services (except Public Administration)	62	53	91	100	67	66
Management of Companies and Enterprises	38	37	85	56	55	32
Agriculture, Forestry, Fishing and Hunting	28	13	15	24	30	13
Public Administration	12	11	14	18	20	18
Utilities	3	10	8	3	5	7
Grand Total	2,349	2,374	4,300	4,785	3,371	2,452

	2019	2020	2021	2022	2023	2024
Professional, Scientific, and Technical Services	14.0%	13.6%	16.4%	17.4%	16.1%	15.7%
Administrative and Support and Waste Management	13.4%	17.2%	19.0%	16.0%	13.1%	10.8%
Health Care and Social Assistance	8.5%	9.3%	9.1%	10.5%	11.1%	9.9%
Accommodation and Food Services	11.7%	6.9%	6.8%	6.8%	8.1%	9.3%
Retail Trade	9.1%	8.7%	7.5%	6.4%	5.3%	6.4%
Wholesale Trade	6.2%	7.4%	6.4%	5.4%	7.3%	8.1%
Information	4.4%	5.1%	5.7%	8.6%	6.4%	5.7%
Transportation and Warehousing	6.4%	7.3%	4.6%	5.7%	6.2%	5.6%
Finance and Insurance	4.5%	4.8%	6.3%	5.8%	5.5%	5.5%
Construction	4.3%	4.5%	2.7%	3.2%	3.6%	4.9%
Educational Services	3.4%	3.5%	3.3%	2.6%	3.3%	3.3%
Arts, Entertainment, and Recreation	3.5%	2.3%	2.1%	2.2%	3.6%	4.2%
Manufacturing	2.6%	2.0%	2.7%	2.5%	2.7%	2.9%
Real Estate and Rental and Leasing	1.9%	2.2%	2.4%	2.8%	2.5%	2.1%
Other Services (except Public Administration)	2.6%	2.2%	2.1%	2.1%	2.0%	2.7%
Management of Companies and Enterprises	1.6%	1.6%	2.0%	1.2%	1.6%	1.3%
Agriculture, Forestry, Fishing and Hunting	1.2%	0.5%	0.3%	0.5%	0.9%	0.5%
Public Administration	0.5%	0.5%	0.3%	0.4%	0.6%	0.7%
Utilities	0.1%	0.4%	0.2%	0.1%	0.1%	0.3%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Miami Association of Realtors® analysis of US Census Bureau Job-to-Job Flows data. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



Rising Share of Healthcare and Hospitality Job Inflows from New Jersey to the Miami Metro Area

Destination Industries of Jobs from New Jersey to the Miami Metro Area in 2024 Q1-Q3

	2019	2020	2021	2022	2023	2024
Professional, Scientific, and Technical Services	225	207	411	500	389	306
Administrative and Support and Waste Management	221	273	445	399	295	234
Health Care and Social Assistance	181	144	281	316	287	244
Retail Trade	218	163	281	312	188	147
Accommodation and Food Services	226	103	234	273	198	167
Finance and Insurance	127	114	271	313	200	146
Transportation and Warehousing	149	157	203	290	199	140
Wholesale Trade	161	127	226	249	187	153
Construction	88	72	95	122	100	89
Information	52	57	109	149	103	68
Educational Services	89	49	111	108	83	76
Other Services (except Public Administration)	65	40	73	93	56	48
Manufacturing	58	43	88	72	68	45
Arts, Entertainment, and Recreation	57	38	57	83	67	52
Real Estate and Rental and Leasing	37	29	63	70	55	39
Management of Companies and Enterprises	33	26	46	47	46	29
Agriculture, Forestry, Fishing and Hunting	20	16	24	19	12	14
Public Administration	19	6	11	14	25	11
Utilities	1	1	2	1	8	7
Grand Total	2,027	1,665	3,032	3,430	2,566	2,018

