Miami-Dade County Continues to Have the Largest Net International Migration in 2024

Population increased at faster pace than nationally (1%) during July 1, 2023 to July 1, 2024 in Miami-Dade (2.3%), Broward (1.7%), Palm Beach (1.6%), and St. Lucie (3.9%), according to the latest US Census Bureau Vintage 2024 Population Estimates.

In Miami-Dade, Broward, and Palm Beach counties, international net migration drove the increase. In St. Lucie County, net domestic migration led to the increase in population. In Miami-Dade County, a higher natural increase (births less deaths) also bolstered population growth.

Miami-Dade County's population rose to 2.84 million people, an increase of 64,211 people, the second largest numeric increase among 3,114 counties. Miami-Dade County's population rose 2.3%, outpacing the national population growth by 1.0%.

Miami-Dade County's net international migration at123,835 drove the growth in population, the highest in the nation (also 1st in 2023). Broward County had the 5th largest net international migration in the nation at 56,567 (also 5th in 2023). Palm Beach County had the 13th largest net international migration at 32,825 (also 13th in 2023). Martin County also posted a net international migration (1,183) as well as St. Lucie (3,223).

The net international migration offset the net domestic outmigration in Miami-Dade (-67,418), Broward (-26,339), and Palm Beach (-7,546). It also offset the natural decrease in population (more deaths than births) in Martin County (-979) and St. Lucie County (- 367).

In St. Lucie County, net domestic migration drove the increase in population. Its domestic migration of 11,645 people was the 13th largest of 1,601 counties that had positive domestic migration (51% of 3,144 counties). In the state of Forida, St. Lucie was 6th out of 55 counties with a positive net domestic migration (82% of 67 counties).

On average, a net of 155 people moved to Miami-Dade County per day, the second highest in the nation; in Broward County, 83 people/day; in Palm Beach, 69 people/day; in St. Lucie, 41 people/day; and in Martin, 7 people/day.

Miami-Dade and Broward also had a natural increase in population due to a younger population structure (median age of 41 years in Miami-Dade and 41.5 years in Broward) compared to an older population structure in Martin (median age of 53.4 years), Palm Beach (median age of 45.6 years) and St. Lucie (median age of 45,2 years) where there was a decrease in population due to natural change (more deaths than births).

The 2024 International Homebuyer Transactions of MIAMI Realtors® reported that Florida is the top destination of foreign buyers, accounting for 20% of all foreign buyers nationally. The Miami-Fort Lauderdale-West Palm Beach metro area accounts for 49% of Florida's foreign buyer market, with buyers coming from 49 countries, led by Argentina, Colombia, Canada, Brazil, Mexico, and Venezuela. Foreign buyers accounted for 10% of Southeast Florida's market compared to 2% nationally. Foreign Buyers & Market Update - MIAMI REALTORS®..

Miami-Dade County Population Trends, 2010-2024

2.84 M People (2024)

7th Largest County (out of 3,144)

2nd Largest Numeric Increase

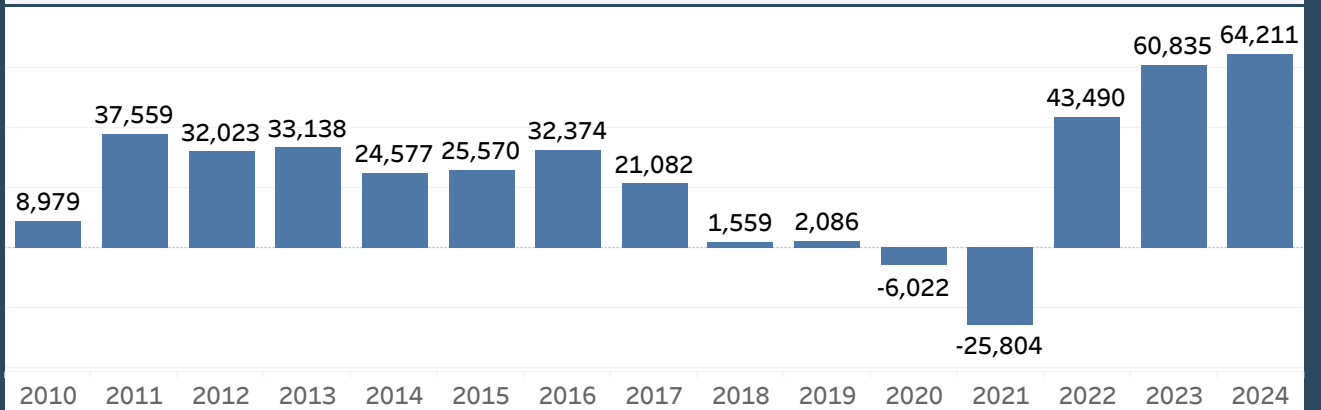2.3% Population Growth (vs. 1 % nationally)

