



City of Miami Leads Southeast Florida's Population Increase in 2024

Population increased in nearly all Southeast Florida's incorporated municipalities (105 out of 107) from July 1, 2023 through July 1, 2024, according to the Vintage 2024 Population Estimates released by the US Census Bureau. A robust population growth supports a positive demand outlook for Southeast Florida's real estate market.

Miami in the Southeast Florida Population Rankings: #1

Among municipalities with a population of 20,000 or more, the city of Miami had the largest population gain (+16,337), followed by Port St. Lucie (+11,880), Hialeah (+6,831), Pembroke Pines (+4,632), Coral Springs (+3,123), and Fort Lauderdale (+2,769, +1.5%). Miami regained the top spot from Port St. Lucie for the largest numeric increase.

However, Port St. Lucie had the fastest pace of population growth (+4.8%), followed by Palm Springs (+3.6%), Miami (+3.5%), North Miami Beach (3.3%), and Royal Palm Springs (3.3%), among areas with a population of at least 20,000.

Miami's population rose more robustly compared to the nation (1.0%) and Florida (2.0%). Of the 107 cities and municipalities in Southeast Florida, 74 or 69% had a population growth of 1% or more and 25 municipalities or 23% had a population growth of at least 2%.

Other cities/towns that outpaced Florida's and the national pace of population growth are North Miami Beach (3.3%), Royal Palm Beach (3.3%), Miami Lakes (3.3%), Parkland (2.6%), Delray Beach (2.3%), Plantation (2.2%), and North Miami (2.1%).

Miami in the Florida Population Rankings: #2

Compared to Florida's cities and municipalities, Jacksonville had the largest numeric increase (+16,365, +1.6%), edging out Miami's population increase by 28 more people. However, worth noting is that Miami's population rose twice as fast as Jacksonville's population.

Miami's population also increased more and rose at a faster pace than the population gains of Orlando (+7,464; +2.3%), Cape Coral (+6,003; +2.6%), Tampa (+4,805; +1.2%), and St. Petersburg (+2,019; +0.8%).

Miami in the US Population Rankings: #11

Compared to all US cities and towns, Miami had the 11th largest increase. The largest increases were in the city of New York (+87,184, +1.0%), Houston (+43,217, +1.8%), Los Angeles (+31,276, +0.8%), San Antonio (+23,945, +1.6%), and Fort Worth (+23,442, +2.4%). However, Miami's population rose faster than the pace in these municipalities.

The city of Miami's population numeric increase and pace of growth also outpaced those of other major cities like the District of Columbia (+14,926; +2.2%), Las Vegas (+12,252; +1.8%), Dallas (+8,924; +0.7%), Boston (+8,855; +1.3%), and San Francisco (+8,375, +1.0%).

Population Change from July 2023 to July 2024 in Southeast Florida Incorporated Cities and Towns With a Population of 20,000 or More