	2019	2020	2021	2022	2023	2024
Professional, Scientific, and Technical Services	11.1%	12.4%	13.6%	14.6%	15.2%	15.2%
Administrative and Support and Waste Management	10.9%	16.4%	14.7%	11.6%	11.5%	11.6%
Health Care and Social Assistance	8.9%	8.6%	9.3%	9.2%	11.2%	12.1%
Accommodation and Food Services	11.1%	6.2%	7.7%	8.0%	7.7%	8.3%
Retail Trade	10.8%	9.8%	9.3%	9.1%	7.3%	7.3%
Finance and Insurance	6.3%	6.8%	8.9%	9.1%	7.8%	7.2%
Transportation and Warehousing	7.4%	9.4%	6.7%	8.5%	7.8%	6.9%
Wholesale Trade	7.9%	7.6%	7.5%	7.3%	7.3%	7.6%
Arts, Entertainment, and Recreation	2.8%	2.3%	1.9%	2.4%	2.6%	2.6%
Construction	4.3%	4.3%	3.1%	3.6%	3.9%	4.4%
Information	2.6%	3.4%	3.6%	4.3%	4.0%	3.4%
Educational Services	4.4%	2.9%	3.7%	3.1%	3.2%	3.8%
Agriculture, Forestry, Fishing and Hunting	1.0%	1.0%	0.8%	0.6%	0.5%	0.7%
Other Services (except Public Administration)	3.2%	2.4%	2.4%	2.7%	2.2%	2.4%
Manufacturing	2.9%	2.6%	2.9%	2.1%	2.7%	2.2%
Real Estate and Rental and Leasing	1.8%	1.7%	2.1%	2.0%	2.1%	1.9%
Management of Companies and Enterprises	1.6%	1.6%	1.5%	1.4%	1.8%	1.4%
Public Administration	0.9%	0.4%	0.4%	0.4%	1.0%	0.5%
Utilities	0.0%	0.1%	0.1%	0.0%	0.3%	0.3%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Miami Association of Realtors® analysis of US Census Bureau Job-to-Job Flows data. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



Rising Share of Professional/Technical Service Job Inflows from Illinois to the Miami Metro Area

Destination Industries of Job Inflows from Illinois to the Miami Metro Area in 2024 Q1-Q3

	2019	2020	2021	2022	2023	2024
Professional, Scientific, and Technical Services	239	234	435	453	332	267
Administrative and Support and Waste Management	148	188	333	373	296	207
Transportation and Warehousing	224	162	285	265	222	111
Finance and Insurance	92	98	260	263	270	174
Wholesale Trade	146	129	233	225	202	148
Health Care and Social Assistance	112	137	190	206	181	126
Accommodation and Food Services	154	81	173	183	146	117
Retail Trade	138	90	156	189	117	85
Construction	69	41	94	93	78	67
Information	32	52	101	110	69	47
Educational Services	52	42	60	67	48	48
Manufacturing	43	30	66	75	42	37
Real Estate and Rental and Leasing	33	22	66	69	49	50
Arts, Entertainment, and Recreation	48	41	51	50	35	46
Other Services (except Public Administration)	33	27	59	60	45	34
Management of Companies and Enterprises	29	22	50	42	37	28
Public Administration	10	4	9	14	9	10
Utilities	5	3	3	6	7	1
Agriculture, Forestry, Fishing and Hunting	2	3	2	8	5	2
Grand Total	1,609	1,406	2,626	2,755	2,190	1,605

	2019	2020	2021	2022	2023	2024
Professional, Scientific, and Technical Services	14.9%	16.6%	16.6%	16.4%	15.2%	16.6%
Administrative and Support and Waste Management	9.2%	13.4%	12.7%	13.5%	13.5%	12.9%
Transportation and Warehousing	13.9%	11.5%	10.9%	9.6%	10.1%	6.9%
Finance and Insurance	5.7%	7.0%	9.9%	9.5%	12.3%	10.8%
Wholesale Trade	9.1%	9.2%	8.9%	8.2%	9.2%	9.2%
Health Care and Social Assistance	7.0%	9.7%	7.2%	7.5%	8.3%	7.9%
Accommodation and Food Services	9.6%	5.8%	6.6%	6.6%	6.7%	7.3%
Retail Trade	8.6%	6.4%	5.9%	6.9%	5.3%	5.3%
Construction	4.3%	2.9%	3.6%	3.4%	3.6%	4.2%
Information	2.0%	3.7%	3.8%	4.0%	3.2%	2.9%
Educational Services	3.2%	3.0%	2.3%	2.4%	2.2%	3.0%
Manufacturing	2.7%	2.1%	2.5%	2.7%	1.9%	2.3%
Real Estate and Rental and Leasing	2.1%	1.6%	2.5%	2.5%	2.2%	3.1%
Arts, Entertainment, and Recreation	3.0%	2.9%	1.9%	1.8%	1.6%	2.9%
Other Services (except Public Administration)	2.1%	1.9%	2.2%	2.2%	2.1%	2.1%
Management of Companies and Enterprises	1.8%	1.6%	1.9%	1.5%	1.7%	1.7%
Public Administration	0.6%	0.3%	0.3%	0.5%	0.4%	0.6%
Utilities	0.3%	0.2%	0.1%	0.2%	0.3%	0.1%
Agriculture, Forestry, Fishing and Hunting	0.1%	0.2%	0.1%	0.3%	0.2%	0.1%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Miami Association of Realtors® analysis of US Census Bureau Job-to-Job Flows data. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