1 in International Migration

Net International Migration Has Outpaced Net Domestic Outmigration Since 2022
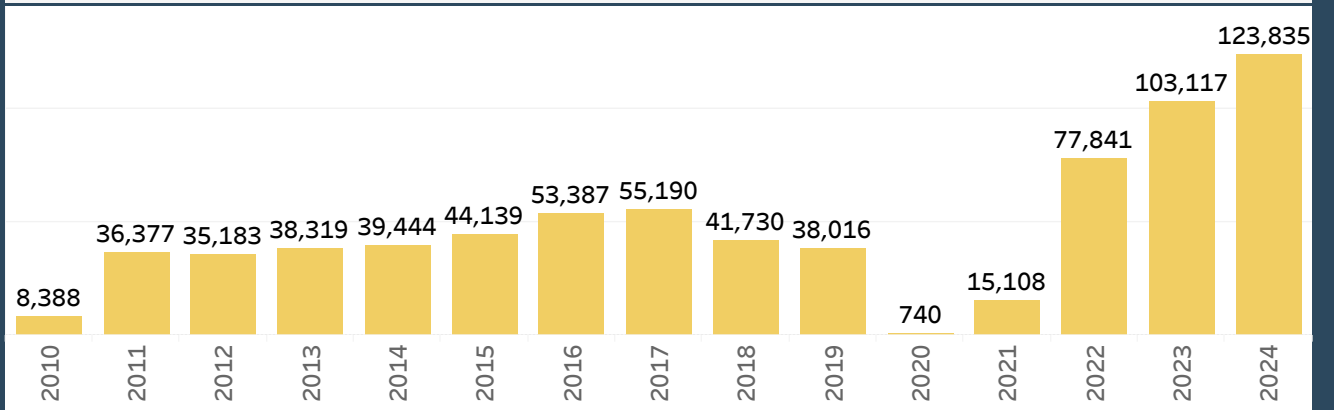
155 People Moved to Miami-Dade on a Net Basis Per Day, the Highest in Years
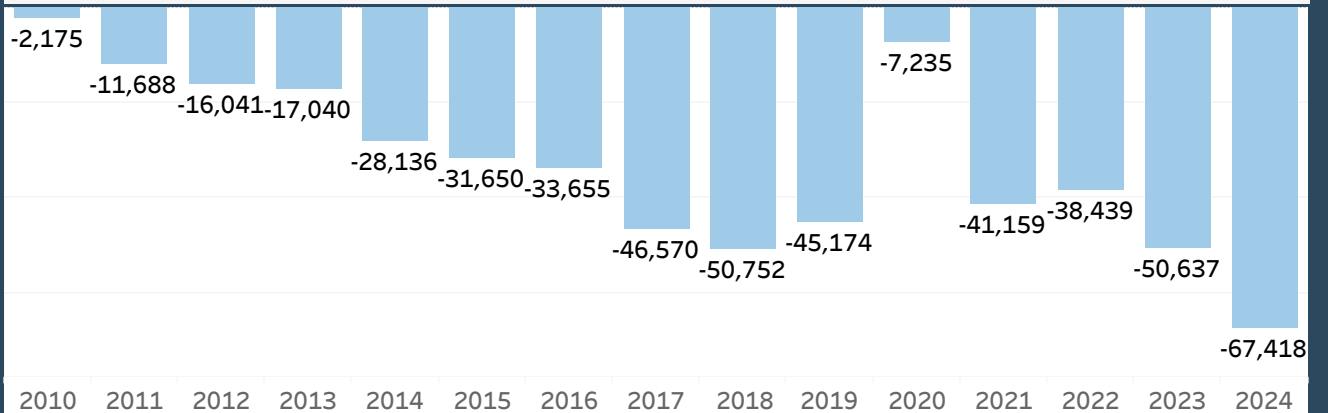
Natural Increase in Population is Rising
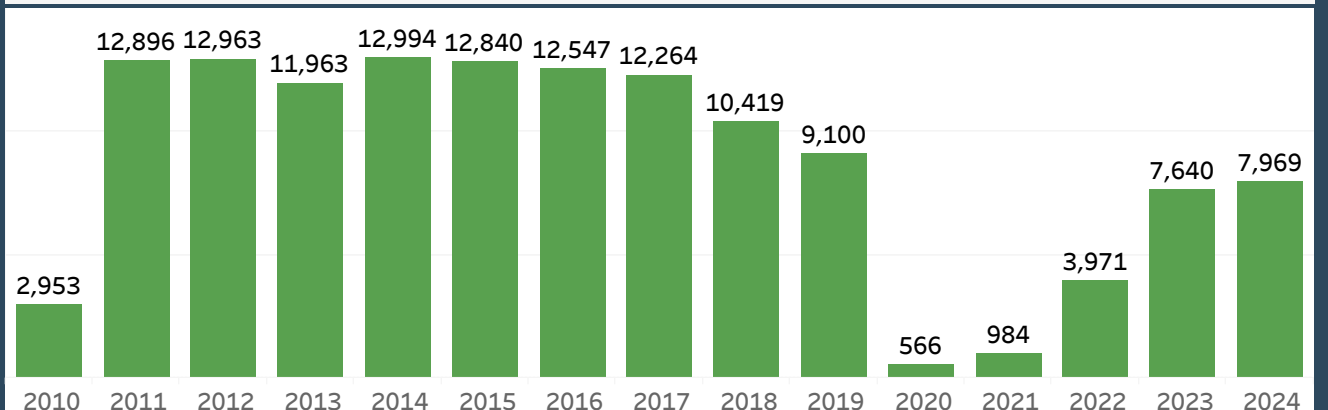
Net Population Change in Miami-Dade County

Year	Value
2010	8,979
2011	37,559
2012	32,023
2013	33,138
2014	24,577
2015	25,570
2016	32,374
2017	21,082
2018	1,559
2019	2,086
2020	-6,022
2021	-25,804
2022	43,490
2023	60,835
2024	64,211

International Migration in Miami-Dade County

Year	Value
2010	8,388
2011	36,377
2012	35,183
2013	38,319
2014	39,444
2015	44,139
2016	53,387
2017	55,190
2018	41,730
2019	38,016
2020	740
2021	15,108
2022	77,841
2023	103,117
2024	123,835

Domestic Migration in Miami-Dade County

Year	Value
2010	-2,175
2011	-11,688
2012	-16,041
2013	-17,040
2014	-28,136
2015	-31,650
2016	-33,655
2017	-46,570
2018	-50,752
2019	-45,174
2020	-7,235
2021	-41,159
2022	-38,439
2023	-50,637
2024	-67,418

Births Less Deaths in Miami-Dade County

Year	Value
2010	2,953
2011	12,896
2012	12,963
2013	11,963
2014	12,994
2015	12,840
2016	12,547
2017	12,264
2018	10,419
2019	9,100
2020	566
2021	984
2022	3,971
2023	7,640
2024	7,969

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Broward County Population Trends, 2010-2024

2.04 M People (2024)

#17 Largest County (out of 3,144)

8th Largest Numeric Increase

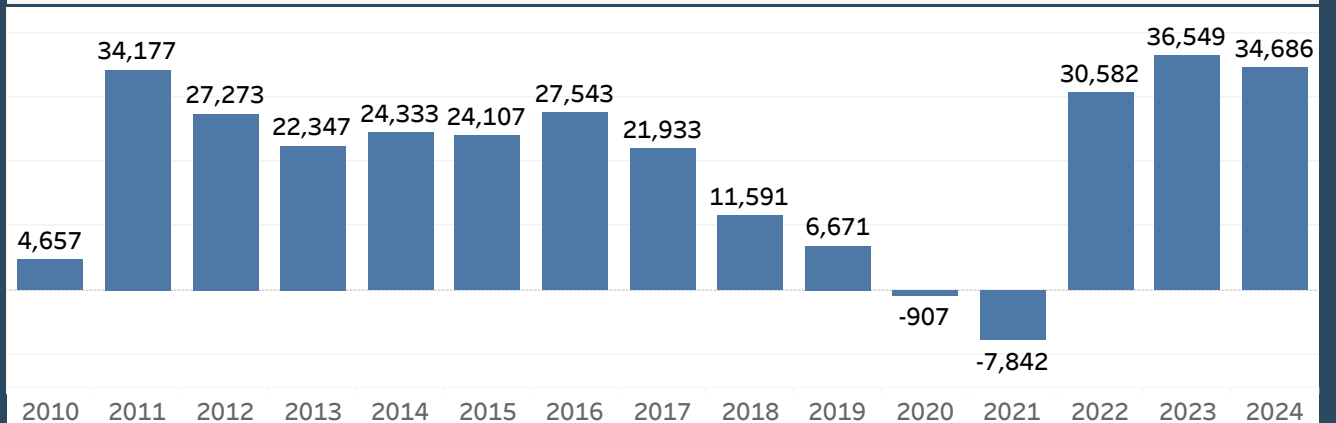1.7% Population Growth (vs. 1% nationally)

