



Job Flows into the Miami Metro Area in 2019-2024



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

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Out-of-State Job Movers Contributed \$5.1 Billion to Miami Metro Area Employment Earnings in 2024

Key Takeaways

1. In 2024, 55,244 out-of-state workers switched to a Miami Metro Area job, led by movers from New York, Texas and California. Over the period 2024 Q1-Q3, out-of-state job movers contributed \$5.1 billion to the Miami Metro Area employment earnings in 2024.
2. The median annual earnings of out-of-state job switchers rose to \$101,454 while the median earnings of in-state movers rose to \$61,716.
3. In 2024, professional, scientific, and technical service workers emerged as the top industry where out-of-state job movers started a job, accounting for 12.9% of job movers, while retail trade workers' share slid to 6.8%.

55,244 out-of-state workers switched to a Miami Metro Area job in 2024

Job switchers from other states contribute to the talent and wealth migration into the Miami Metro Area. In 2024, 55,244 out-of-state workers switched out of their jobs and started jobs in the Miami Metro Area (whether in-person or remotely). according to Miami Association of Realtors (MIAMI) analysis of US Census Bureau's job-to-job flows data.

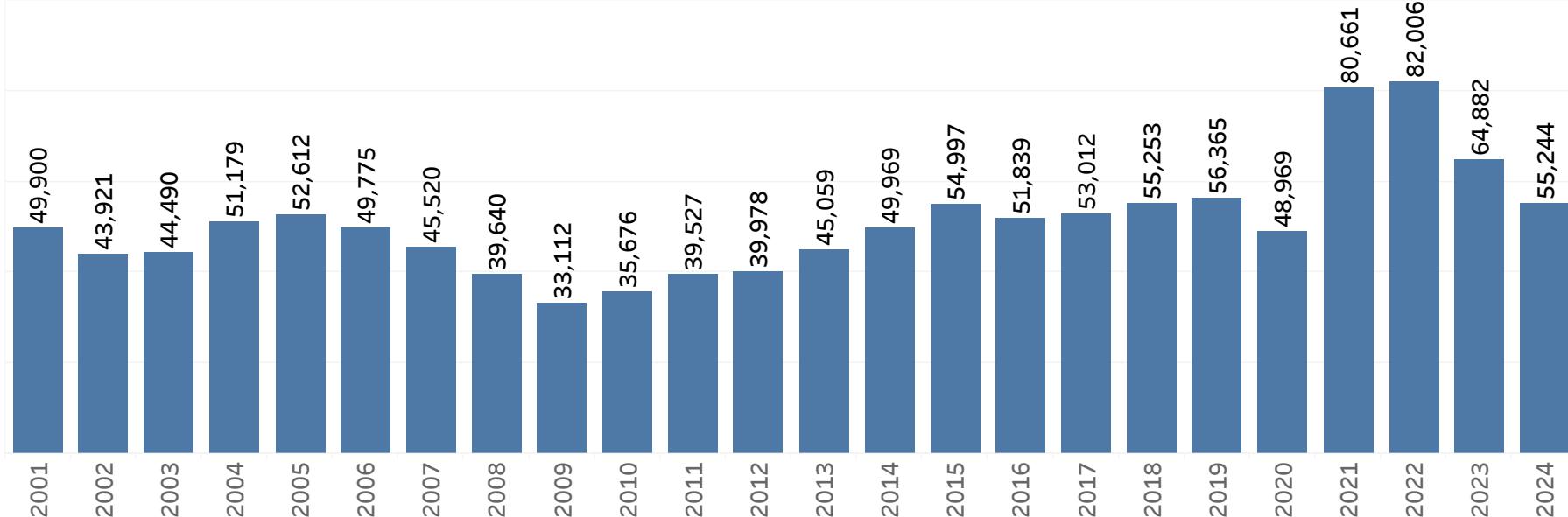
Out-of-state job migration into the Miami Metro Area surged in 2021-2022 during the COVID pandemic period, but has normalized to pre-pandemic levels. However, there has been a structural shift in the type of job movers, with professional, scientific, and technical service workers accounting for the largest share of out-of-state movers in 2024 at 12.9%, with a much lower share of lower-skilled and lower-earning workers such as retail trade workers (6.8%).

New York, Texas, and California are top origins of out-of-state job switchers

New York remains the top origin of job switchers in 2024 (7,372 job switchers, 13.8%), followed by Texas (4,991; 9.4%), Georgia (4,349; 8.2%), California (3,318; 6.2%), and New Jersey (3,018; 5.7%).

On a net basis (inflows less outflows), the states with the positive net jobs inflows to the Miami Metro Area in 2024 were New York (1,207), New Jersey (641), California (317), Connecticut (136), and Illinois (110).

Out-of-State Job Inflows to the Miami Metro Area



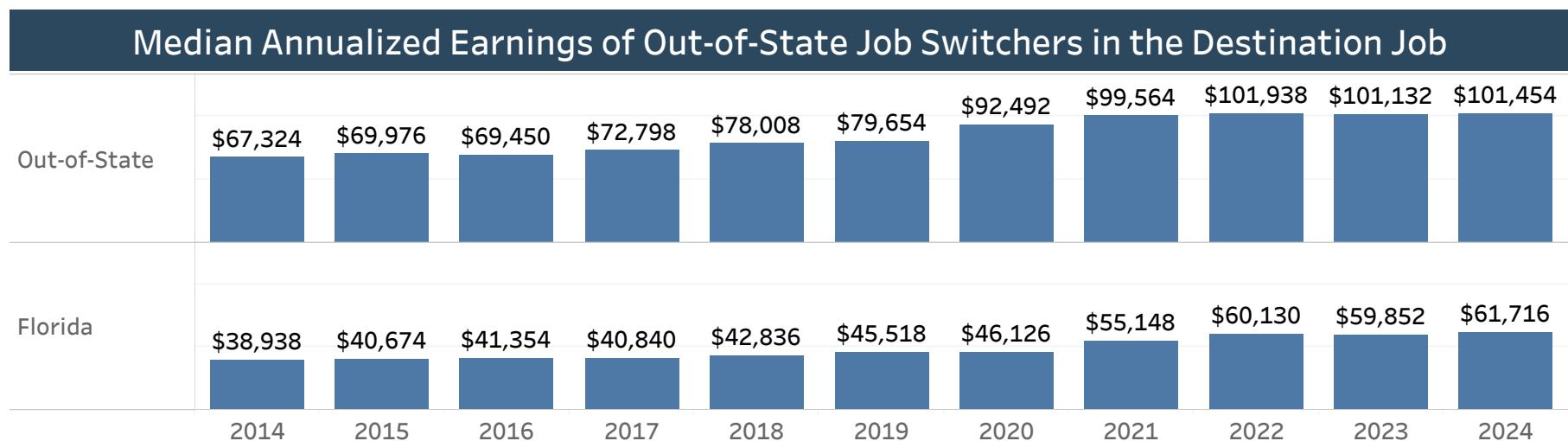


Out-of-State Job Movers Contributed \$5.1 Billion to Miami Metro Area Employment Earnings in 2024

Median annual earnings of out-of-state job switchers in the Miami Metro Area in 2025 was \$101,454

Out-of-state job switchers tend to have higher earnings in their Miami Metro Area destination jobs than in-state job switchers. In 2024 (Q1-Q3), the median annualized quarterly earnings of out-of-state job movers to the Miami Metro Area rose to \$101,454. In contrast, the median annualized quarterly earnings of job switchers from any area in Florida to the Miami Metro Area was \$61,716.