		Numeric Change, July 2023-July 2024	Percent Change, July 2023-July 2024	Population as of July 2024
		2024	2024	2024
Miami city, Florida	Miami-Dade	16,337	3.5%	487,014
Port St. Lucie city, Florida	St. Lucie	11,880	4.8%	258,575
Hialeah city, Florida	Miami-Dade	6,831	3.0%	235,388
Pembroke Pines city, Florida	Broward	4,632	2.7%	179,326
Coral Springs city, Florida	Broward	3,123	2.3%	140,808
Fort Lauderdale city, Florida	Broward	2,769	1.5%	190,641
Pompano Beach city, Florida	Broward	2,201	1.9%	118,104
Plantation city, Florida	Broward	2,152	2.2%	100,694
Miramar city, Florida	Broward	2,083	1.5%	143,242
Hollywood city, Florida	Broward	2,067	1.3%	159,073
Davie town, Florida	Broward	1,996	1.8%	112,052
West Palm Beach city, Florida	Palm Beach	1,727	1.4%	127,744
Doral city, Florida	Miami-Dade	1,657	2.0%	83,625
Miami Gardens city, Florida	Miami-Dade	1,648	1.4%	116,173
Delray Beach city, Florida	Palm Beach	1,546	2.3%	70,140
Homestead city, Florida	Miami-Dade	1,465	1.7%	85,796
North Miami Beach city, Florida	Miami-Dade	1,458	3.3%	45,655
Deerfield Beach city, Florida	Broward	1,386	1.6%	90,507
Sunrise city, Florida	Broward	1,346	1.4%	100,128
Royal Palm Beach village, Florida	Palm Beach	1,323	3.3%	41,948
North Miami city, Florida	Miami-Dade	1,303	2.1%	62,202
Tamarac city, Florida	Broward	1,284	1.7%	75,147
Palm Beach Gardens city, Florida	Palm Beach	1,171	1.9%	63,284
Lauderhill city, Florida	Broward	1,128	1.5%	76,627
Weston city, Florida	Broward	1,083	1.6%	70,674
Parkland city, Florida	Broward	1,023	2.6%	39,700
Fort Pierce city, Florida	St. Lucie	1,014	2.0%	50,805
Miami Beach city, Florida	Miami-Dade	1,003	1.2%	83,251
Palm Springs village, Florida	Palm Beach	994	3.6%	28,548
Miami Lakes town, Florida	Miami-Dade	978	3.0%	33,247
Margate city, Florida	Broward	864	1.4%	60,650
Coconut Creek city, Florida	Broward	848	1.4%	59,721
Boca Raton city, Florida	Palm Beach	817	0.8%	102,238
Boynton Beach city, Florida	Palm Beach	734	0.9%	83,095
Oakland Park city, Florida	Broward	659	1.5%	45,771
Hallandale Beach city, Florida	Broward	658	1.6%	43,043
Wellington village, Florida	Palm Beach	649	1.0%	63,258
North Lauderdale city, Florida	Broward	636	1.4%	46,335
Jupiter town, Florida	Palm Beach	627	1.0%	62,987
Coral Gables city, Florida	Miami-Dade	578	1.2%	50,379
Lauderdale Lakes city, Florida	Broward	559	1.5%	37,333
Cooper City city, Florida	Broward	510	1.5%	35,541
Aventura city, Florida	Miami-Dade	510	1.3%	40,531
Dania Beach city, Florida	Broward	508	1.6%	33,076
Greenacres city, Florida	Palm Beach	407	0.9%	45,197
Lake Worth Beach city, Florida	Palm Beach	401	0.9%	44,417
Riviera Beach city, Florida	Palm Beach	343	0.9%	39,620
Palmetto Bay village, Florida	Miami-Dade	343	1.4%	25,402
Hialeah Gardens city, Florida	Miami-Dade	314	1.4%	23,328
Sweetwater city, Florida	Miami-Dade	303	1.4%	21,321
Sunny Isles Beach city, Florida	Miami-Dade	289	1.3%	22,903

Source: US Census Bureau

Southeast Florida refers to the counties of Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie.



Population Change from July 2023 to July 2024 in Florida Incorporated Cities and Towns With a Population of 20,000 or More

	Numeric Change, July 2023-July 2024	Percent Change, July 2023-July 2024	Population as of July 2024
Jacksonville city, Florida	16,365	1.6%	1,009,833
Miami city, Florida	16,337	3.5%	487,014
Port St. Lucie city, Florida	11,880	4.8%	258,575
Orlando city, Florida	7,464	2.3%	334,854
Hialeah city, Florida	6,831	3.0%	235,388
Cape Coral city, Florida	6,003	2.6%	233,025
Palm Bay city, Florida	5,939	4.4%	142,023
Leesburg city, Florida	5,902	18.5%	37,815
Tampa city, Florida	4,805	1.2%	414,547
Pembroke Pines city, Florida	4,632	2.7%	179,326
Haines City city, Florida	4,535	12.1%	42,073
Palm Coast city, Florida	4,279	4.2%	106,729
North Port city, Florida	3,423	3.8%	92,875
Daytona Beach city, Florida	3,280	4.0%	86,015
St. Cloud city, Florida	3,141	4.6%	71,036
Coral Springs city, Florida	3,123	2.3%	140,808
Fort Lauderdale city, Florida	2,769	1.5%	190,641
Winter Haven city, Florida	2,495	4.3%	59,975
Apopka city, Florida	2,448	4.1%	62,777
DeLand city, Florida	2,377	5.5%	45,587
Pompano Beach city, Florida	2,201	1.9%	118,104
Plantation city, Florida	2,152	2.2%	100,694
West Melbourne city, Florida	2,121	7.2%	31,378
Miramar city, Florida	2,083	1.5%	143,242
Hollywood city, Florida	2,067	1.3%	159,073
St. Petersburg city, Florida	2,019	0.8%	267,102
Davie town, Florida	1,996	1.8%	112,052
Clermont city, Florida	1,975	4.0%	50,851
Lakeland city, Florida	1,944	1.6%	124,990
Plant City city, Florida	1,902	4.6%	43,046
Rockledge city, Florida	1,854	6.3%	31,429
Kissimmee city, Florida	1,728	2.1%	84,756
West Palm Beach city, Florida	1,727	1.4%	127,744
Doral city, Florida	1,657	2.0%	83,625
Miami Gardens city, Florida	1,648	1.4%	116,173
Venice city, Florida	1,577	5.6%	29,902
Delray Beach city, Florida	1,546	2.3%	70,140
Fort Myers city, Florida	1,540	1.6%	99,918
Altamonte Springs city, Florida	1,530	3.3%	47,261
Homestead city, Florida	1,465	1.7%	85,796
North Miami Beach city, Florida	1,458	3.3%	45,655
Tallahassee city, Florida	1,424	0.7%	205,089
Ocala city, Florida	1,422	2.1%	70,251
Deerfield Beach city, Florida	1,386	1.6%	90,507
Deltona city, Florida	1,356	1.4%	100,513
Sunrise city, Florida	1,346	1.4%	100,128
Royal Palm Beach village, Florida	1,323	3.3%	41,948