5 in International Migration

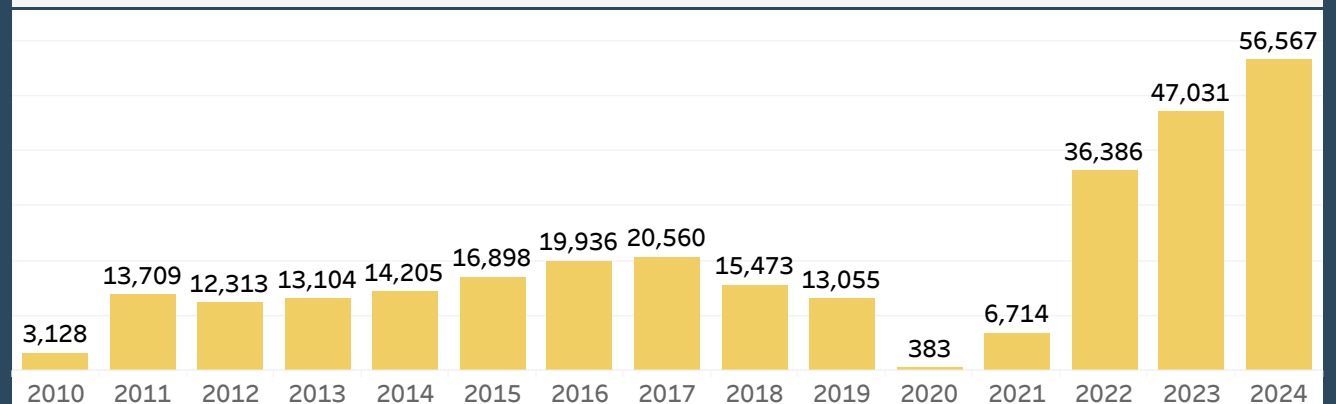Net International Migration Has Outpaced Net Domestic Outmigration Since 2022

83 People Moved to Broward on a Net Basis Per Day
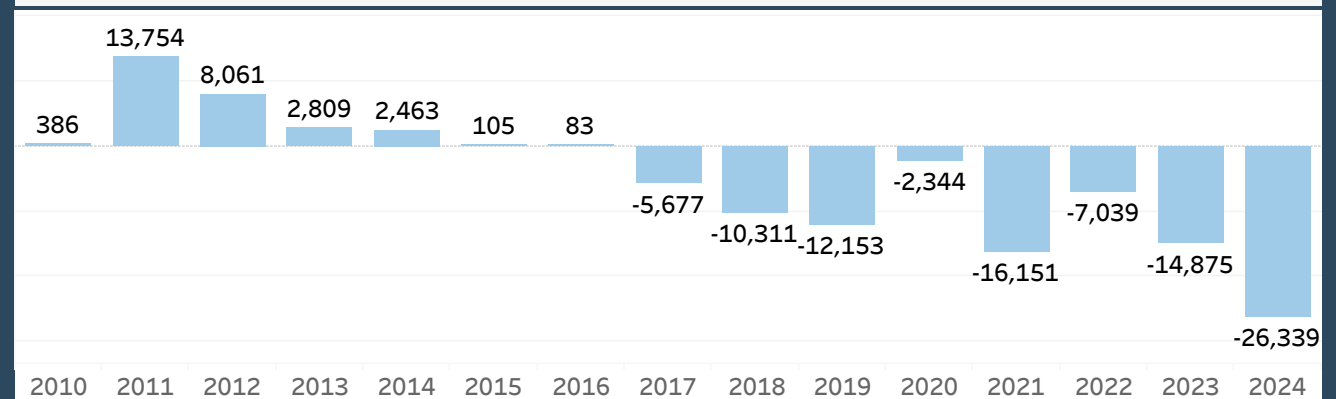
Natural Increase in Population is Stable
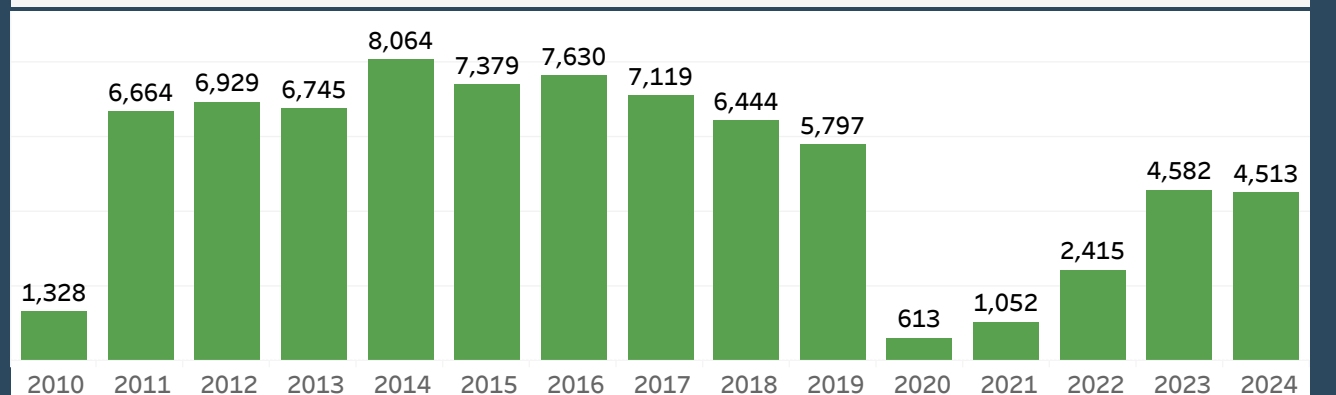
Net Population Change in Broward County

Year	Value
2010	4,657
2011	34,177
2012	27,273
2013	22,347
2014	24,333
2015	24,107
2016	27,543
2017	21,933
2018	11,591
2019	6,671
2020	-907
2021	-7,842
2022	30,582
2023	36,549
2024	34,686

International Migration in Broward County

Year	Value
2010	3,128
2011	13,709
2012	12,313
2013	13,104
2014	14,205
2015	16,898
2016	19,936
2017	20,560
2018	15,473
2019	13,055
2020	383
2021	6,714
2022	36,386
2023	47,031
2024	56,567

Domestic Migration in Broward County

Year	Value
2010	386
2011	13,754
2012	8,061
2013	2,809
2014	2,463
2015	105
2016	83
2017	-5,677
2018	-10,311
2019	-12,153
2020	-2,344
2021	-16,151
2022	-7,039
2023	-14,875
2024	-26,339

Births Less Deaths in Broward County

Year	Value
2010	1,328
2011	6,664
2012	6,929
2013	6,745
2014	8,064
2015	7,379
2016	7,630
2017	7,119
2018	6,444
2019	5,797
2020	613
2021	1,052
2022	2,415
2023	4,582
2024	4,513

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Palm Beach County Population Trends, 2010-2024