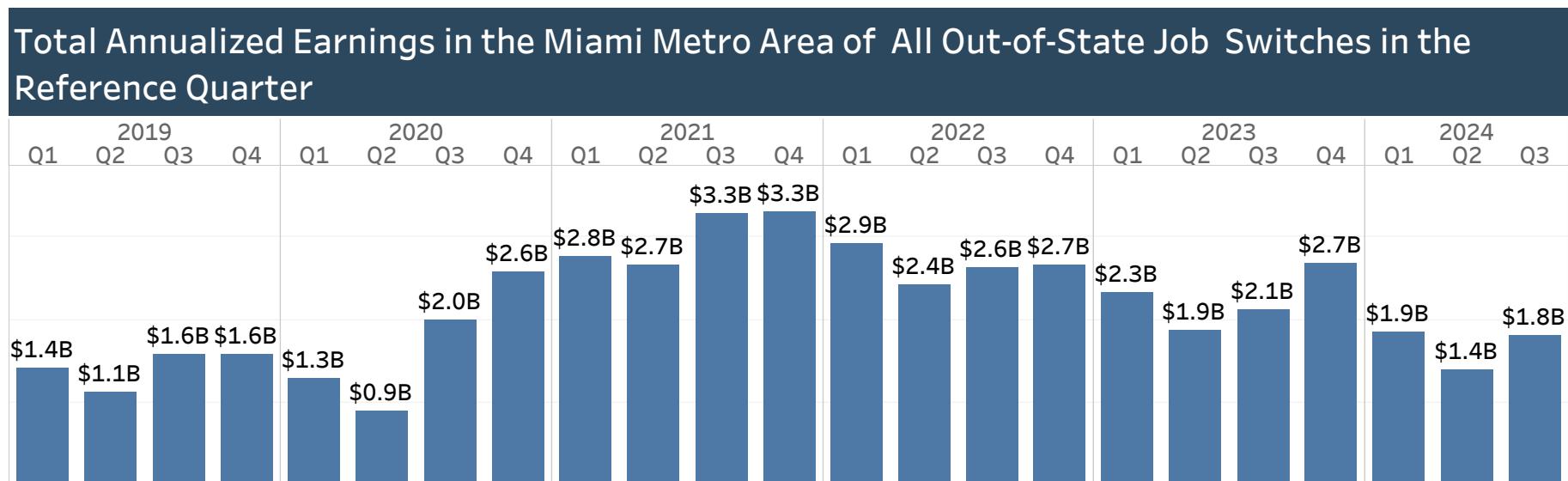
Among the job switchers from 19 states and the District of Columbia, the median average annualized earnings was at least \$100,000. Illinois job switchers had the highest median annual earnings in the destination job at \$172,632; followed by New York at \$164,480; Washington at \$164,144; California at \$155,864; and Maryland at \$143,868. Job switchers from these tends tend to work in the professional, scientific, and technical services industry, finance, and real estate.



Miami Association of Realtors® analysis of US Census Bureau Job-to-Job flows data

Out-of-state job switchers in 2024 Q1-Q3 contributed \$5.1 billion to the Miami Metro Area employment

Job switchers from other states are part of the Miami Metro Area's wealth migration. MIAMI Realtors estimates that during the period 2024 Q1-Q3 (latest data available), the annualized earnings of all out-of-state movers totaled \$5.1 billion. In 2023 (full-year data available), the annualized earnings of all out-of-state movers totaled \$9.0 billion.



Miami Association of Realtors® estimate based on US Census Bureau Job-to-Job flows data



Out-of-State Job Movers Contributed \$5.1 Billion to Miami Metro Area Employment Earnings in 2024

Higher share of professional/tech out-of-state job movers compare to pre-pandemic period

The type of workers switching from their out-of-state jobs to a job in the Miami Metro Area continues to shift towards white-collar, higher-paying jobs, an indication of a sustained talent and wealth migration into South Florida. This shift from low-paying to high-paying jobs inflows will continue to support a vibrant housing market, particularly at the upper tier and million-dollar segment.

In 2024, 55,244 out-of-state workers switched out of their jobs and started jobs in the Miami Metro Area (whether in-person or remotely). Of total job movers, 12.9% were in the professional, scientific, and technical services industry, the largest group of job movers, the first time this industry outranked all other industries.

In 2019, the top out-of-state job inflows were lower-paying jobs such as administrative support and waste management (13.7% of inflows) and accommodation and food services industry (11.7%). Professional, scientific, and technical services accounted for a lower share (10.3%), followed by retail trade (10.1%).

States like California (15.7%), New York (15.1%), Illinois (15%), Pennsylvania (13.9%), and New Jersey (13.2%) saw higher shares of job switchers into the professional, scientific, and technical service industry.

The share of out-of-state job movers that switched to a health care and social assistance industry job in the Miami Metro Area also rose from 8.5% in 2019 to 9.9% in 2024. The Miami Metro Area's strong population growth of 5% from 2020 to 2024 (from 6.133 million to 6.457 million), twice the national pace of 2.5%, has increased the demand for healthcare workers.

Job switches into real-estate related industries have also increased since 2019: in the construction industry from 5.8% in 2019 to 6.5% in 2024; in the finance and insurance industry from 4.6% in 2019 to 5.9% in 2024; and in the real estate, rental and leasing industry from 2.0% in 2019 to 2.3% in 2024.

South Florida's resilient housing market, supported by a wealthier demographic of homebuyers, has supported housing demand amid a challenging macroeconomic environment. In 2025, million-dollar single-family homes accounted for 25% of closed sales in Miami-Dade and Palm Beach County and 65% of dollar volume. An overwhelming majority of million-dollar condominium/townhome buyers, at 70%, paid all-cash. (See [South Florida Ultra-Luxury and Luxury Home Thresholds Rise to Record Highs - MIAMI REALTORS®](#))

