

Port St. Lucie #1 in Population Growth Among the US Largest Cities for 5th Consecutive Year in 2025

For the 5th consecutive year, Port St. Lucie had the fastest population growth among the nation's 91 largest cities (population of at least 250,000), according to MIAMI REALTORS® + RWorld analysis of the US Census Bureau's Vintage 2025 population estimates. Over the period July 1, 2024- July 2025, Port St. Lucie's population rose 3.5%. Over a 5-year period from July 2020, population increased 29.6%, also the highest among the nation's largest cities. Port St. Lucie's population growth far outstrips the national pace of 0.5% 1-year percent change and 3.1% cumulative percent increase since July 1, 2020.

In numeric change, Port St. Lucie's population increased in the by 9,131 people over the period July 1, 2024-July 1, 2025, the 7th largest among the nation's largest cities. Over the 5-year period from July 2020, Port St. Lucie's population increased in 61,274 people, the 4th largest. Charlotte, North Carolina has the highest 1-year numeric increase (20,731) while Kansas City, Missouri has the highest 5-year population numeric increase (110,112).

In the city of Miami, the population rose 1.3%, the 11th highest among the nation's largest cities. In numeric change, population rose by 6,393 people. Over the 5-year period from July 2020, population increased 10.6%, the 5th highest among the nation's largest cities, translating to a numeric increase of 46,917 people.

Other Florida largest cities that gained population from July 1, 2024 through July 1, 2025 were Jacksonville (0.8%, +8,319), Orlando (+0.4%, 1,233), and Tampa (0.1%, +573).

Domestic migration is driving population growth in Port St. Lucie

What's driving population growth in Port St. Lucie? The US Census Bureau's population estimates does not break down the components of change at the city level, but the components of change at the county level reveal what's driving population growth in Port St. Lucie which accounts for 84% of St. Lucie County's population increase.

Over the period July 1, 2024- July 1, 2025, St. Lucie County's population increased by 10,857 people. Ninety percent of this growth was driven by net domestic migration of 9,861 people. Net international migration also increased, adding 1,353 people. The total net migration offset the loss in population of 280 people due to more deaths than births.

Who are the people moving from out-of-state to St. Lucie County? They are likely movers from the nearby counties of Palm Beach County, Broward County, and Martin County, and retirees from New York and New Jersey, according to MIAMI REALTORS + RWorld research on migration data from IRS tax records for the 2022-2023 tax years (latest available). See [Palm Beach County: #1 in the Nation in Net Inflow of Income from Domestic Migration Per Latest IRS Tax Data - MIAMI REALTORS®](#). Driver license exchanges in Saint Lucie County in the first quarter of 2026 show an increase in migration compared to one year ago from New York (+16%) and New Jersey (+25%) [Miami Sees Double-Digit Spike in Domestic Migration; New York, California, and Texas Lead Inflows - MIAMI REALTORS®](#)

Zero state personal income taxes, the lower cost of housing, and the warm climate are the factors driving migration into Port St. Lucie. As of April 2026, the median single-family sales price in Port St. Lucie was \$400,000 and \$388,057 in St. Lucie County. In neighboring Palm Beach County and Martin County, the median single-family median sales price is \$650,000. The new pied-a-terra tax on second homes of over \$5 million in New York City could drive more home purchases among second homebuyers into South Florida.

New York City and Los Angeles have largest numeric population declines

New York city had the largest population decline of 12,196 people over the period July 1, 2024- July 1, 2025, or 0.1% of the population. Over the 5-year period, the city lost 166,559 people, or 1.9% of the population.

Los Angeles city had the next largest numeric population decline over the period July 1, 2024- July 1, 2025, or 0.1% of the population. Over the 5-year period, the city lost 27,384 people, or 0.7% of the population.

The only Florida city with a population of at least 250,000 that lost population from July 1, 2024- July 1, 2025 was St. Petersburg, losing 1,822 people or 0.7% of its population. However, compared to July 1, 2020 population, St. Petersburg population still has 4,728 more people or an increase of 1.8%

U.S. Largest Cities (Population 250,000 or More) as of July 1, 2025 with Growing Population