1.58 M People (2024)

#24 Largest County (out of 3,144)

25th Largest Numeric Increase

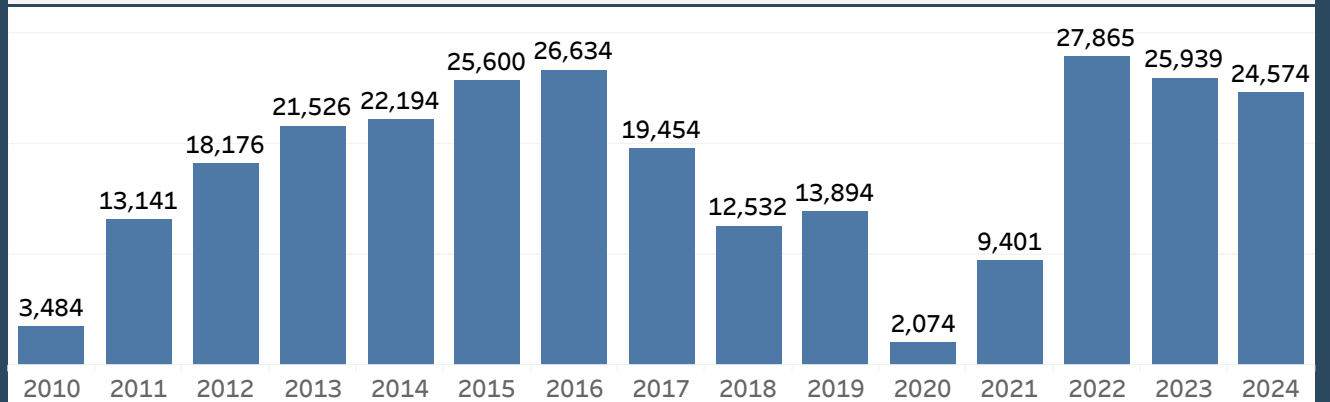1.6% Population Growth (vs. 1% nationally)

13 in International Migration

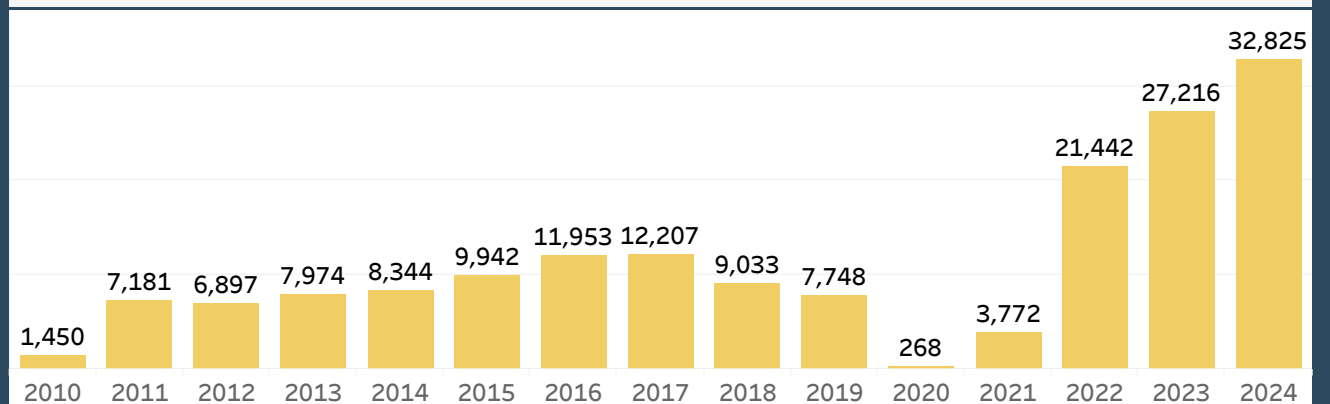Net International Migration is Outpacing Net Domestic Outmigration

69 People Moved to Palm Beach on a Net Basis Per Day

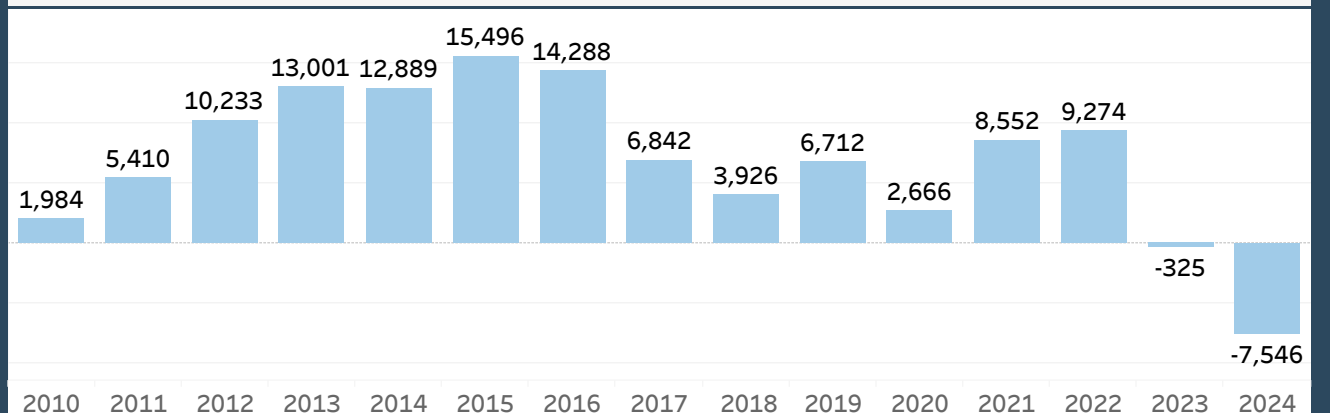Natural Decrease in Population is Diminishing
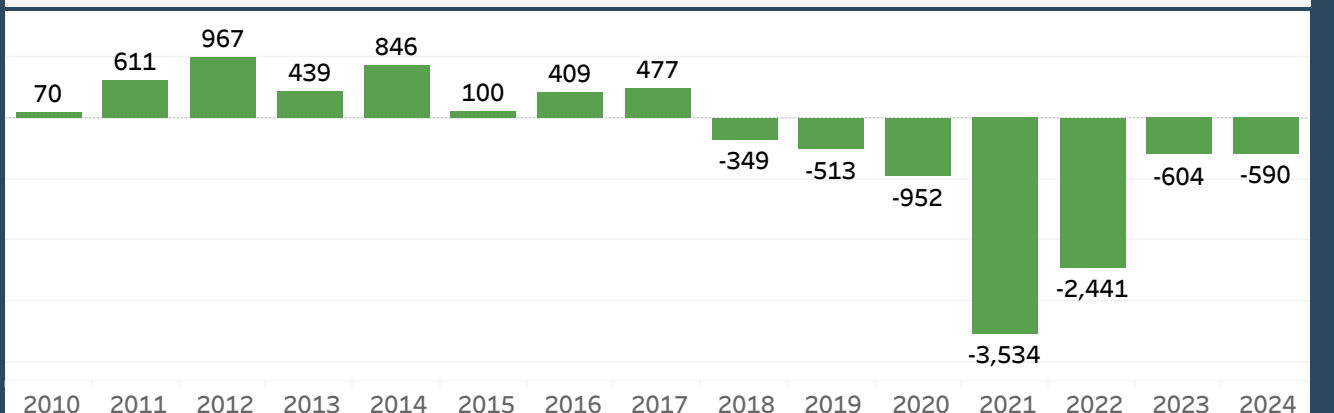
Net Population Change in Palm Beach County

