



Miami-Dade Out-of-State Driver License Exchanges are 22% Above Pre-Pandemic as of 2025 Q2

Key takeaways

1. Out-of-state driver license exchanges in Miami-Dade County are 22% higher in the first half of 2025 compared to the same period in 2019.
2. Out-of-state driver license exchanges in Miami-Dade County rose 1% from one year ago, bucking the overall decline in Florida driver license exchanges (-5%).
3. Colombia regains top spot for foreign driver license exchanges as the surge in driver license exchanges from Cuba, Haiti, and Nicaragua waned.

Driver licenses issued by other states and exchanged for a Florida driver license in Miami-Dade County remain elevated in the first half of 2025 compared to pre-pandemic levels, according to Miami Association of REALTORS® (MIAMI) analysis of Florida Highway Safety and Motor Vehicles data. New residents must exchange their out-of-state license for a Florida driver’s license within 30 days after establishing residency to drive on Florida’s roads. Driver license exchanges are an indicator of inbound migration.

Out-of-state driver license exchanges in Miami-Dade County remain elevated compared to pre-pandemic

In the first half of 2025, there were 10,451 out-of-state driver license exchanges in Miami-Dade County, up 22% from the level in the first half of 2019 (8,575).

Driver license exchanges issued in the first half of 2025 are significantly higher than the level in the same period in 2019 for driver licenses issued in the largest feeder states of New York (2,010; +33%), California (1,245; +30%), Texas (1,028; +16%), New Jersey (825, +27%), and Illinois (452, +32%).

Out-of-state driver license exchanges in Miami-Dade County up 1% from one year ago while state-wide driver license exchanges fell 5%

Compared to one year ago, driver license exchanges in Miami-Dade County were 1% higher due to an increase in driver licenses from California (+1.9%), Texas (+13.6%), and New Jersey (+3.8%) that offset the decrease in driver licenses from New York (-1.5%).

Driver license exchanges continue to normalize from the pandemic-induced surge. Driver license exchanges in all Florida counties fell in the first half of 2025 from one year ago (-5.0%), including in Broward County (-14%), Palm Beach County (-7.4%), Martin County (-9.2%), and St. Lucie County (-4.5%).

Colombia regains top spot for foreign driver license exchanges

In Miami-Dade County, Colombia regained the top spot, with 1,524 driver license exchanges in Miami-Dade County. Colombia regained the top spot as driver licenses from Cuba fell to 1,432 (7,245 one year ago).