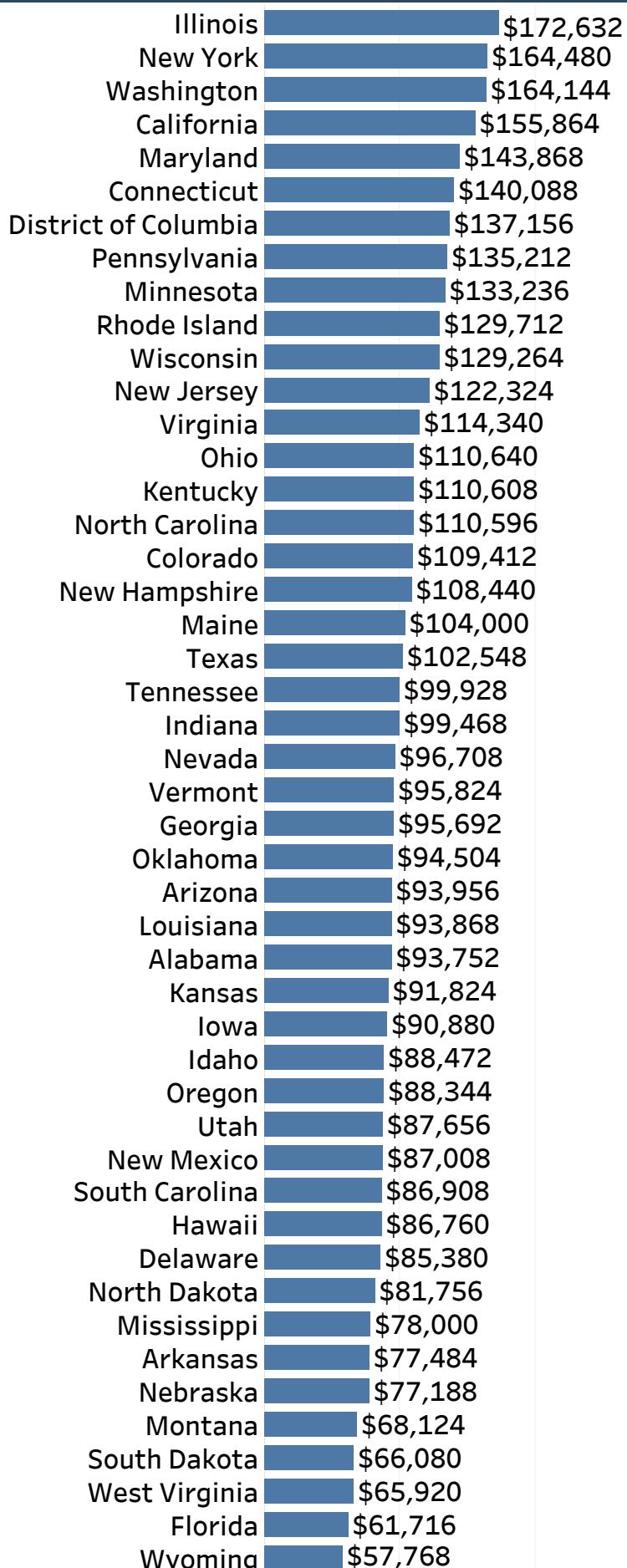
In the commercial real estate space, multifamily and condominium construction boomed. As of the end of 2025, South Florida has approximately 36,000 multifamily units under construction, adding 8.5% to total inventory, the most intense in the nation. (See [Southeast Florida Ranks No. 1 in the U.S. For Most Multifamily Construction - MIAMI REALTORS®](#)). Commercial transaction activity rebounded in 2024, with sales rising to an all-time high of \$16 billion, up 26% in 2025 (See [South Florida Commercial Sales Volume Jumps to Highest Level Post Pandemic - MIAMI REALTORS®](#)).

Positive outlook for job migration in the Miami Metro Area in 2026

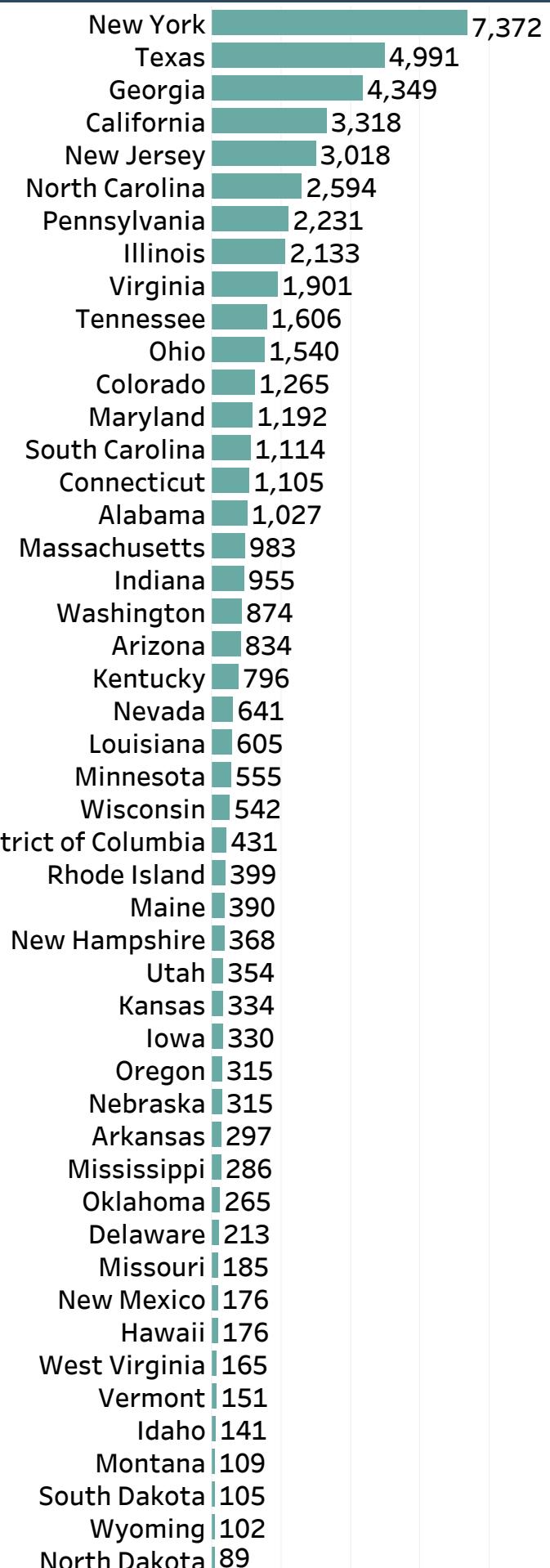
Out-of-state job migration could pick up further in 2026-2027 as Florida continues to attract businesses, professionals, with its pro-business and low tax environment while taxes could rise in New York and California. Mayor Mamdani has advocated for an increase in New York City's general business corporation tax from 7.25% to 11.5% and a 2% New York City Income Tax for anyone making more than \$1 million a year to reduce the deficit and provide funds for social services like free child care. In California, a Billionaire Tax is up for voter approval in November 2026 with a retroactive date of January 1, 2026, but the retroactive provision could be contested legally. These two states are already heavily taxed compared to Florida. According to the Tax Foundation, New York is #50 in tax competitiveness and California is #48 while Florida ranks far ahead at #5.