Year	Value
2010	3,484
2011	13,141
2012	18,176
2013	21,526
2014	22,194
2015	25,600
2016	26,634
2017	19,454
2018	12,532
2019	13,894
2020	2,074
2021	9,401
2022	27,865
2023	25,939
2024	24,574

International Migration in Palm Beach County

Year	Value
2010	1,450
2011	7,181
2012	6,897
2013	7,974
2014	8,344
2015	9,942
2016	11,953
2017	12,207
2018	9,033
2019	7,748
2020	268
2021	3,772
2022	21,442
2023	27,216
2024	32,825

Domestic Migration in Palm Beach County

Year	Value
2010	1,984
2011	5,410
2012	10,233
2013	13,001
2014	12,889
2015	15,496
2016	14,288
2017	6,842
2018	3,926
2019	6,712
2020	2,666
2021	8,552
2022	9,274
2023	-325
2024	-7,546

Births Less Deaths in Palm Beach County

Year	Value
2010	70
2011	611
2012	967
2013	439
2014	846
2015	100
2016	409
2017	477
2018	-349
2019	-513
2020	-952
2021	-3,534
2022	-2,441
2023	-604
2024	-590

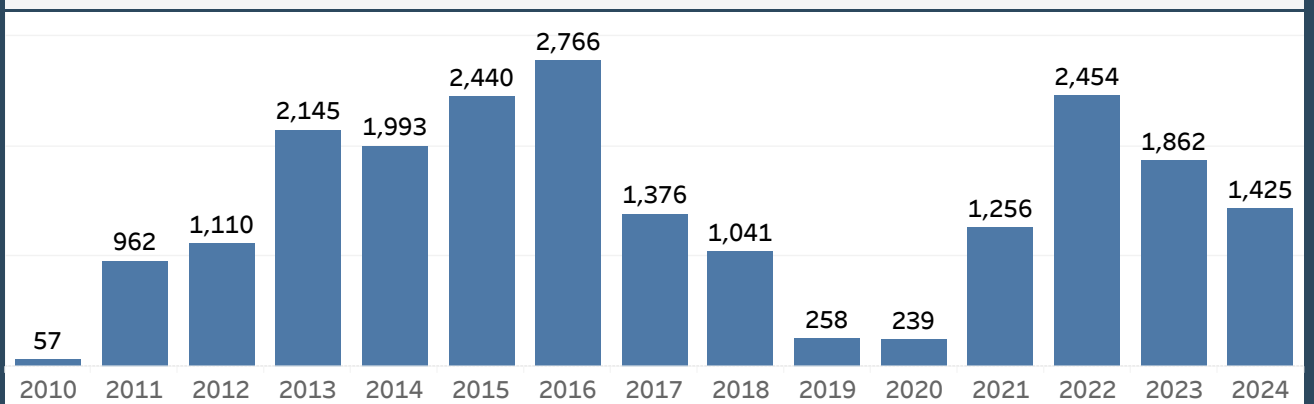MIAMI REALTORS

Martin County Population Trends, 2010-2024

165,666 People (2024)

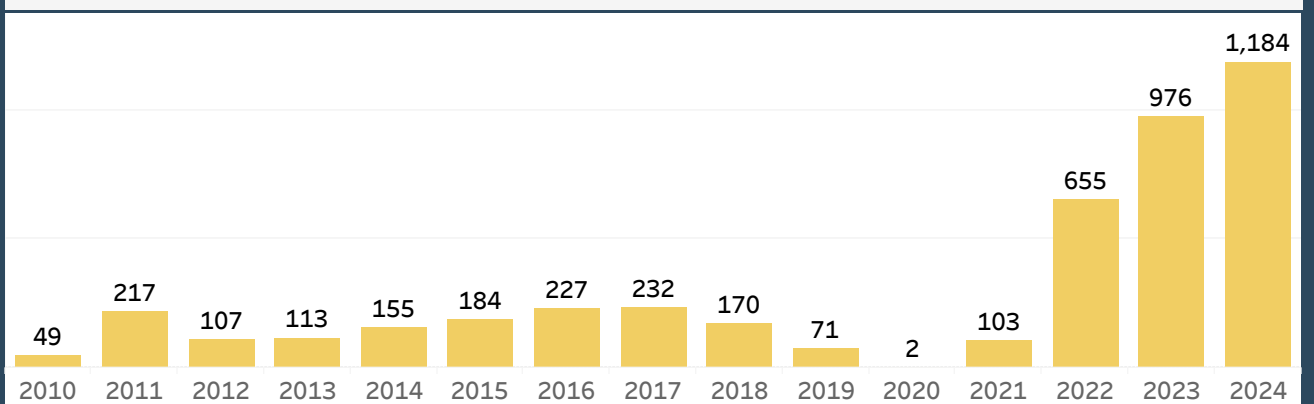**0.87% Populaton Growth (vs. 1% nationally)**

Net Positive International and Domestic Migration is Offseting the Decrease in Population Due to Natural Causes
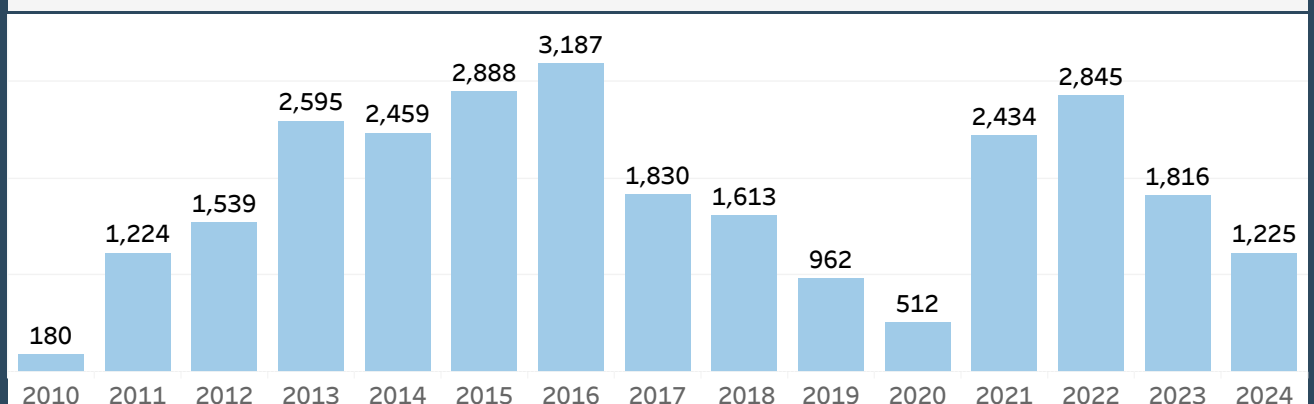
Higher Natural Decrease in Population