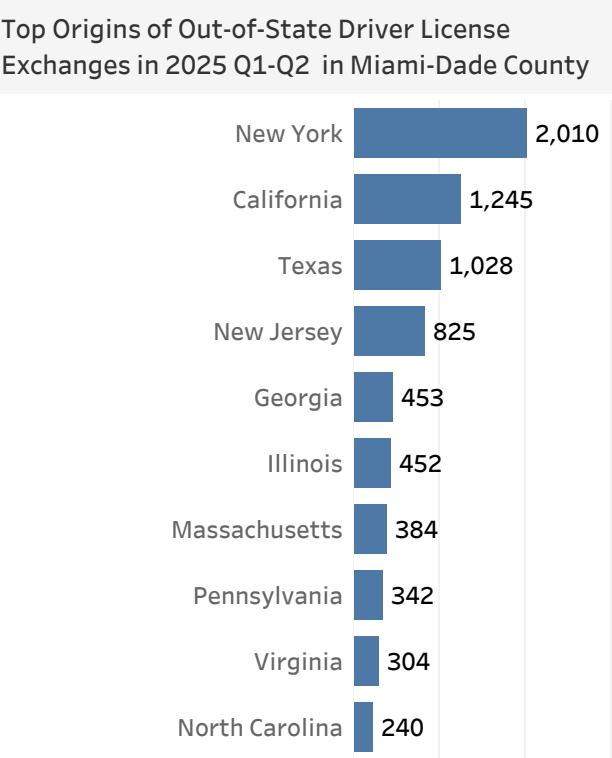
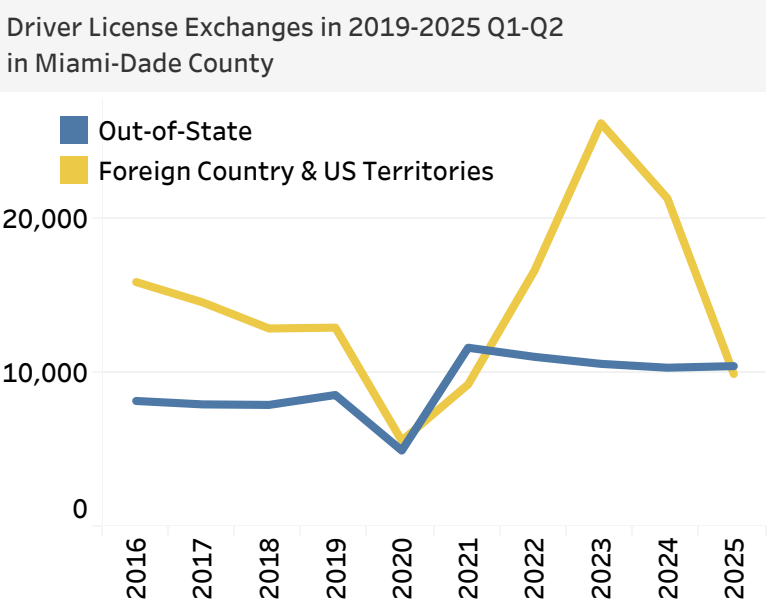
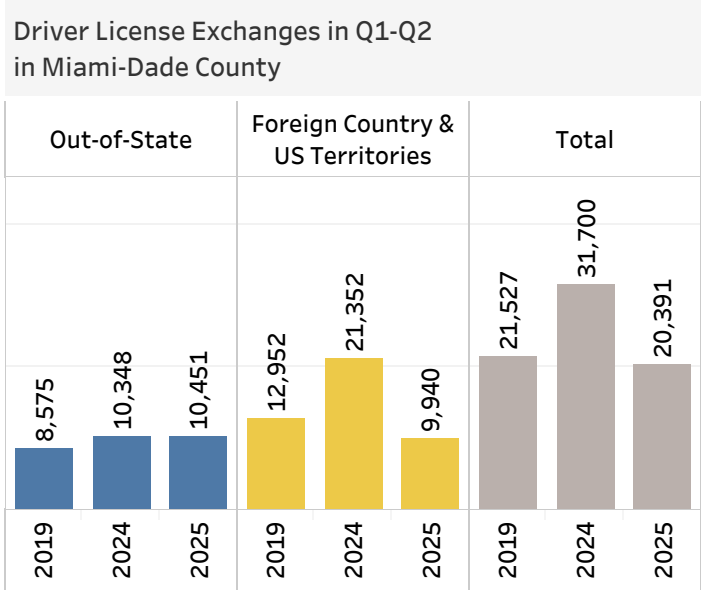
In Broward County, Colombia was also the top country of origin, with 1,078 driver license exchanges. Colombia rose to the top spot as driver license exchanges from Haiti fell to 467 (2,479 one year ago).

In Palm Beach, Brazil was the top country of foreign driver license exchanges, with 343 exchanges. Brazil rose to the top spot (Colombia was second) as driver license exchanges from Haiti fell to 288 (1,385 one year ago).

The declines in driver license exchanges from Cuba, Haiti, and Nicaragua are not likely to have a significant impact on home sales. According to the MIAMI Realtors® 2024 Profile of International Homebuyer Transactions, the top foreign buyers are Argentina (18% market share), Colombia (14%), Canada (8%), Brazil (6%), Mexico (6%), and Venezuela (5%).

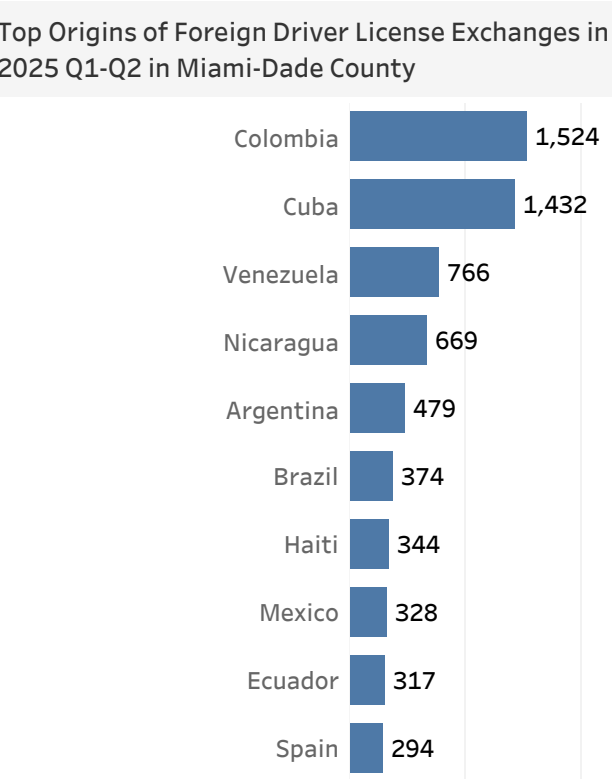
Who's Moving to Miami-Dade County?