Average Earnings of Job Movers to the Miami Metro in 2024

Median Annualized Earnings of Job Movers in 2024 (Q1-Q3) in the Miami Metro Area Destination Job



Out-of-State Job Inflows to the Miami Metro in 2024



Miami Association of Realtors® analysis of US Census Bureau Job-to-Job flows data. Data may be suppressed for some states if they do not meet the Bureau's reporting standards. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



Professional/Technical Workers are Top Job Movers to the Miami Metro Area

Job Inflows to the Miami Metro Area by Industry, 2019-2024

| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Professional, Scientific, and Technical Services | 5,779 | 5,766 | 10,089 | 10,869 | 8,512 | 7,153 |
| Administrative Support and Waste Management | 7,700 | 7,813 | 14,757 | 12,869 | 8,939 | 6,710 |
| Accommodation and Food Services | 6,572 | 3,830 | 6,992 | 6,710 | 6,055 | 5,536 |
| Health Care and Social Assistance | 4,768 | 4,680 | 7,620 | 7,970 | 6,490 | 5,484 |
| Transportation and Warehousing | 4,423 | 3,226 | 4,932 | 6,100 | 4,706 | 3,757 |
| Retail Trade | 5,668 | 4,614 | 6,558 | 6,012 | 4,315 | 3,734 |
| Construction | 3,244 | 2,729 | 3,616 | 3,864 | 3,458 | 3,566 |
| Finance and Insurance | 2,579 | 2,884 | 5,497 | 5,502 | 4,119 | 3,252 |
| Wholesale Trade | 3,317 | 3,175 | 4,792 | 4,640 | 3,845 | 3,162 |
| Arts, Entertainment, and Recreation | 2,466 | 1,849 | 2,641 | 3,074 | 2,995 | 3,084 |
| Educational Services | 1,985 | 1,449 | 2,383 | 2,417 | 2,115 | 1,855 |
| Information | 1,468 | 1,498 | 2,865 | 3,491 | 2,327 | 1,754 |
| Other Services (except Public Administration) | 1,610 | 1,284 | 1,918 | 2,128 | 1,877 | 1,672 |
| Manufacturing | 1,465 | 1,311 | 1,796 | 2,070 | 1,627 | 1,464 |
| Real Estate and Rental and Leasing | 1,102 | 1,013 | 1,541 | 1,786 | 1,403 | 1,255 |
| Management of Companies and Enterprises | 906 | 759 | 1,356 | 1,288 | 987 | 760 |
| Agriculture, Forestry, Fishing and Hunting | 790 | 653 | 651 | 573 | 524 | 508 |
| Public Administration | 421 | 312 | 464 | 447 | 405 | 405 |
| Utilities | 84 | 109 | 158 | 177 | 166 | 110 |
| Mining, Quarrying, and Oil and Gas Extraction | 18 | 15 | 35 | 19 | 17 | 23 |
| Grand Total | 56,365 | 48,969 | 80,661 | 82,006 | 64,882 | 55,244 |

| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Professional, Scientific, and Technical Services | 10.3% | 11.8% | 12.5% | 13.3% | 13.1% | 12.9% |
| Administrative Support and Waste Management | 13.7% | 16.0% | 18.3% | 15.7% | 13.8% | 12.1% |
| Accommodation and Food Services | 11.7% | 7.8% | 8.7% | 8.2% | 9.3% | 10.0% |
| Health Care and Social Assistance | 8.5% | 9.6% | 9.4% | 9.7% | 10.0% | 9.9% |
| Transportation and Warehousing | 7.8% | 6.6% | 6.1% | 7.4% | 7.3% | 6.8% |
| Retail Trade | 10.1% | 9.4% | 8.1% | 7.3% | 6.7% | 6.8% |
| Construction | 5.8% | 5.6% | 4.5% | 4.7% | 5.3% | 6.5% |
| Finance and Insurance | 4.6% | 5.9% | 6.8% | 6.7% | 6.3% | 5.9% |
| Wholesale Trade | 5.9% | 6.5% | 5.9% | 5.7% | 5.9% | 5.7% |
| Arts, Entertainment, and Recreation | 4.4% | 3.8% | 3.3% | 3.7% | 4.6% | 5.6% |
| Educational Services | 3.5% | 3.0% | 3.0% | 2.9% | 3.3% | 3.4% |
| Information | 2.6% | 3.1% | 3.6% | 4.3% | 3.6% | 3.2% |
| Other Services (except Public Administration) | 2.9% | 2.6% | 2.4% | 2.6% | 2.9% | 3.0% |
| Manufacturing | 2.6% | 2.7% | 2.2% | 2.5% | 2.5% | 2.7% |
| Real Estate and Rental and Leasing | 2.0% | 2.1% | 1.9% | 2.2% | 2.2% | 2.3% |
| Management of Companies and Enterprises | 1.6% | 1.5% | 1.7% | 1.6% | 1.5% | 1.4% |
| Agriculture, Forestry, Fishing and Hunting | 1.4% | 1.3% | 0.8% | 0.7% | 0.8% | 0.9% |
| Public Administration | 0.7% | 0.6% | 0.6% | 0.5% | 0.6% | 0.7% |
| Utilities | 0.1% | 0.2% | 0.2% | 0.2% | 0.3% | 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.



Professional/Technical Workers are Top Job Movers from New York to the Miami Metro Area

| Destination Industries of Jobs from New York to the Miami Metro Area in 2024 | | | | | | |
|--|--------|--------|--------|--------|--------|--------|
| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Professional, Scientific, and Technical Services | 801 | 991 | 1,802 | 1,826 | 1,299 | 1,110 |
| Accommodation and Food Services | 954 | 517 | 992 | 999 | 874 | 766 |
| Health Care and Social Assistance | 726 | 708 | 1,101 | 1,133 | 843 | 760 |
| Arts, Entertainment, and Recreation | 532 | 369 | 553 | 730 | 708 | 731 |
| Administrative Support and Waste Management | 691 | 910 | 1,350 | 1,181 | 812 | 653 |
| Finance and Insurance | 547 | 680 | 1,393 | 1,175 | 853 | 609 |
| Retail Trade | 805 | 652 | 984 | 885 | 606 | 461 |
| Transportation and Warehousing | 708 | 437 | 654 | 750 | 591 | 416 |
| Wholesale Trade | 343 | 366 | 565 | 510 | 402 | 299 |
| Educational Services | 282 | 215 | 363 | 364 | 307 | 267 |
| Information | 204 | 264 | 512 | 613 | 414 | 257 |
| Other Services | 263 | 212 | 310 | 314 | 245 | 244 |
| Construction | 270 | 219 | 319 | 362 | 250 | 225 |
| Real Estate, Rental, Leasing | 174 | 163 | 285 | 329 | 199 | 203 |
| Manufacturing | 122 | 120 | 153 | 171 | 161 | 140 |
| Management of Companies and Enterprises | 117 | 142 | 260 | 176 | 147 | 92 |
| Agriculture, Forestry, Fishing and Hunting | 103 | 67 | 66 | 72 | 68 | 78 |
| Public Administration | 61 | 49 | 77 | 102 | 64 | 49 |
| Utilities | 8 | 7 | 17 | 16 | 14 | 8 |
| Grand Total | 7,712 | 7,090 | 11,761 | 11,708 | 8,859 | 7,368 |
| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Professional, Scientific, and Technical Services | 10.4% | 14.0% | 15.3% | 15.6% | 14.7% | 15.1% |
| Accommodation and Food Services | 12.4% | 7.3% | 8.4% | 8.5% | 9.9% | 10.4% |
| Health Care and Social Assistance | 9.4% | 10.0% | 9.4% | 9.7% | 9.5% | 10.3% |
| Arts, Entertainment, and Recreation | 6.9% | 5.2% | 4.7% | 6.2% | 8.0% | 9.9% |
| Administrative Support and Waste Management | 9.0% | 12.8% | 11.5% | 10.1% | 9.2% | 8.9% |
| Finance and Insurance | 7.1% | 9.6% | 11.8% | 10.0% | 9.6% | 8.3% |
| Retail Trade | 10.4% | 9.2% | 8.4% | 7.6% | 6.8% | 6.3% |
| Transportation and Warehousing | 9.2% | 6.2% | 5.6% | 6.4% | 6.7% | 5.6% |
| Wholesale Trade | 4.4% | 5.2% | 4.8% | 4.4% | 4.5% | 4.1% |
| Educational Services | 3.7% | 3.0% | 3.1% | 3.1% | 3.5% | 3.6% |
| Information | 2.6% | 3.7% | 4.4% | 5.2% | 4.7% | 3.5% |
| Other Services | 3.4% | 3.0% | 2.6% | 2.7% | 2.8% | 3.3% |
| Construction | 3.5% | 3.1% | 2.7% | 3.1% | 2.8% | 3.1% |
| Real Estate, Rental, Leasing | 2.3% | 2.3% | 2.4% | 2.8% | 2.2% | 2.8% |
| Manufacturing | 1.6% | 1.7% | 1.3% | 1.5% | 1.8% | 1.9% |
| Management of Companies and Enterprises | 1.5% | 2.0% | 2.2% | 1.5% | 1.7% | 1.2% |
| Agriculture, Forestry, Fishing and Hunting | 1.3% | 0.9% | 0.6% | 0.6% | 0.8% | 1.1% |
| Public Administration | 0.8% | 0.7% | 0.7% | 0.9% | 0.7% | 0.7% |
| Utilities | 0.1% | 0.1% | 0.1% | 0.1% | 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.