Rising Share of Administrative and Information Service Job Inflows from the District of Columbia to the Miami Metro Area

Destination Industries of Jobs from D.C. to the Miami Metro Area in 2024 Q1-Q3

	2019	2020	2021	2022	2023	2024
Professional, Scientific, and Technical Services	60	92	175	173	165	81
Administrative and Support and Waste Management	40	56	81	75	51	45
Health Care and Social Assistance	54	37	69	60	41	30
Accommodation and Food Services	42	20	41	38	39	23
Information	28	21	29	57	26	25
Finance and Insurance	22	29	44	35	23	12
Other Services (except Public Administration)	22	26	25	24	24	28
Educational Services	28	14	13	18	21	20
Retail Trade	23	14	15	29	17	9
Arts, Entertainment, and Recreation	11	5	16	47	16	7
Wholesale Trade	5	10	18	14	24	15
Real Estate and Rental and Leasing	7	18	16	16	12	5
Construction	11	9	13	5	7	8
Transportation and Warehousing	6	5	11	11	6	5
Management of Companies and Enterprises	9	8	7	11	4	3
Manufacturing	6	9	6	3	9	8
Public Administration	7	3	16	2	3	4
Utilities	3	4	2	4	2	2
Agriculture, Forestry, Fishing and Hunting	0	0	1	3	0	0
Grand Total	384	380	598	625	490	330

	2019	2020	2021	2022	2023	2024
Professional, Scientific, and Technical Services	15.6%	24.2%	29.3%	27.7%	33.7%	24.5%
Administrative and Support and Waste Management	10.4%	14.7%	13.5%	12.0%	10.4%	13.6%
Health Care and Social Assistance	14.1%	9.7%	11.5%	9.6%	8.4%	9.1%
Accommodation and Food Services	10.9%	5.3%	6.9%	6.1%	8.0%	7.0%
Information	7.3%	5.5%	4.8%	9.1%	5.3%	7.6%
Finance and Insurance	5.7%	7.6%	7.4%	5.6%	4.7%	3.6%
Other Services (except Public Administration)	5.7%	6.8%	4.2%	3.8%	4.9%	8.5%
Educational Services	7.3%	3.7%	2.2%	2.9%	4.3%	6.1%
Retail Trade	6.0%	3.7%	2.5%	4.6%	3.5%	2.7%
Arts, Entertainment, and Recreation	2.9%	1.3%	2.7%	7.5%	3.3%	2.1%
Wholesale Trade	1.3%	2.6%	3.0%	2.2%	4.9%	4.5%
Real Estate and Rental and Leasing	1.8%	4.7%	2.7%	2.6%	2.4%	1.5%
Construction	2.9%	2.4%	2.2%	0.8%	1.4%	2.4%
Transportation and Warehousing	1.6%	1.3%	1.8%	1.8%	1.2%	1.5%
Management of Companies and Enterprises	2.3%	2.1%	1.2%	1.8%	0.8%	0.9%
Manufacturing	1.6%	2.4%	1.0%	0.5%	1.8%	2.4%
Public Administration	1.8%	0.8%	2.7%	0.3%	0.6%	1.2%
Utilities	0.8%	1.1%	0.3%	0.6%	0.4%	0.6%
Agriculture, Forestry, Fishing and Hunting	0.0%	0.0%	0.2%	0.5%	0.0%	0.0%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Miami Association of Realtors® analysis of US Census Bureau Job-to-Job Flows data. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