Driver License Exchanges as of 2025 Q2



Out-of-State Driver License Exchanges in 2019-2025 Q1-Q2 in Miami-Dade County

	2019	2020	2021	2022	2023	2024	2025
New York	1,509	954	2,847	2,588	2,281	2,041	2,010
California	778	521	1,417	1,458	1,310	1,222	1,245
Texas	755	423	810	713	731	905	1,028
New Jersey	648	387	924	899	822	795	825
Georgia	479	247	434	408	390	453	453
Illinois	344	201	544	506	559	507	452
Massachusetts	356	216	409	419	412	416	384
Pennsylvania	338	178	375	417	383	382	342
Virginia	286	176	351	284	318	297	304
North Carolina	286	163	281	270	269	231	240

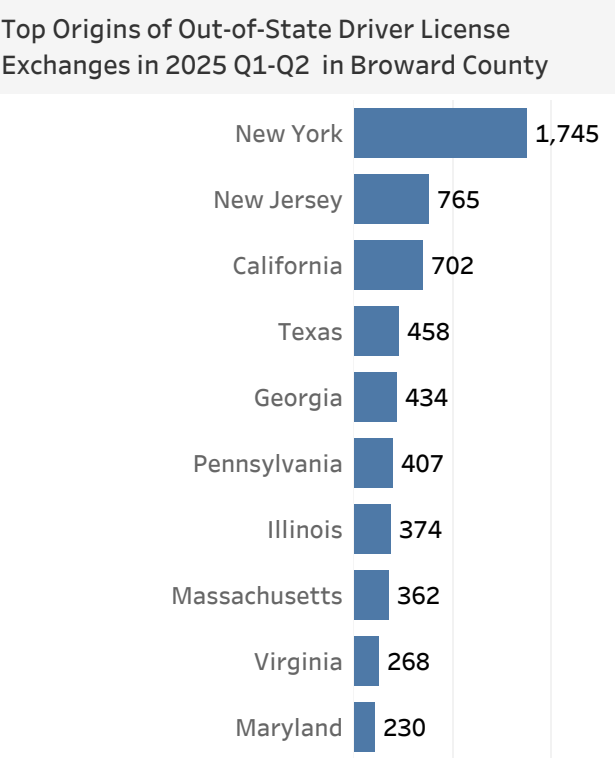
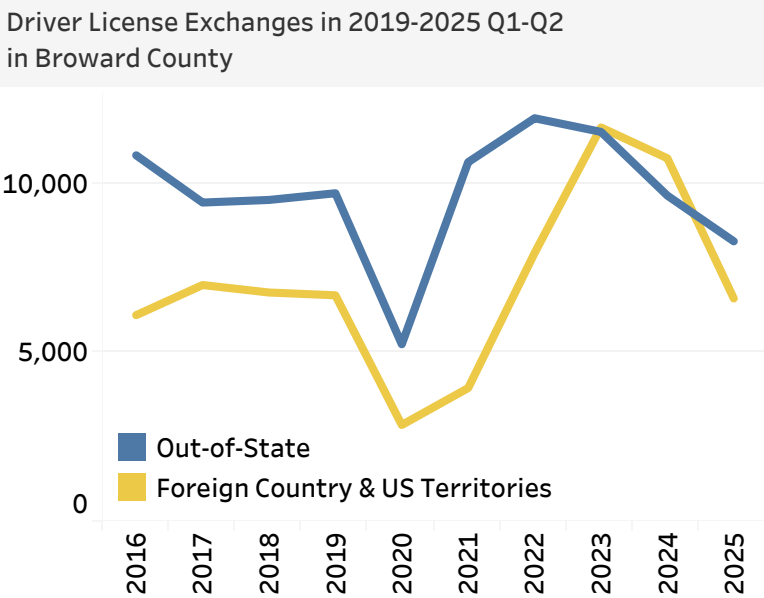
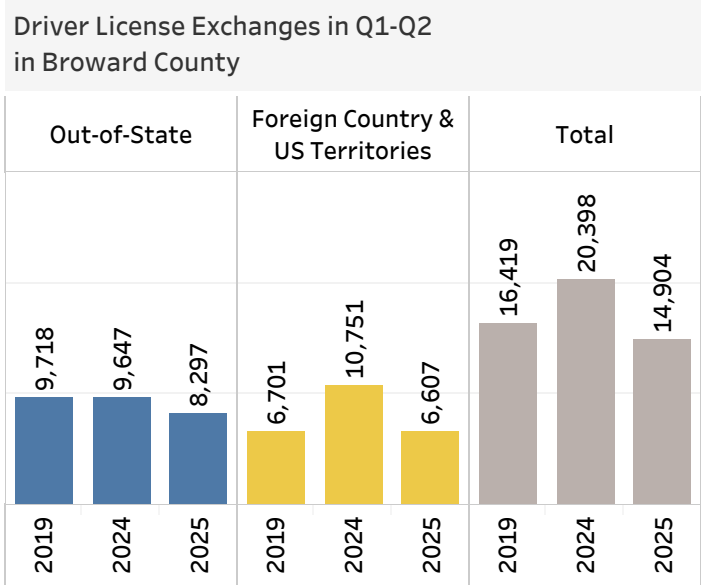