Net Population Change in Martin County

Year	Value
2010	57
2011	962
2012	1,110
2013	2,145
2014	1,993
2015	2,440
2016	2,766
2017	1,376
2018	1,041
2019	258
2020	239
2021	1,256
2022	2,454
2023	1,862
2024	1,425

International Migration in Martin County

Year	Value
2010	49
2011	217
2012	107
2013	113
2014	155
2015	184
2016	227
2017	232
2018	170
2019	71
2020	2
2021	103
2022	655
2023	976
2024	1,184

Domestic Migration in Martin County

Year	Value
2010	180
2011	1,224
2012	1,539
2013	2,595
2014	2,459
2015	2,888
2016	3,187
2017	1,830
2018	1,613
2019	962
2020	512
2021	2,434
2022	2,845
2023	1,816
2024	1,225

Births Less Deaths in Martin County

Year	Value
2010	-157
2011	-473
2012	-549
2013	-613
2014	-666
2015	-657
2016	-654
2017	-682
2018	-732
2019	-768
2020	-241
2021	-1,223
2022	-1,172
2023	-952
2024	-979

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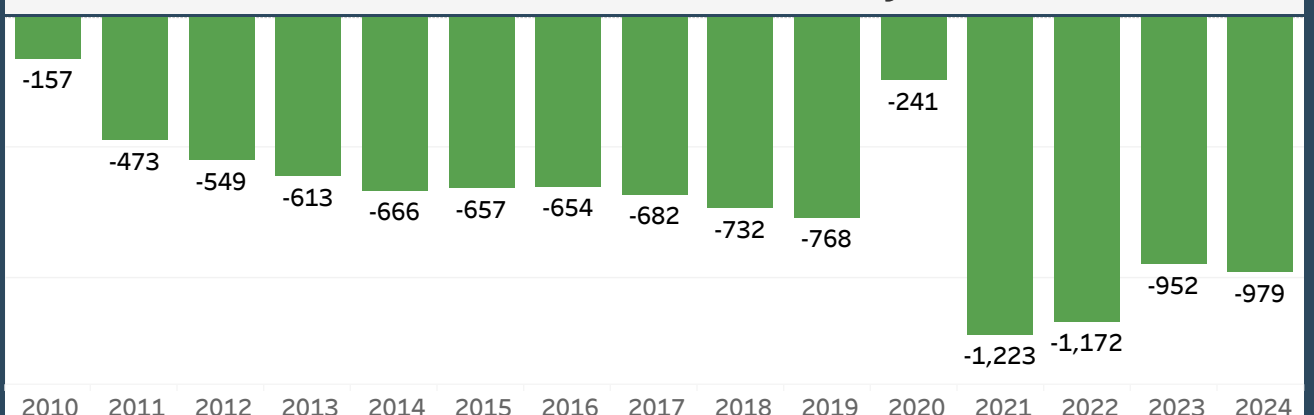
St. Lucie County Population Trends, 2010-2024

334,926 People (2024)

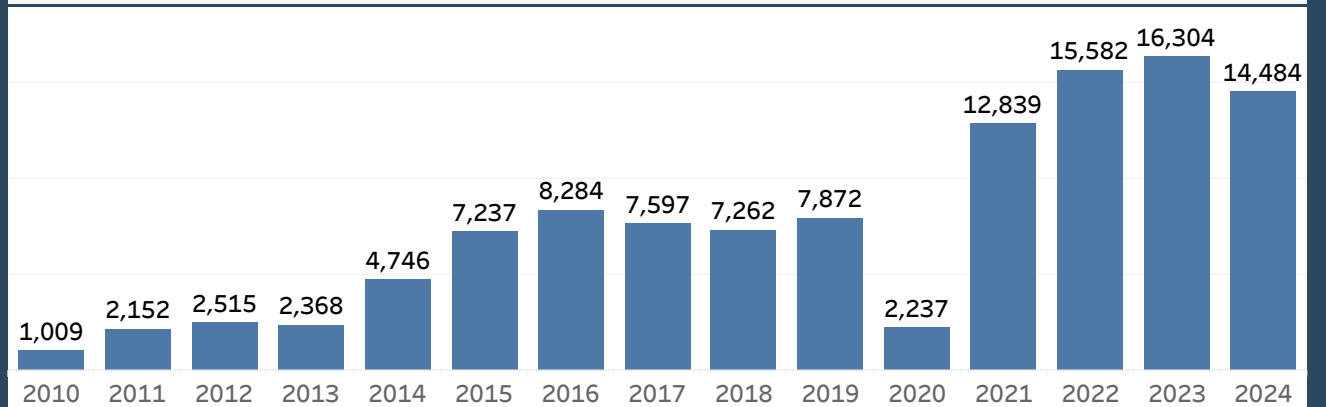**3.9% Populaton Growth(vs. 1% nationally)**

13th Largest Net Domestic Migration

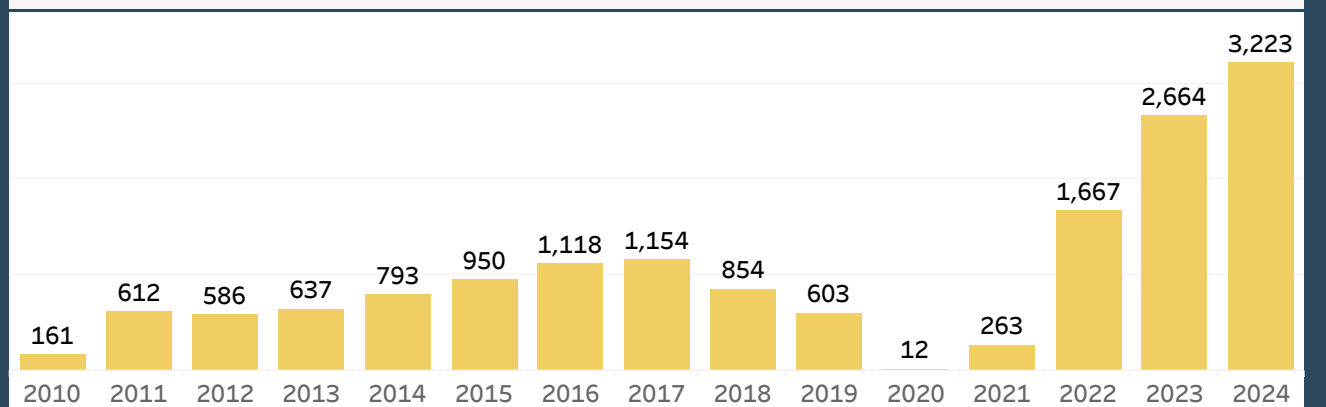**Net Positive International and Domestic Migration is Ofsetting Decline Due to Natural Causes**