Rising Share of Transportation/Warehousing Job Inflows from Washington to the Miami Metro Area

Destination Industries of Jobs from Washington to the Miami Metro Area in 2024 Q1-Q3

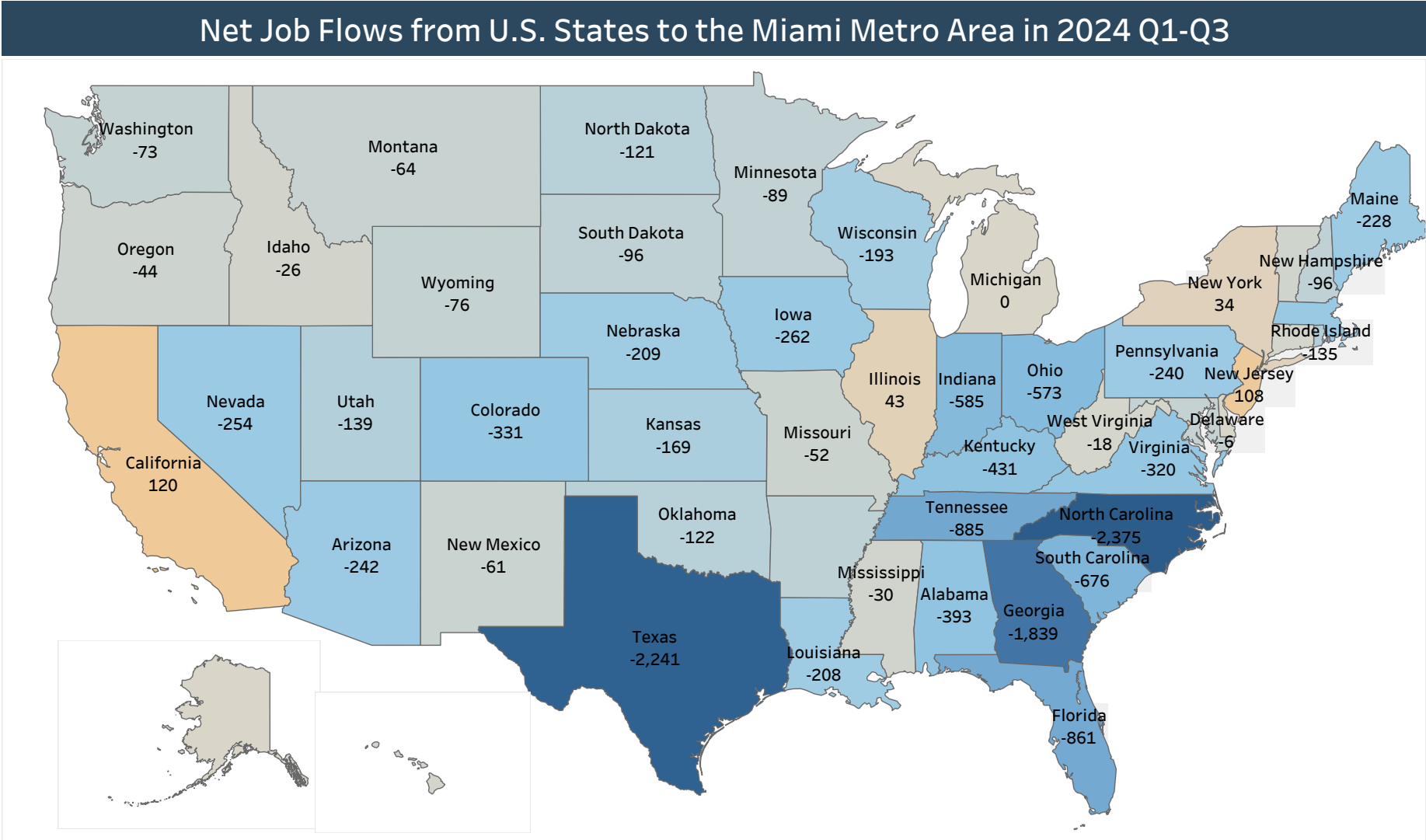
	2019	2020	2021	2022	2023	2024
Transportation and Warehousing	34	29	62	81	52	135
Professional, Scientific, and Technical Services	48	57	102	151	114	77
Administrative and Support and Waste Management	56	60	147	179	107	75
Information	13	19	59	153	82	71
Health Care and Social Assistance	31	41	76	87	62	61
Accommodation and Food Services	48	33	60	61	45	46
Retail Trade	71	50	71	65	39	31
Wholesale Trade	26	26	49	54	37	30
Construction	30	21	19	35	22	23
Finance and Insurance	10	10	33	40	27	20
Manufacturing	6	7	7	29	11	17
Arts, Entertainment, and Recreation	9	3	10	10	22	17
Management of Companies and Enterprises	6	8	11	12	9	11
Other Services (except Public Administration)	7	4	14	24	15	9
Real Estate and Rental and Leasing	10	6	5	21	14	7
Educational Services	15	17	19	23	15	7
Public Administration	3	5	3	4	3	6
Agriculture, Forestry, Fishing and Hunting	3	5	3	4	6	1
Utilities	2	5	1	2	3	0
Grand Total	428	406	751	1,035	685	644