Foreign Driver License Exchanges in 2021-2025 Q1-Q2 in Miami-Dade County

	2021	2022	2023	2024	2025
Colombia	1,227	1,800	2,196	1,913	1,524
Cuba	1,178	4,741	11,046	7,245	1,432
Venezuela	2,320	2,178	2,548	1,746	766
Nicaragua	212	540	1,840	2,224	669
Argentina	391	557	584	507	479
Brazil	215	441	464	386	374
Haiti	351	698	1,045	1,850	344
Mexico	422	519	528	411	328
Ecuador	167	267	284	315	317
Spain	207	322	485	405	294

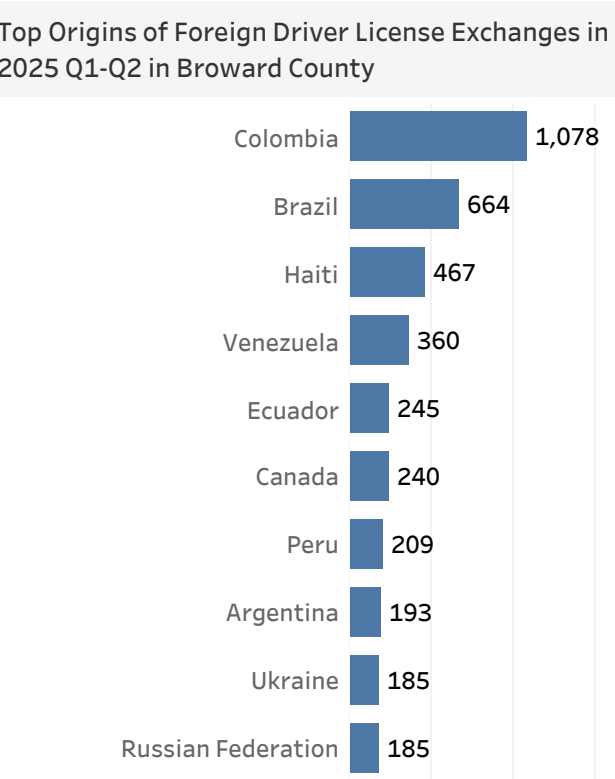
Who's Moving to Broward County?