Professional/Technical Workers are Top Job Movers from California to the Miami Metro Area

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

| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|--------------|--------------|--------------|--------------|--------------|--------------|
| Professional, Scientific, and Technical Services | 417 | 470 | 951 | 1,039 | 683 | 520 |
| Administrative Support and Waste Management | 425 | 514 | 1,066 | 909 | 556 | 344 |
| Health Care and Social Assistance | 272 | 305 | 593 | 635 | 478 | 334 |
| Accommodation and Food Services | 384 | 254 | 399 | 444 | 390 | 333 |
| Retail Trade | 309 | 288 | 441 | 408 | 228 | 217 |
| Information | 157 | 210 | 389 | 509 | 298 | 202 |
| Wholesale Trade | 200 | 259 | 364 | 332 | 291 | 246 |
| Transportation and Warehousing | 219 | 220 | 270 | 355 | 246 | 198 |
| Finance and Insurance | 140 | 175 | 346 | 341 | 213 | 164 |
| Construction | 140 | 145 | 158 | 207 | 160 | 167 |
| Educational Services | 103 | 111 | 176 | 166 | 142 | 102 |
| Arts, Entertainment, and Recreation | 130 | 80 | 131 | 146 | 136 | 131 |
| Manufacturing | 85 | 80 | 150 | 149 | 120 | 95 |
| Real Estate, Rental, Lease | 58 | 69 | 123 | 171 | 101 | 68 |
| Other Services | 89 | 79 | 114 | 124 | 80 | 81 |
| Management of Companies and Enterprises | 55 | 57 | 109 | 87 | 60 | 48 |
| Agriculture, Forestry, Fishing and Hunting | 46 | 29 | 33 | 35 | 35 | 14 |
| Public Administration | 16 | 16 | 17 | 22 | 26 | 26 |
| Utilities | 4 | 15 | 4 | 9 | 7 | 16 |
| Grand Total | 3,249 | 3,376 | 5,835 | 6,088 | 4,250 | 3,308 |

| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Professional, Scientific, and Technical Services | 12.8% | 13.9% | 16.3% | 17.1% | 16.1% | 15.7% |
| Administrative Support and Waste Management | 13.1% | 15.2% | 18.3% | 14.9% | 13.1% | 10.4% |
| Health Care and Social Assistance | 8.4% | 9.0% | 10.2% | 10.4% | 11.2% | 10.1% |
| Accommodation and Food Services | 11.8% | 7.5% | 6.8% | 7.3% | 9.2% | 10.1% |
| Wholesale Trade | 6.2% | 7.7% | 6.2% | 5.5% | 6.8% | 7.4% |
| Retail Trade | 9.5% | 8.5% | 7.6% | 6.7% | 5.4% | 6.6% |
| Information | 4.8% | 6.2% | 6.7% | 8.4% | 7.0% | 6.1% |
| Transportation and Warehousing | 6.7% | 6.5% | 4.6% | 5.8% | 5.8% | 6.0% |
| Finance and Insurance | 4.3% | 5.2% | 5.9% | 5.6% | 5.0% | 5.0% |
| Construction | 4.3% | 4.3% | 2.7% | 3.4% | 3.8% | 5.0% |
| Arts, Entertainment, and Recreation | 4.0% | 2.4% | 2.2% | 2.4% | 3.2% | 4.0% |
| Educational Services | 3.2% | 3.3% | 3.0% | 2.7% | 3.3% | 3.1% |
| Manufacturing | 2.6% | 2.4% | 2.6% | 2.4% | 2.8% | 2.9% |
| Other Services | 2.7% | 2.3% | 2.0% | 2.0% | 1.9% | 2.4% |
| Real Estate, Rental, Lease | 1.8% | 2.0% | 2.1% | 2.8% | 2.4% | 2.1% |
| Management of Companies and Enterprises | 1.7% | 1.7% | 1.9% | 1.4% | 1.4% | 1.5% |
| Agriculture, Forestry, Fishing and Hunting | 1.4% | 0.9% | 0.6% | 0.6% | 0.8% | 0.4% |
| Public Administration | 0.5% | 0.5% | 0.3% | 0.4% | 0.6% | 0.8% |
| Utilities | 0.1% | 0.4% | 0.1% | 0.1% | 0.2% | 0.5% |
| Grand Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

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Professional/Technical Workers are Top Job Movers from New Jersey to the Miami Metro Area

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

| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|--------------|--------------|--------------|--------------|--------------|--------------|
| Professional, Scientific, and Technical Services | 296 | 282 | 574 | 638 | 463 | 398 |
| Health Care and Social Assistance | 261 | 218 | 398 | 407 | 395 | 334 |
| Accommodation and Food Services | 348 | 170 | 359 | 401 | 318 | 300 |
| Administrative Support and Waste Management | 330 | 363 | 591 | 514 | 381 | 296 |
| Retail Trade | 378 | 293 | 507 | 477 | 298 | 260 |
| Wholesale Trade | 201 | 186 | 283 | 310 | 240 | 210 |
| Arts, Entertainment, and Recreation | 192 | 153 | 183 | 232 | 244 | 205 |
| Finance and Insurance | 165 | 180 | 365 | 370 | 240 | 192 |
| Transportation and Warehousing | 224 | 190 | 285 | 395 | 260 | 179 |
| Construction | 144 | 108 | 137 | 156 | 150 | 114 |
| Information | 74 | 74 | 134 | 166 | 130 | 96 |
| Educational Services | 116 | 67 | 143 | 131 | 116 | 92 |
| Other Services (except Public Administration) | 95 | 61 | 117 | 136 | 102 | 85 |
| Agriculture, Forestry, Fishing and Hunting | 142 | 118 | 133 | 110 | 56 | 66 |
| Real Estate and Rental and Leasing | 55 | 44 | 82 | 84 | 73 | 58 |
| Manufacturing | 68 | 59 | 102 | 90 | 70 | 52 |
| Management of Companies and Enterprises | 43 | 40 | 63 | 90 | 57 | 41 |
| Public Administration | 23 | 7 | 17 | 23 | 29 | 20 |
| Utilities | 1 | 1 | 3 | 2 | 8 | 7 |
| Grand Total | 3,157 | 2,615 | 4,478 | 4,733 | 3,630 | 3,005 |

| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Professional, Scientific, and Technical Services | 9.4% | 10.8% | 12.8% | 13.5% | 12.8% | 13.2% |
| Health Care and Social Assistance | 8.3% | 8.3% | 8.9% | 8.6% | 10.9% | 11.1% |
| Accommodation and Food Services | 11.0% | 6.5% | 8.0% | 8.5% | 8.8% | 10.0% |
| Administrative Support and Waste Management | 10.5% | 13.9% | 13.2% | 10.9% | 10.5% | 9.9% |
| Retail Trade | 12.0% | 11.2% | 11.3% | 10.1% | 8.2% | 8.7% |
| Wholesale Trade | 6.4% | 7.1% | 6.3% | 6.5% | 6.6% | 7.0% |
| Arts, Entertainment, and Recreation | 6.1% | 5.9% | 4.1% | 4.9% | 6.7% | 6.8% |
| Finance and Insurance | 5.2% | 6.9% | 8.2% | 7.8% | 6.6% | 6.4% |
| Transportation and Warehousing | 7.1% | 7.3% | 6.4% | 8.3% | 7.2% | 6.0% |
| Construction | 4.6% | 4.1% | 3.1% | 3.3% | 4.1% | 3.8% |
| Information | 2.3% | 2.8% | 3.0% | 3.5% | 3.6% | 3.2% |
| Educational Services | 3.7% | 2.6% | 3.2% | 2.8% | 3.2% | 3.1% |
| Other Services (except Public Administration) | 3.0% | 2.3% | 2.6% | 2.9% | 2.8% | 2.8% |
| Agriculture, Forestry, Fishing and Hunting | 4.5% | 4.5% | 3.0% | 2.3% | 1.5% | 2.2% |
| Real Estate and Rental and Leasing | 1.7% | 1.7% | 1.8% | 1.8% | 2.0% | 1.9% |
| Manufacturing | 2.2% | 2.3% | 2.3% | 1.9% | 1.9% | 1.7% |
| Management of Companies and Enterprises | 1.4% | 1.5% | 1.4% | 1.9% | 1.6% | 1.4% |
| Public Administration | 0.7% | 0.3% | 0.4% | 0.5% | 0.8% | 0.7% |
| Utilities | 0.0% | 0.0% | 0.1% | 0.0% | 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 data. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



Professional/Technical Workers are Top Job Movers from Illinois to the Miami Metro Area

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

| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|--------------|--------------|--------------|--------------|--------------|--------------|
| Professional, Scientific, and Technical Services | 288 | 322 | 568 | 575 | 407 | 319 |
| Administrative Support and Waste Management | 215 | 272 | 478 | 478 | 357 | 263 |
| Finance and Insurance | 133 | 170 | 351 | 356 | 318 | 253 |
| Wholesale Trade | 184 | 192 | 295 | 269 | 236 | 179 |
| Health Care and Social Assistance | 157 | 183 | 265 | 264 | 237 | 175 |
| Accommodation and Food Services | 218 | 118 | 225 | 234 | 199 | 175 |
| Transportation and Warehousing | 306 | 209 | 357 | 413 | 263 | 139 |
| Retail Trade | 203 | 149 | 235 | 238 | 164 | 115 |
| Arts, Entertainment, and Recreation | 74 | 60 | 100 | 108 | 79 | 85 |
| Construction | 90 | 57 | 128 | 119 | 106 | 77 |
| Real Estate and Rental and Leasing | 50 | 37 | 100 | 89 | 67 | 68 |
| Information | 43 | 67 | 136 | 135 | 95 | 62 |
| Manufacturing | 62 | 36 | 80 | 82 | 65 | 56 |
| Educational Services | 73 | 57 | 87 | 81 | 74 | 53 |
| Other Services (except Public Administration) | 39 | 37 | 78 | 87 | 57 | 47 |
| Management of Companies and Enterprises | 31 | 31 | 75 | 60 | 46 | 35 |
| Public Administration | 12 | 8 | 15 | 13 | 9 | 14 |
| Agriculture, Forestry, Fishing and Hunting | 8 | 7 | 3 | 9 | 5 | 5 |
| Utilities | 5 | 2 | 5 | 4 | 12 | 2 |
| Grand Total | 2,192 | 2,014 | 3,583 | 3,619 | 2,797 | 2,122 |

| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Professional, Scientific, and Technical Services | 13.1% | 16.0% | 15.9% | 15.9% | 14.6% | 15.0% |
| Administrative Support and Waste Management | 9.8% | 13.5% | 13.3% | 13.2% | 12.8% | 12.4% |
| Finance and Insurance | 6.1% | 8.4% | 9.8% | 9.8% | 11.4% | 11.9% |
| Wholesale Trade | 8.4% | 9.5% | 8.2% | 7.4% | 8.4% | 8.4% |
| Health Care and Social Assistance | 7.2% | 9.1% | 7.4% | 7.3% | 8.5% | 8.2% |
| Accommodation and Food Services | 9.9% | 5.9% | 6.3% | 6.5% | 7.1% | 8.2% |
| Transportation and Warehousing | 14.0% | 10.4% | 10.0% | 11.4% | 9.4% | 6.6% |
| Retail Trade | 9.3% | 7.4% | 6.6% | 6.6% | 5.9% | 5.4% |
| Arts, Entertainment, and Recreation | 3.4% | 3.0% | 2.8% | 3.0% | 2.8% | 4.0% |
| Construction | 4.1% | 2.8% | 3.6% | 3.3% | 3.8% | 3.6% |
| Information | 2.0% | 3.3% | 3.8% | 3.7% | 3.4% | 2.9% |
| Educational Services | 3.3% | 2.8% | 2.4% | 2.2% | 2.6% | 2.5% |
| Real Estate and Rental and Leasing | 2.3% | 1.8% | 2.8% | 2.5% | 2.4% | 3.2% |
| Manufacturing | 2.8% | 1.8% | 2.2% | 2.3% | 2.3% | 2.6% |
| Other Services (except Public Administration) | 1.8% | 1.8% | 2.2% | 2.4% | 2.0% | 2.2% |
| Management of Companies and Enterprises | 1.4% | 1.5% | 2.1% | 1.7% | 1.6% | 1.6% |
| Public Administration | 0.5% | 0.4% | 0.4% | 0.4% | 0.3% | 0.7% |
| Agriculture, Forestry, Fishing and Hunting | 0.4% | 0.3% | 0.1% | 0.2% | 0.2% | 0.2% |
| Utilities | 0.2% | 0.1% | 0.1% | 0.1% | 0.4% | 0.1% |
| Grand Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