	2024-2025 Percent Change	2024-2025 Numeric Change	2020-2025 Percent Change	2020-2025 Numeric Change	Population as of July 1, 2025
Port St. Lucie city, Florida	3.5%	9,131	29.6%	61,274	268,062
Charlotte city, North Carolina	2.2%	20,731	10.3%	89,877	964,784
Fort Worth city, Texas	1.9%	19,512	11.3%	104,464	1,028,117
Atlanta city, Georgia	1.6%	8,350	5.8%	29,024	529,110
Durham city, North Carolina	1.6%	4,727	8.5%	23,852	305,561
Henderson city, Nevada	1.5%	5,379	10.9%	34,800	353,289
Seattle city, Washington	1.5%	11,572	6.0%	44,102	784,777
North Las Vegas city, Nevada	1.5%	4,332	13.6%	35,489	296,653
Glendale city, Arizona	1.5%	3,796	4.7%	11,671	260,572
Raleigh city, North Carolina	1.5%	7,289	8.6%	39,996	506,306
Miami city, Florida	1.3%	6,393	10.6%	46,917	489,812
Nashville-Davidson (balance)	1.3%	9,244	4.5%	31,294	721,074
Newark city, New Jersey	1.1%	3,646	4.3%	13,241	323,808
Reno city, Nevada	1.1%	2,975	7.0%	18,620	283,621
Lubbock city, Texas	1.1%	2,845	5.8%	14,991	273,071
San Antonio city, Texas	0.9%	14,359	7.7%	110,112	1,548,422
Kansas City city, Missouri	0.9%	4,681	2.6%	13,092	521,220
Oklahoma City city, Oklahoma	0.9%	6,104	5.4%	36,911	719,849
Columbus city, Ohio	0.8%	7,696	3.5%	31,721	938,396
Jacksonville city, Florida	0.8%	8,319	6.9%	65,809	1,017,689
Fort Wayne city, Indiana	0.8%	2,173	4.1%	10,826	275,203
Detroit city, Michigan	0.8%	5,060	1.7%	10,676	649,095
Greensboro city, North Carolina	0.8%	2,312	4.3%	12,818	308,667
Lincoln city, Nebraska	0.8%	2,257	3.3%	9,670	301,522
Las Vegas city, Nevada	0.7%	4,665	5.0%	32,141	679,817
Madison city, Wisconsin	0.7%	1,955	4.1%	11,382	286,233
Bakersfield city, California	0.7%	2,821	4.2%	16,980	422,165
Winston-Salem city, North Carolina	0.6%	1,625	3.2%	8,063	257,271
San Francisco city, California	0.6%	5,134	-5.6%	-49,060	826,079
Houston city, Texas	0.5%	11,515	4.3%	99,020	2,397,315
Colorado Springs city, Colorado	0.5%	2,288	2.8%	13,513	494,743
Jersey City city, New Jersey	0.4%	1,290	3.4%	10,058	302,013
Aurora city, Colorado	0.4%	1,728	6.0%	23,365	410,053
San Diego city, California	0.4%	5,874	1.7%	23,540	1,406,106
Austin city, Texas	0.4%	4,025	4.2%	40,469	1,002,632
Orlando city, Florida	0.4%	1,233	8.3%	25,698	333,888
Washington city, District of Columbia	0.3%	2,335	3.4%	22,687	693,645
Wichita city, Kansas	0.3%	1,224	0.7%	2,915	400,987
Sacramento city, California	0.3%	1,615	2.1%	10,834	536,449
Pittsburgh city, Pennsylvania	0.3%	913	1.6%	4,773	307,632
Laredo city, Texas	0.3%	775	5.5%	14,044	269,515
Irvine city, California	0.3%	899	3.4%	10,396	318,764
Santa Ana city, California	0.3%	787	1.4%	4,350	315,586
Chesapeake city, Virginia	0.2%	562	2.3%	5,677	255,332
Indianapolis city (balance), Indiana	0.2%	1,842	1.6%	13,893	901,116
San Jose city, California	0.2%	1,983	-2.0%	-19,759	989,814
Chicago city, Illinois	0.2%	5,253	-0.4%	-10,055	2,731,585
Phoenix city, Arizona	0.2%	3,157	3.3%	53,023	1,665,481
Oakland city, California	0.2%	665	-0.1%	-319	440,838
Tampa city, Florida	0.1%	573	6.4%	24,899	413,554
Louisville/Jefferson County (balance)	0.1%	773	1.6%	10,090	641,962
Portland city, Oregon	0.1%	707	-2.7%	-17,940	635,109
Philadelphia city, Pennsylvania	0.1%	1,546	-1.7%	-26,456	1,574,281
Fresno city, California	0.1%	474	2.4%	12,874	555,549
Cleveland city, Ohio	0.1%	272	-2.2%	-8,301	363,608
Gilbert town, Arizona	0.1%	152	6.6%	17,866	287,285
Minneapolis city, Minnesota	0.0%	199	-0.1%	-448	430,324
Corpus Christi city, Texas	0.0%	100	-0.3%	-1,031	317,247
Tulsa city, Oklahoma	0.0%	27	0.6%	2,592	416,209

Source: US Census Bureau Population Vintage 2025 estimates.