Driver License Exchanges as of 2025 Q2



Out-of-State Driver License Exchanges in 2019-2025 Q1-Q2 in Broward County

	2019	2020	2021	2022	2023	2024	2025
New York	1,909	1,066	2,368	2,811	2,647	2,073	1,745
New Jersey	838	467	993	1,088	1,102	822	765
California	662	350	844	1,006	928	729	702
Texas	514	319	511	587	574	561	458
Georgia	519	274	455	471	509	462	434
Pennsylvania	502	249	501	572	526	482	407
Illinois	428	212	511	523	509	458	374
Massachusetts	454	218	470	556	488	419	362
Virginia	376	195	388	347	319	272	268
Maryland	321	150	345	336	321	313	230

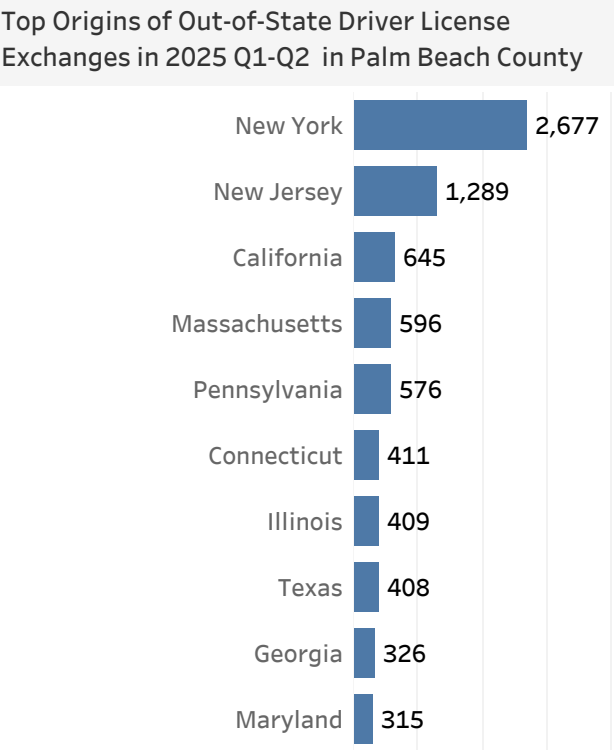
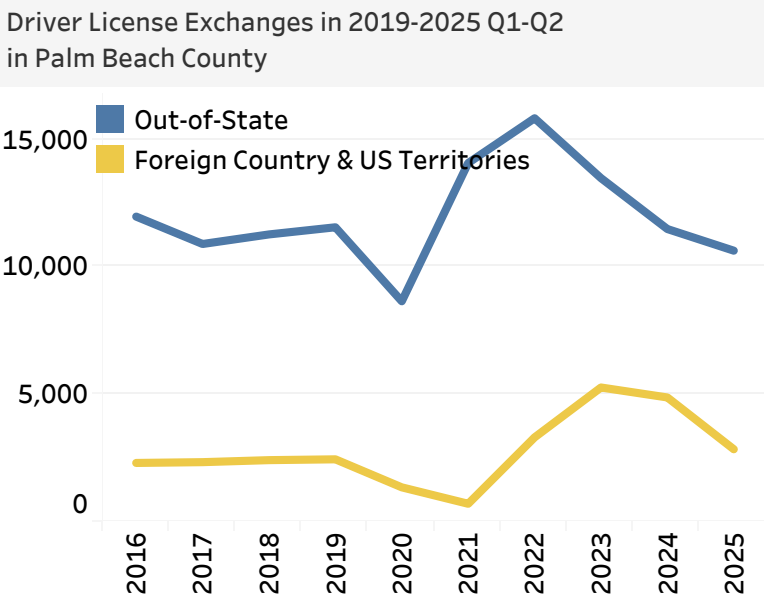
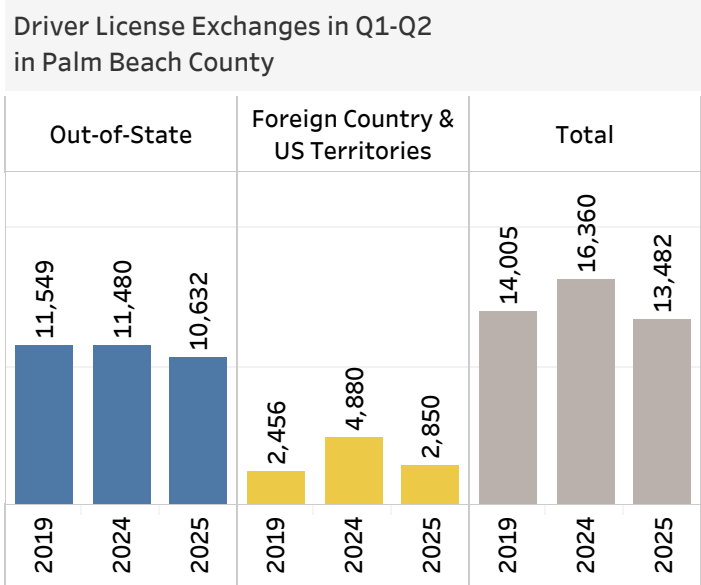