41 People Moved to St. Lucie on a Net Basis Per day
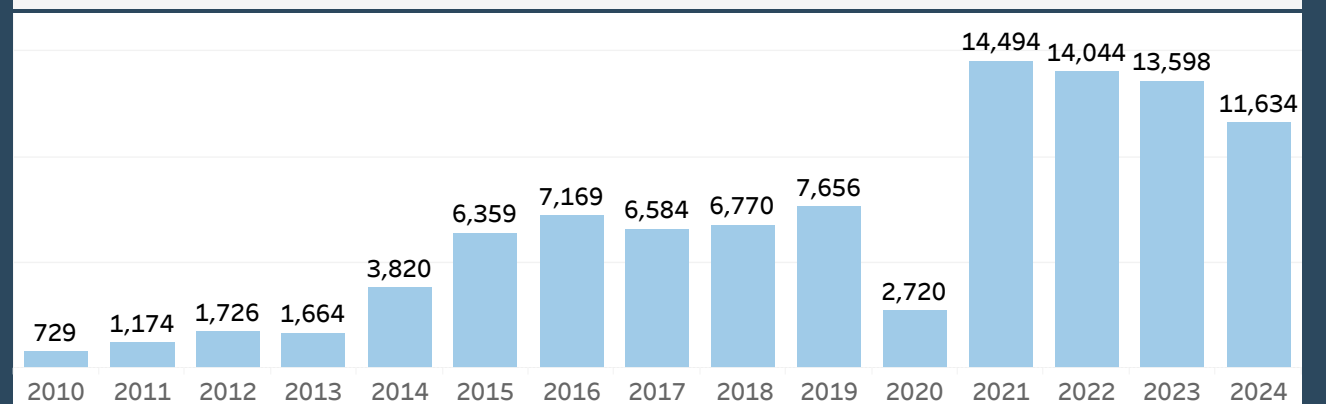
Higher Natural Decrease in Population
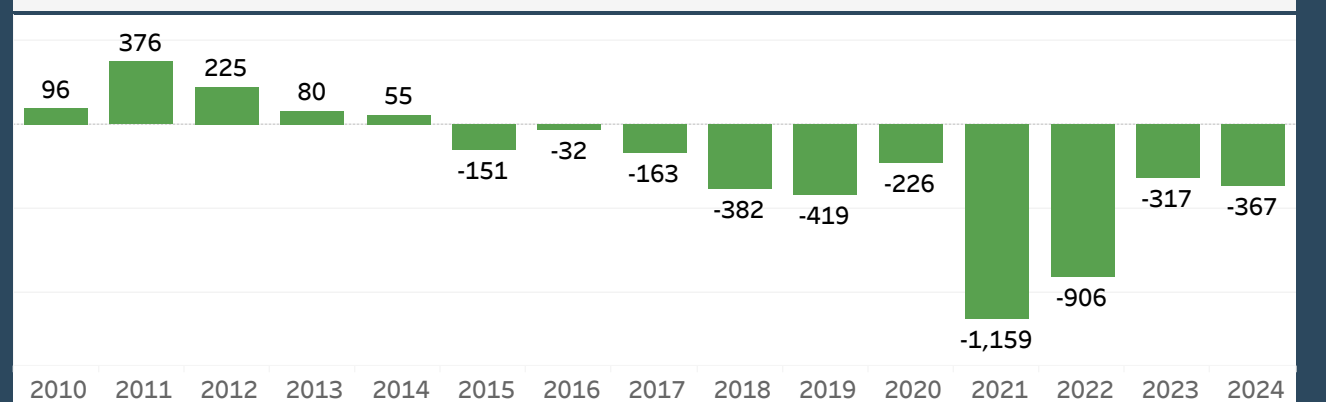
Net Population Change in St. Lucie County

Year	Value
2010	1,009
2011	2,152
2012	2,515
2013	2,368
2014	4,746
2015	7,237
2016	8,284
2017	7,597
2018	7,262
2019	7,872
2020	2,237
2021	12,839
2022	15,582
2023	16,304
2024	14,484

International Migration in St. Lucie County

Year	Value
2010	161
2011	612
2012	586
2013	637
2014	793
2015	950
2016	1,118
2017	1,154
2018	854
2019	603
2020	12
2021	263
2022	1,667
2023	2,664
2024	3,223

Domestic Migration in St. Lucie County

Year	Value
2010	729
2011	1,174
2012	1,726
2013	1,664
2014	3,820
2015	6,359
2016	7,169
2017	6,584
2018	6,770
2019	7,656
2020	2,720
2021	14,494
2022	14,044
2023	13,598
2024	11,634

Births Less Deaths in St. Lucie County

Year	Value
2010	96
2011	376
2012	225
2013	80
2014	55
2015	-151
2016	-32
2017	-163
2018	-382
2019	-419
2020	-226
2021	-1,159
2022	-906
2023	-317
2024	-367

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Top 30 Counties with Largest Domestic and International Migration from July 1, 2023 to July 1, 2024

Top 1% in Domestic Migration in 2024

County	Value
Montgomery County, Texas	23,919
Pinal County, Arizona	23,230
Pasco County, Florida	20,361
Polk County, Florida	19,745
Collin County, Texas	19,426
Marion County, Florida	16,105
Lake County, Florida	15,627
Denton County, Texas	15,331
Williamson County, Texas	14,980
Horry County, South Carolina	14,565
Clark County, Nevada	12,225
St. Johns County, Florida	11,661
St. Lucie County, Florida	11,634
Brevard County, Florida	11,084
Manatee County, Florida	10,615
Fort Bend County, Texas	10,467
Wake County, North Carolina	9,870
Volusia County, Florida	9,724
Kaufman County, Texas	9,158
Spartanburg County, South Carolina	8,119
Brunswick County, North Carolina	8,011
Riverside County, California	7,509
Placer County, California	7,506
Hays County, Texas	7,430
Brazoria County, Texas	7,382
Ellis County, Texas	7,364
Comal County, Texas	7,081
Madison County, Alabama	6,666
Baldwin County, Alabama	6,570
Sussex County, Delaware	6,507