Nashville-Davidson and Louisville/Jefferson County balance refers to the populaton of the consolidated city minus semi-independent incorporated places within its boundaries.

U.S. Largest Cities (Population 250,000 or More) as of July 1, 2025 with Declining Population

	2024-2025 Percent Change	2024-2025 Numeric Change	2020-2025 Percent Change	2020-2025 Numeric Change	Population as of July 1, 2025
St. Louis city, Missouri	-0.8%	-2,301	-7.4%	-22,158	278,144
Memphis city, Tennessee	-0.7%	-4,575	-3.0%	-18,635	609,647
St. Petersburg city, Florida	-0.7%	-1,822	1.8%	4,728	264,033
Irving city, Texas	-0.6%	-1,561	0.1%	190	257,076
Anaheim city, California	-0.5%	-1,680	-1.6%	-5,637	341,008
Chandler city, Arizona	-0.5%	-1,266	0.5%	1,338	278,748
Chula Vista city, California	-0.4%	-1,214	-0.1%	-276	275,533
Tucson city, Arizona	-0.4%	-2,262	1.1%	5,750	548,371
Albuquerque city, New Mexico	-0.4%	-2,290	-1.4%	-8,164	556,588
New Orleans city, Louisiana	-0.4%	-1,323	-5.5%	-21,207	362,154
Toledo city, Ohio	-0.4%	-962	-2.5%	-6,857	263,423
El Paso city, Texas	-0.3%	-2,219	0.5%	3,716	683,012
Arlington city, Texas	-0.3%	-1,214	2.0%	7,773	402,134
Buffalo city, New York	-0.3%	-709	-1.1%	-3,137	274,613
Long Beach city, California	-0.2%	-1,106	-3.2%	-15,097	450,469
Mesa city, Arizona	-0.2%	-1,133	1.5%	7,666	513,656
Boston city, Massachusetts	-0.2%	-1,338	0.5%	3,308	672,973
Milwaukee city, Wisconsin	-0.2%	-915	-2.6%	-14,744	562,407
Cincinnati city, Ohio	-0.2%	-488	1.5%	4,697	314,367
Urban Honolulu CDP, Hawaii	-0.2%	-523	-1.9%	-6,581	341,868
New York city, New York	-0.1%	-12,196	-1.9%	-166,559	8,584,629
Dallas city, Texas	-0.1%	-1,808	2.0%	25,988	1,329,491
Denver city, Colorado	-0.1%	-978	3.2%	22,933	740,613
Plano city, Texas	-0.1%	-367	2.3%	6,614	293,028
Riverside city, California	-0.1%	-322	2.4%	7,587	323,057
Los Angeles city, California	-0.1%	-3,621	-0.7%	-27,384	3,869,089
Omaha city, Nebraska	-0.1%	-450	-0.8%	-3,969	488,797
Anchorage municipality, Alaska	-0.1%	-214	-1.3%	-3,722	287,155
St. Paul city, Minnesota	0.0%	-76	-1.4%	-4,472	306,684
Stockton city, California	0.0%	-46	1.2%	3,707	324,597
Baltimore city, Maryland	0.0%	-56	-2.3%	-13,298	569,997
Virginia Beach city, Virginia	0.0%	-26	-1.3%	-5,889	453,737

Source: US Census Bureau Population Vintage 2025 estimates.



[The MIAMI Association of REALTORS® \(MIAMI\)](#) and [Broward, Palm Beaches & St. Lucie Realtors® \(RWorld\)](#), are now one association, bringing together two legacies for one shared future. The partnership strengthens our collective voice and brings more resources and opportunities while preserving local engagement, building a stronger future for our region.

The organization closed the historic merger on May 11, 2026, setting a record for the largest, fastest, and most seamless merger in the history of the National Association of REALTORS® (NAR). As a unified association now encompassing 93,000 members, it is the largest local Realtor® association in the world. The organization's proposed new name will be the Miami and South Florida REALTORS®, pending approval by NAR.

The two leaders who led the merger effort will be the first to lead the combined organization. Alfredo Pujol, chairman of the board of MIAMI, will serve as the first Chairman of the Board. RWorld President Jonathan Dolphus will be the 2026 Chair-Elect and 2027 Chairman of the Board. Katherine Arteta will be the 2027 Chair-Elect.

Teresa King Kinney and Dionna Hall will lead the newly formed association as Co-CEOs, carrying forward a legacy of more than 60 years of women's leadership. At the end of 2026, Kinney will retire from her 33-year career leading MIAMI REALTORS. Hall remaining in the role as CEO of Miami and South Florida REALTORS® & BeachesMLS in 2027 and beyond.

More information about this historic merger is available at MiamiandRworld.com.

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