Foreign Driver License Exchanges in 2021-2025 Q1-Q2 in Broward County

	2021	2022	2023	2024	2025
Colombia	585	1,046	1,442	1,213	1,078
Brazil	217	623	800	779	664
Haiti	340	786	1,636	2,479	467
Venezuela	733	755	1,095	786	360
Ecuador	67	130	165	190	245
Canada	177	354	362	316	240
Peru	70	204	268	237	209
Argentina	122	263	271	218	193
Ukraine	52	242	570	557	185
Russian Federation	144	452	682	256	185

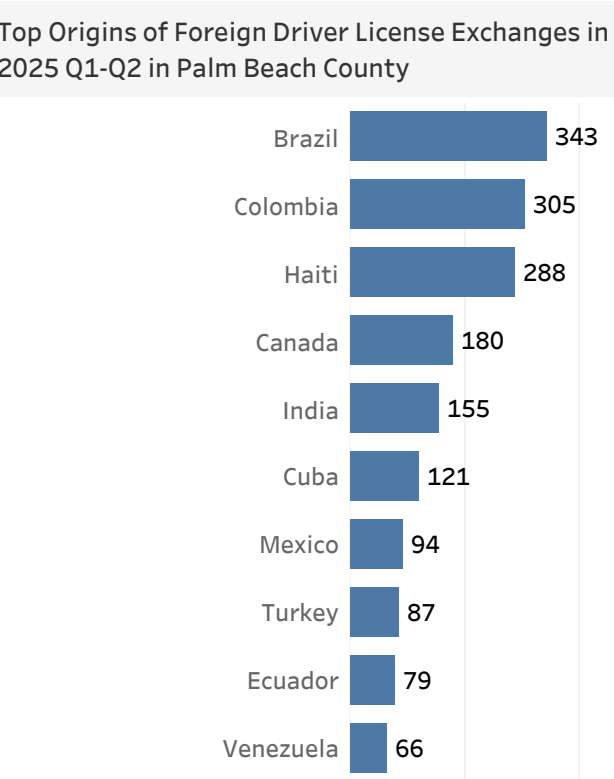
Who's Moving to Palm Beach County?

Driver License Exchanges as of 2025 Q2



Out-of-State Driver License Exchanges in 2019-2025 Q1-Q2 in Palm Beach County

	2019	2020	2021	2022	2023	2024	2025
New York	2,700	2,268	3,925	4,275	3,559	2,934	2,677
New Jersey	1,408	1,049	1,942	2,039	1,668	1,226	1,289
California	559	398	878	990	808	726	645
Massachusetts	629	457	729	877	774	632	596
Pennsylvania	627	441	684	829	781	655	576
Connecticut	586	471	628	736	537	454	411
Illinois	431	346	609	613	546	414	409
Texas	373	266	409	457	410	441	408
Georgia	390	258	394	426	392	369	326
Maryland	412	283	424	536	416	394	315