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Professional/Technical Workers are Top Job Movers from Pennsylvania to the Miami Metro Area

| Destination Industries of Job Inflows from Pennsylvania to the Miami Metro Area in 2024 | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Professional, Scientific, and Technical Services | 224 | 219 | 387 | 418 | 360 | 310 |
| Administrative Support and Waste Management | 325 | 244 | 487 | 463 | 330 | 246 |
| Accommodation and Food Services | 285 | 139 | 332 | 265 | 234 | 232 |
| Health Care and Social Assistance | 225 | 244 | 348 | 348 | 277 | 222 |
| Retail Trade | 264 | 239 | 346 | 298 | 189 | 192 |
| Wholesale Trade | 160 | 154 | 201 | 231 | 179 | 146 |
| Finance and Insurance | 109 | 121 | 242 | 259 | 167 | 145 |
| Arts, Entertainment, and Recreation | 110 | 75 | 104 | 125 | 123 | 136 |
| Transportation and Warehousing | 190 | 146 | 197 | 261 | 173 | 112 |
| Construction | 115 | 102 | 131 | 150 | 104 | 105 |
| Other Services (except Public Administration) | 72 | 65 | 94 | 68 | 79 | 80 |
| Information | 60 | 59 | 123 | 120 | 85 | 68 |
| Educational Services | 87 | 57 | 98 | 106 | 84 | 67 |
| Real Estate and Rental and Leasing | 44 | 32 | 64 | 83 | 46 | 59 |
| Manufacturing | 48 | 52 | 92 | 110 | 59 | 51 |
| Management of Companies and Enterprises | 37 | 23 | 43 | 49 | 36 | 34 |
| Agriculture, Forestry, Fishing and Hunting | 17 | 12 | 11 | 3 | 7 | 8 |
| Public Administration | 21 | 6 | 24 | 22 | 18 | 7 |
| Utilities | 3 | 7 | 7 | 7 | 8 | 6 |
| Mining, Quarrying, and Oil and Gas Extraction | 1 | 3 | 0 | 1 | 1 | 0 |
| Grand Total | 2,397 | 1,999 | 3,331 | 3,387 | 2,559 | 2,226 |

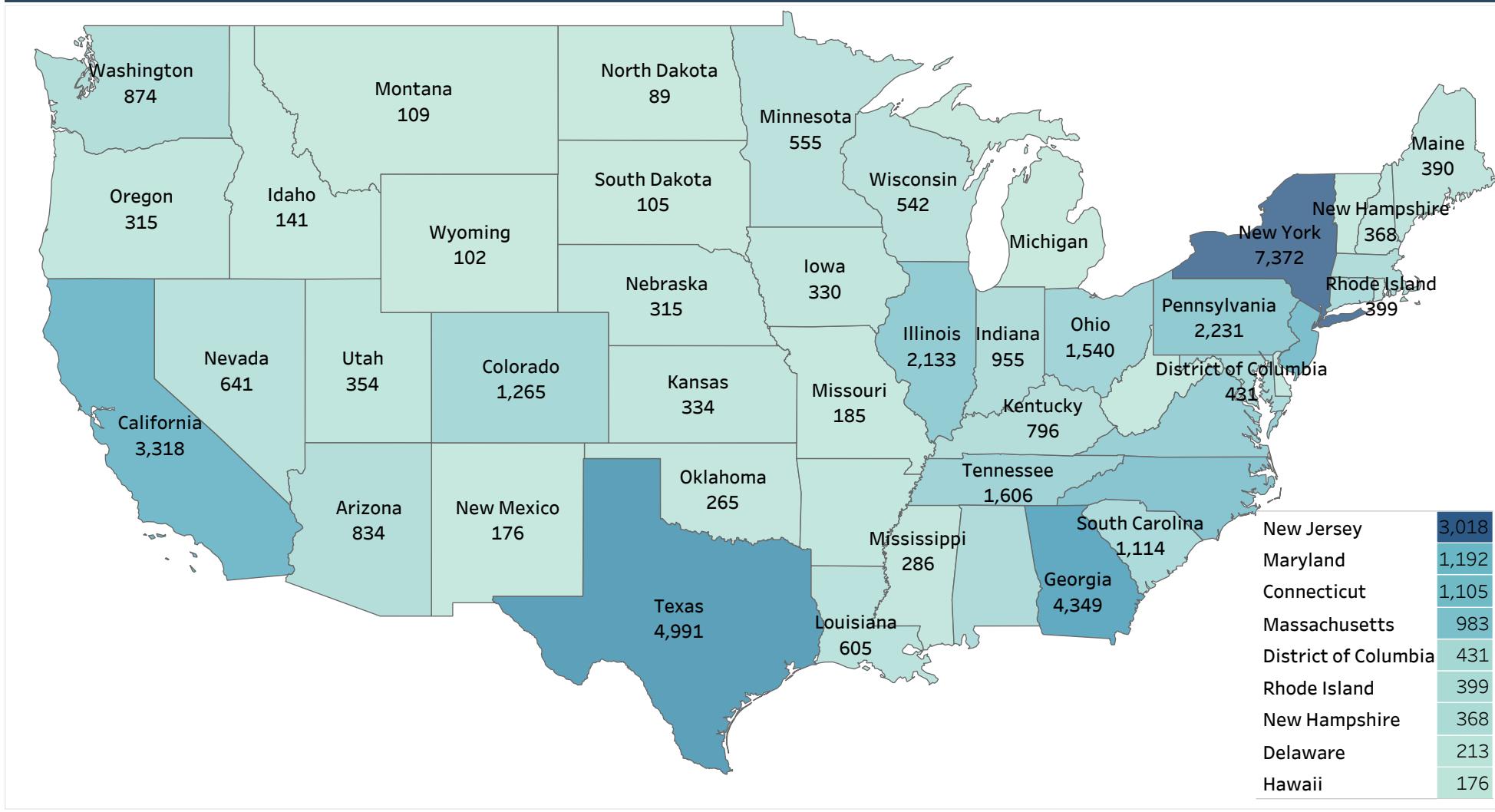
| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Professional, Scientific, and Technical Services | 9.3% | 11.0% | 11.6% | 12.3% | 14.1% | 13.9% |
| Administrative Support and Waste Management | 13.6% | 12.2% | 14.6% | 13.7% | 12.9% | 11.1% |
| Accommodation and Food Services | 11.9% | 7.0% | 10.0% | 7.8% | 9.1% | 10.4% |
| Health Care and Social Assistance | 9.4% | 12.2% | 10.4% | 10.3% | 10.8% | 10.0% |
| Retail Trade | 11.0% | 12.0% | 10.4% | 8.8% | 7.4% | 8.6% |
| Wholesale Trade | 6.7% | 7.7% | 6.0% | 6.8% | 7.0% | 6.6% |
| Finance and Insurance | 4.5% | 6.1% | 7.3% | 7.6% | 6.5% | 6.5% |
| Arts, Entertainment, and Recreation | 4.6% | 3.8% | 3.1% | 3.7% | 4.8% | 6.1% |
| Transportation and Warehousing | 7.9% | 7.3% | 5.9% | 7.7% | 6.8% | 5.0% |
| Construction | 4.8% | 5.1% | 3.9% | 4.4% | 4.1% | 4.7% |
| Other Services (except Public Administration) | 3.0% | 3.3% | 2.8% | 2.0% | 3.1% | 3.6% |
| Information | 2.5% | 3.0% | 3.7% | 3.5% | 3.3% | 3.1% |
| Educational Services | 3.6% | 2.9% | 2.9% | 3.1% | 3.3% | 3.0% |
| Real Estate and Rental and Leasing | 1.8% | 1.6% | 1.9% | 2.5% | 1.8% | 2.7% |
| Manufacturing | 2.0% | 2.6% | 2.8% | 3.2% | 2.3% | 2.3% |
| Management of Companies and Enterprises | 1.5% | 1.2% | 1.3% | 1.4% | 1.4% | 1.5% |
| Agriculture, Forestry, Fishing and Hunting | 0.7% | 0.6% | 0.3% | 0.1% | 0.3% | 0.4% |
| Public Administration | 0.9% | 0.3% | 0.7% | 0.6% | 0.7% | 0.3% |
| Utilities | 0.1% | 0.4% | 0.2% | 0.2% | 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.