	2019	2020	2021	2022	2023	2024
Transportation and Warehousing	7.9%	7.1%	8.3%	7.8%	7.6%	21.0%
Professional, Scientific, and Technical Services	11.2%	14.0%	13.6%	14.6%	16.6%	12.0%
Administrative and Support and Waste Management	13.1%	14.8%	19.6%	17.3%	15.6%	11.6%
Information	3.0%	4.7%	7.9%	14.8%	12.0%	11.0%
Health Care and Social Assistance	7.2%	10.1%	10.1%	8.4%	9.1%	9.5%
Accommodation and Food Services	11.2%	8.1%	8.0%	5.9%	6.6%	7.1%
Retail Trade	16.6%	12.3%	9.5%	6.3%	5.7%	4.8%
Wholesale Trade	6.1%	6.4%	6.5%	5.2%	5.4%	4.7%
Construction	7.0%	5.2%	2.5%	3.4%	3.2%	3.6%
Finance and Insurance	2.3%	2.5%	4.4%	3.9%	3.9%	3.1%
Manufacturing	1.4%	1.7%	0.9%	2.8%	1.6%	2.6%
Arts, Entertainment, and Recreation	2.1%	0.7%	1.3%	1.0%	3.2%	2.6%
Management of Companies and Enterprises	1.4%	2.0%	1.5%	1.2%	1.3%	1.7%
Other Services (except Public Administration)	1.6%	1.0%	1.9%	2.3%	2.2%	1.4%
Real Estate and Rental and Leasing	2.3%	1.5%	0.7%	2.0%	2.0%	1.1%
Educational Services	3.5%	4.2%	2.5%	2.2%	2.2%	1.1%
Public Administration	0.7%	1.2%	0.4%	0.4%	0.4%	0.9%
Agriculture, Forestry, Fishing and Hunting	0.7%	1.2%	0.4%	0.4%	0.9%	0.2%
Utilities	0.5%	1.2%	0.1%	0.2%	0.4%	0.0%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