Source: US Census Bureau



Cities /Towns with the Largest Numeric Population Change from July 2023 to July 2024

	Numeric Change, July 2023-July 2024	Percent Change, July 2023-July 2024	Population as of July 2024
New York city, New York	87,184	1.0%	8,478,072
Houston city, Texas	43,217	1.8%	2,390,125
Los Angeles city, California	31,276	0.8%	3,878,704
San Antonio city, Texas	23,945	1.6%	1,526,656
Fort Worth city, Texas	23,442	2.4%	1,008,106
Charlotte city, North Carolina	23,423	2.5%	943,476
Chicago city, Illinois	22,164	0.8%	2,721,308
Phoenix city, Arizona	16,933	1.0%	1,673,164
Seattle city, Washington	16,813	2.2%	780,995
Jacksonville city, Florida	16,365	1.6%	1,009,833
Miami city, Florida	16,337	3.5%	487,014
Washington city, District of Columbia	14,926	2.2%	702,250
San Jose city, California	13,634	1.4%	997,368
Columbus city, Ohio	12,694	1.4%	933,263
Las Vegas city, Nevada	12,292	1.8%	678,922
Port St. Lucie city, Florida	11,880	4.8%	258,575
McKinney city, Texas	11,664	5.4%	227,526
Fulshear city, Texas	11,596	26.9%	54,629
Henderson city, Nevada	10,759	3.2%	350,039
Philadelphia city, Pennsylvania	10,567	0.7%	1,573,916
San Diego city, California	9,897	0.7%	1,404,452
Dallas city, Texas	8,924	0.7%	1,326,087
Boston city, Massachusetts	8,855	1.3%	673,458
Raleigh city, North Carolina	8,747	1.8%	499,825
Princeton city, Texas	8,683	30.6%	37,019
Surprise city, Arizona	8,436	5.3%	167,564
San Francisco city, California	8,375	1.0%	827,526
Oklahoma City city, Oklahoma	8,352	1.2%	712,919
Frisco city, Texas	8,203	3.6%	235,208
Newark city, New Jersey	8,078	2.6%	317,303
Celina city, Texas	7,961	18.2%	51,661
Denver city, Colorado	7,652	1.1%	729,019
Orlando city, Florida	7,464	2.3%	334,854
North Las Vegas city, Nevada	7,342	2.6%	294,034
Leander city, Texas	7,004	8.7%	87,511
Atlanta city, Georgia	6,886	1.3%	520,070
Hialeah city, Florida	6,831	3.0%	235,388
Detroit city, Michigan	6,791	1.1%	645,705
Denton city, Texas	6,775	4.3%	165,998
Queen Creek town, Arizona	6,286	8.1%	83,781
Goodyear city, Arizona	6,029	5.4%	118,186
Sacramento city, California	6,006	1.1%	535,798
Cape Coral city, Florida	6,003	2.6%	233,025
Salt Lake City city, Utah	5,950	2.8%	217,783
Palm Bay city, Florida	5,939	4.4%	142,023
Leesburg city, Florida	5,902	18.5%	37,815
Conroe city, Texas	5,676	5.2%	114,581
Reno city, Nevada	5,636	2.0%	281,714
Aurora city, Colorado	5,557	1.4%	403,130
Durham city, North Carolina	5,488	1.9%	301,870
Maricopa city, Arizona	5,292	7.4%	76,654
New Braunfels city, Texas	5,275	4.7%	116,477
Westfield city, Indiana	5,146	8.9%	62,994