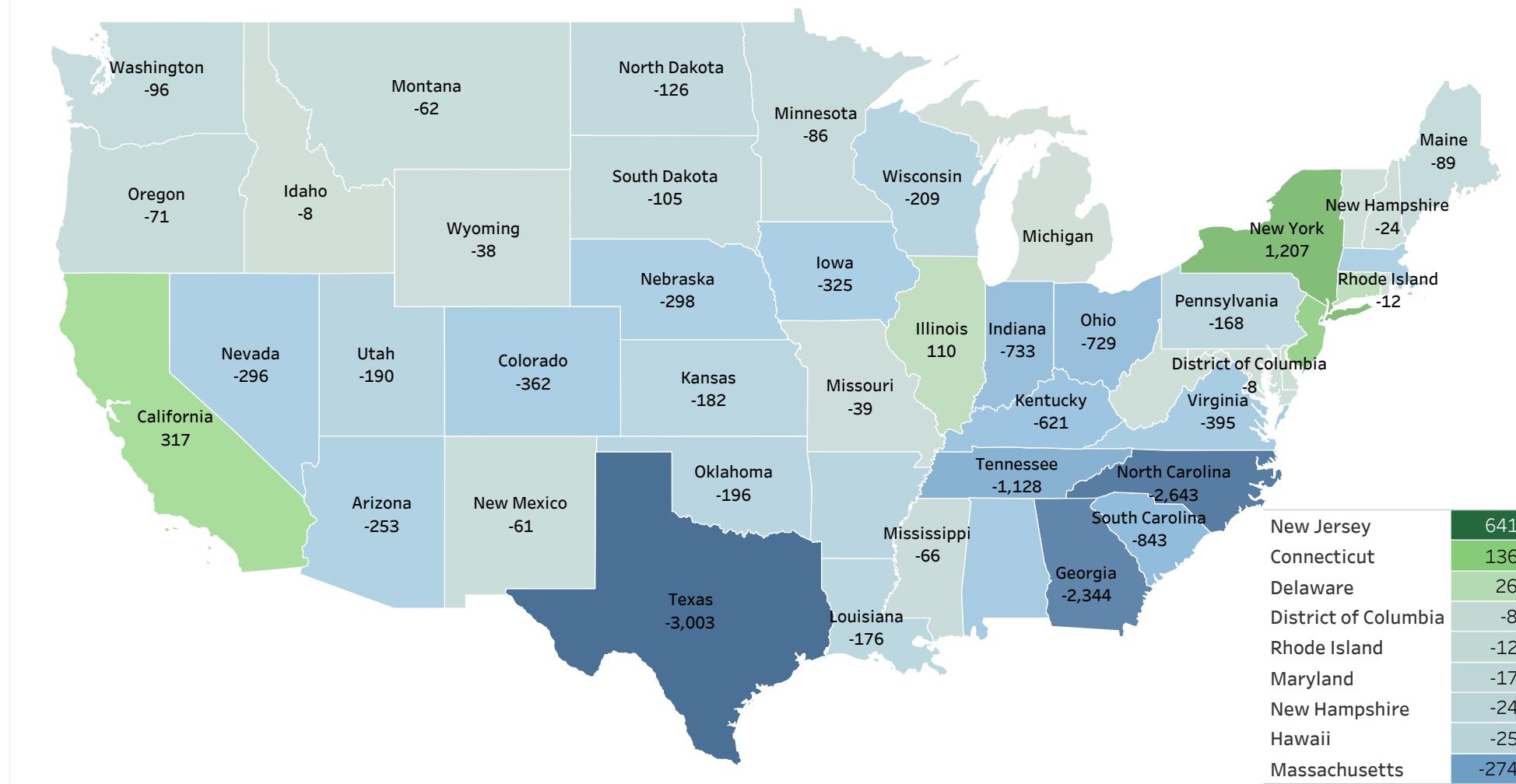


Job Flows to the Miami Metro Area in 2024

Out-of-State Job Inflows to the Miami Metro Area in 2024



Net Job Flows from U.S. States to the Miami Metro Area in 2024



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

| Net Job Flows to the Miami Metro Area By Industry | | | | | | |
|---|---------------|---------------|---------------|--------------|----------------|----------------|
| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Health Care and Social Assistance | 3,206 | 4,607 | 4,226 | 5,801 | 4,699 | 3,026 |
| Public Administration | 2,716 | 2,201 | 1,154 | 1,837 | 3,231 | 2,923 |
| Professional, Scientific, and Technical Services | 4,001 | 3,576 | 8,910 | 8,990 | 4,503 | 2,727 |
| Finance and Insurance | 2,795 | 3,846 | 5,982 | 5,811 | 3,326 | 2,448 |
| Wholesale Trade | 2,860 | 1,613 | 5,100 | 4,790 | 2,933 | 1,238 |
| Real Estate and Rental and Leasing | 1,847 | 710 | 1,698 | 2,209 | 1,599 | 1,041 |
| Educational Services | 634 | -1,053 | -122 | -56 | 1,277 | 902 |
| Construction | 1,512 | 1,461 | 1,331 | 1,209 | 915 | 684 |
| Manufacturing | 1,256 | 1,479 | 1,707 | 1,143 | 51 | 454 |
| Management of Companies and Enterprises | 392 | -105 | 661 | 1,109 | 378 | 140 |
| Utilities | 104 | 261 | 173 | 291 | 366 | 81 |
| Other Services (except Public Administration) | -492 | -822 | 96 | 194 | -189 | 63 |
| Mining, Quarrying, and Oil and Gas Extraction | 29 | 16 | 52 | 53 | 30 | 46 |
| Transportation and Warehousing | 5,683 | 750 | 6,854 | 2,526 | -41 | 2 |
| Information | -250 | 122 | 2,610 | 2,654 | 708 | -36 |
| Arts, Entertainment, and Recreation | -716 | -1,337 | 14 | -3 | -179 | -670 |
| Agriculture, Forestry, Fishing and Hunting | -520 | -98 | -831 | -678 | -579 | -799 |
| Administrative and Support and Waste Management | -6,491 | -2,118 | -941 | -11,824 | -11,340 | -5,247 |
| Retail Trade | -10,217 | -1,729 | -7,681 | -10,866 | -11,191 | -10,511 |
| Accommodation and Food Services | -12,993 | -17,902 | -9,610 | -12,302 | -13,161 | -12,490 |
| Grand Total | -4,644 | -4,522 | 21,383 | 2,888 | -12,664 | -13,978 |

Note: This tabulation includes in-state and out-of-state job switches into the Miami Metro Area.



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

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