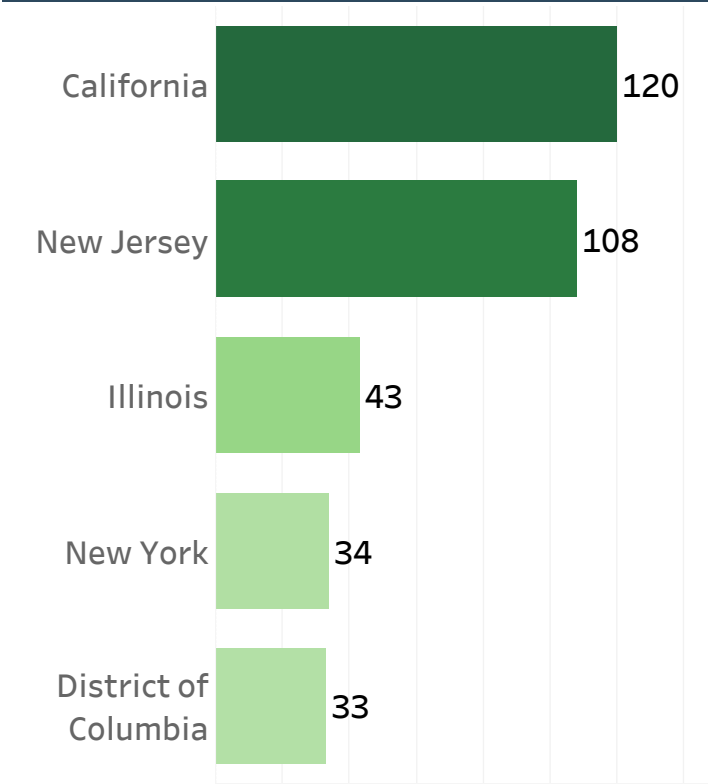
Miami Association of Realtors® analysis of US Census Bureau Job-to-Job Flows data. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



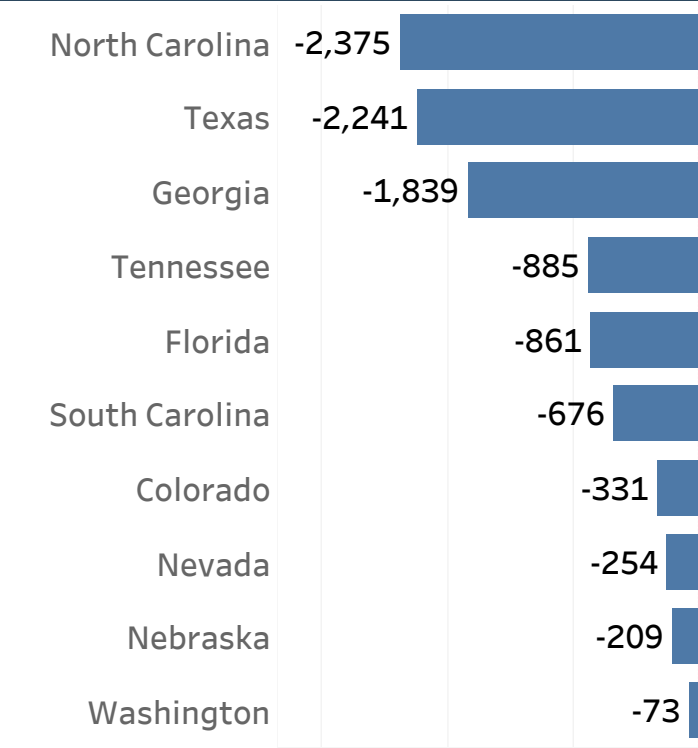
Net Job Flows to the Miami Metro Area in 2024 Q1-Q3 by State