Top 1% in International Migration in 2024

County	Value
Miami-Dade County, Florida	123,835
Harris County, Texas	101,126
Los Angeles County, California	100,250
Cook County, Illinois	67,763
Broward County, Florida	56,567
King County, Washington	48,433
Dallas County, Texas	47,564
Maricopa County, Arizona	45,693
Santa Clara County, California	44,644
Queens County, New York	44,137
Orange County, Florida	43,378
Kings County, New York	37,669
Palm Beach County, Florida	32,825
Hillsborough County, Florida	30,485
New York County, New York	30,106
Orange County, California	29,759
Middlesex County, Massachusetts	29,046
Bronx County, New York	28,403
Clark County, Nevada	27,701
Alameda County, California	27,563
San Diego County, California	24,226
Hudson County, New Jersey	23,357
Tarrant County, Texas	22,666
Philadelphia County, Pennsylvania	21,321
Franklin County, Ohio	20,257
Collin County, Texas	20,237
Essex County, New Jersey	20,019
Mecklenburg County, North Carolina	19,699
Travis County, Texas	19,522
District of Columbia	12,502

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Components of Population Change in Florida Counties from July 1, 2023 to July 1, 2024

	2024 Population	Population Change	Percent Change	Natural Change	Total Migration	Domestic Migration	International Migration	Net Migration Per Day
Miami-Dade County, Florida	2,838,461	64,211	2.3%	7,969	56,417	-67,418	123,835	155
Broward County, Florida	2,037,472	34,686	1.7%	4,513	30,228	-26,339	56,567	83
Palm Beach County, Florida	1,582,055	24,574	1.6%	-590	25,279	-7,546	32,825	69
Hillsborough County, Florida	1,581,426	24,113	1.5%	4,846	19,297	-11,188	30,485	53
Orange County, Florida	1,533,646	32,381	2.2%	7,133	25,281	-18,097	43,378	69
Duval County, Florida	1,055,159	16,326	1.6%	2,964	13,365	1,137	12,228	37
Polk County, Florida	852,878	28,706	3.5%	1,006	27,766	19,745	8,021	76
Lee County, Florida	860,959	16,733	2.0%	-1,347	18,057	5,000	13,057	49
Pasco County, Florida	659,114	23,065	3.6%	-1,534	24,669	20,361	4,308	68
Brevard County, Florida	658,447	11,742	1.8%	-3,021	14,804	11,084	3,720	41
Volusia County, Florida	602,772	10,150	1.7%	-2,943	13,093	9,724	3,369	36
Osceola County, Florida	468,058	20,815	4.7%	1,962	18,838	5,329	13,509	52
Seminole County, Florida	494,605	5,351	1.1%	571	4,764	-2,080	6,844	13
Manatee County, Florida	458,352	13,895	3.1%	-1,014	14,910	10,615	4,295	41
Lake County, Florida	444,204	17,422	4.1%	-1,330	18,696	15,627	3,069	51
Sarasota County, Florida	476,604	4,525	1.0%	-3,599	8,179	4,434	3,745	22
Marion County, Florida	428,905	16,567	4.0%	-2,457	18,998	16,105	2,893	52
Collier County, Florida	416,233	6,168	1.5%	-1,069	7,285	-352	7,637	20
St. Lucie County, Florida	390,670	14,484	3.9%	-367	14,857	11,634	3,223	41
St. Johns County, Florida	334,928	13,418	4.2%	-174	13,637	11,661	1,976	37
Escambia County, Florida	331,275	3,241	1.0%	-349	3,585	1,822	1,763	10
Leon County, Florida	300,488	1,464	0.5%	376	1,068	-1,730	2,798	3
Alachua County, Florida	291,782	2,820	1.0%	366	2,431	-1,141	3,572	7
Clay County, Florida	236,760	4,026	1.7%	70	3,988	3,459	529	11
Hernando County, Florida	218,150	4,735	2.2%	-1,441	6,201	5,344	857	17
Charlotte County, Florida	212,122	5,037	2.4%	-2,181	7,244	5,981	1,263	20
Okaloosa County, Florida	220,483	859	0.4%	529	333	-1,847	2,180	1
Bay County, Florida	199,718	7,296	3.8%	45	7,266	5,074	2,192	20
Santa Rosa County, Florida	207,653	4,084	2.0%	-16	4,103	3,578	525	11
Citrus County, Florida	170,174	3,338	2.0%	-2,129	5,475	5,163	312	15
Indian River County, Florida	172,139	1,652	1.0%	-1,332	2,974	1,946	1,028	8
Martin County, Florida	165,666	1,425	0.9%	-979	2,409	1,225	1,184	7
Sumter County, Florida	154,693	2,536	1.7%	-2,105	4,638	4,385	253	13
Flagler County, Florida	136,744	4,852	3.7%	-827	5,672	5,077	595	16
Highlands County, Florida	109,778	1,627	1.5%	-1,061	2,684	2,047	637	7
Nassau County, Florida	104,376	2,797	2.8%	-320	3,107	2,988	119	9
Walton County, Florida	89,666	3,328	3.9%	110	3,237	2,881	356	9
Putnam County, Florida	77,301	1,090	1.4%	-365	1,454	1,177	277	4
Columbia County, Florida	73,977	653	0.9%	-267	918	514	404	3
Jackson County, Florida	49,980	1,249	2.6%	-164	1,411	1,353	58	4
Suwannee County, Florida	47,536	1,402	3.0%	-270	1,671	1,548	123	5
Hendry County, Florida	46,130	2,019	4.6%	173	1,843	856	987	5
Levy County, Florida	47,765	1,100	2.4%	-230	1,331	1,156	175	4
Okeechobee County, Florida	42,369	766	1.8%	-39	807	597	210	2
Gadsden County, Florida	44,151	51	0.1%	-137	191	-88	279	1
Wakulla County, Florida	37,115	643	1.8%	-44	686	636	50	2
DeSoto County, Florida	36,744	470	1.3%	-65	534	298	236	1
Baker County, Florida	29,325	783	2.7%	34	750	709	41	2
Washington County, Florida	26,503	958	3.8%	-73	1,024	975	49	3
Bradford County, Florida	28,075	287	1.0%	-61	348	345	3	1
Hardee County, Florida	26,068	124	0.5%	36	88	-56	144	0
Taylor County, Florida	21,843	77	0.4%	-121	199	11	188	1
Gilchrist County, Florida	20,233	498	2.5%	-8	502	337	165	1
Holmes County, Florida	19,876	214	1.1%	-97	309	304	5	1
Dixie County, Florida	17,614	393	2.3%	-131	522	515	7	1
Madison County, Florida	18,364	42	0.2%	-151	192	195	-3	1
Jefferson County, Florida	15,921	374	2.4%	-64	438	422	16	1
Gulf County, Florida	15,876	119	0.8%	-138	256	203	53	1
Hamilton County, Florida	14,334	613	4.5%	-9	619	621	-2	2
Franklin County, Florida	12,979	351	2.8%	-68	419	392	27	1
Glades County, Florida	13,132	293	2.3%	-82	375	318	57	1
Lafayette County, Florida	8,640	448	5.5%	-33	477	461	16	1
Liberty County, Florida	7,955	184	2.4%	22	161	159	2	0
Grand Total	22,296,421	469,650	138.2%	-2,077	472,360	69,646	402,714	1,294

MIAMI REALTORS