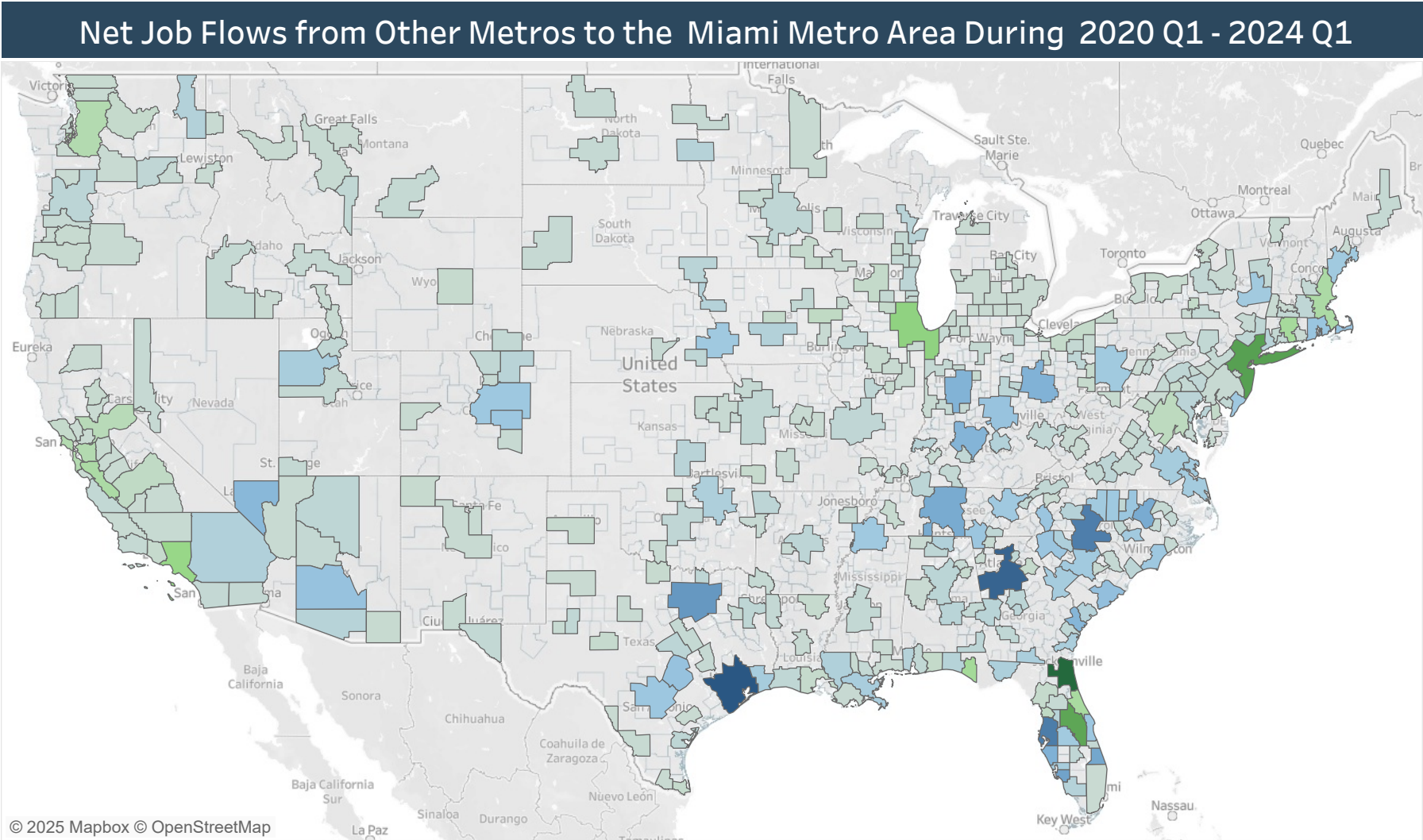
Top States With Net Job Inflows to the Miami Metro Area in 2024 Q1-Q3



Top States With the Largest Net Job Outflows from the Miami Metro Area in 2024 Q1-Q3



Net Job Flows to the Miami Metro from Other Metros in 2024 Q1-Q3



Metro Areas with Highest Net Job Flows to the Miami MSA in 2024 Q1-Q3

Jacksonville, FL	910
New York-Newark-Jersey City, NY-NJ	497
Orlando-Kissimmee-Sanford, FL	458
Chicago-Naperville-Elgin, IL-IN	141
Los Angeles-Long Beach-Anaheim, CA	100
Panama City-Panama City Beach, FL	67
Hartford-West Hartford-East Hartford, CT	63
Deltona-Daytona Beach-Ormond Beach, FL	58
San Jose-Sunnyvale-Santa Clara, CA	53
Boston-Cambridge-Newton, MA-NH	52

Metro Areas with Lowest Net Job Flows to the Miami MSA in 2024 Q1-Q3

Houston-Pasadena-The Woodlands, TX	-1,066
Atlanta-Sandy Springs-Roswell, GA	-959
Tampa-St. Petersburg-Clearwater, FL	-739
Charlotte-Concord-Gastonia, NC-SC	-725
Dallas-Fort Worth-Arlington, TX	-505
Cape Coral-Fort Myers, FL	-414
Port St. Lucie, FL	-386
Nashville-Davidson--Murfreesboro, TN	-345
Raleigh-Cary, NC	-344
North Port-Bradenton-Sarasota, FL	-295

Miami Association of Realtors® analysis of US Census Bureau Job-to-Job flows data. Data for Massachusetts started from 2010 Q3 and data for the District of Columbia started from 2005 Q4. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.





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

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