Foreign Driver License Exchanges in 2021-2025 Q1-Q2 in Palm Beach County

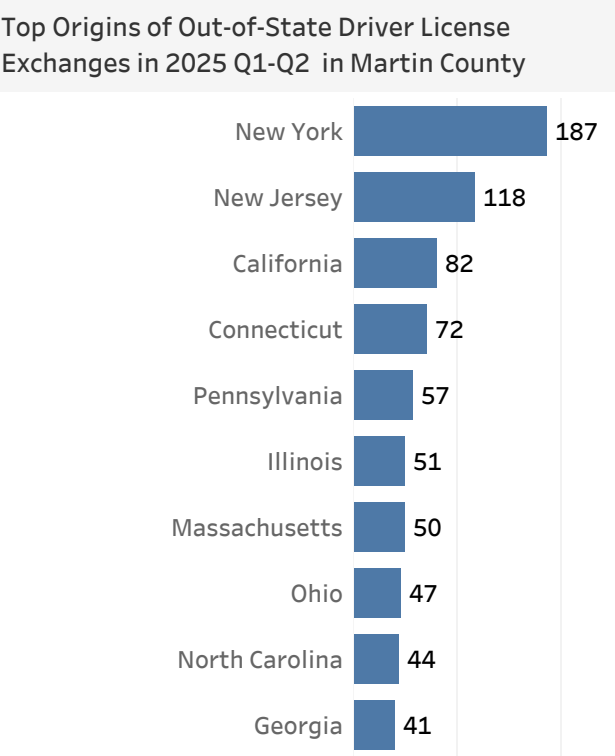
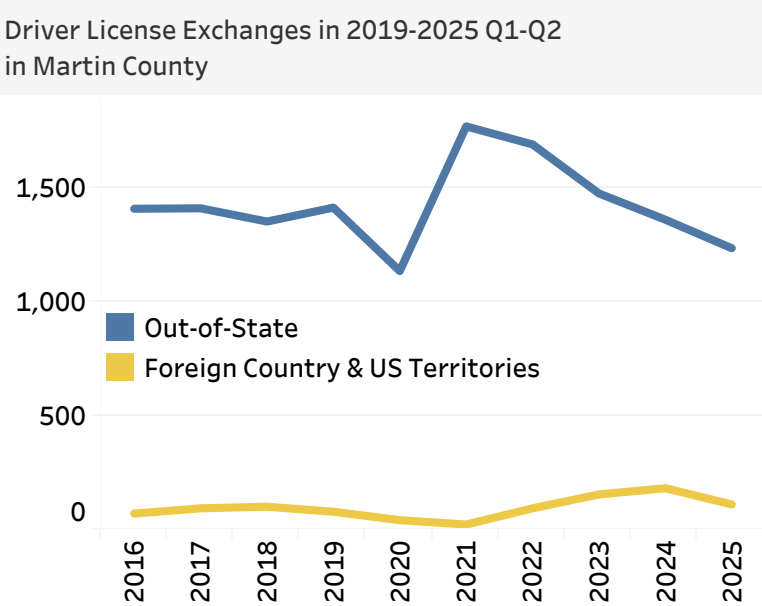
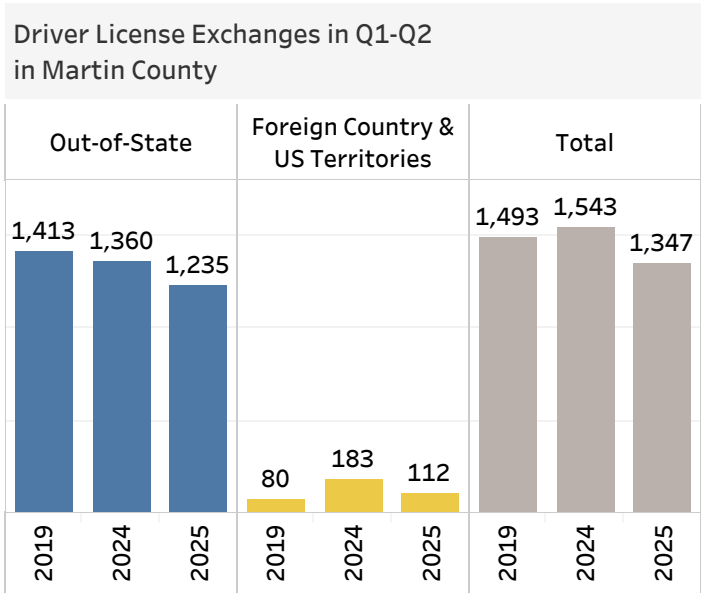
	2021	2022	2023	2024	2025
Brazil	65	259	418	388	343
Colombia	75	350	484	331	305
Haiti	80	437	920	1,385	288
Canada	39	244	279	246	180
India	13	30	92	145	155
Cuba	39	254	777	561	121
Mexico	17	113	154	122	94
Turkey	9	28	63	84	87
Ecuador	9	40	60	68	79
Venezuela	66	156	274	170	66

Source: Miami Association of REALTORS® (MIAMI) analysis of Florida Highway Safety and Motor Vehicles driver license exchanges data. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



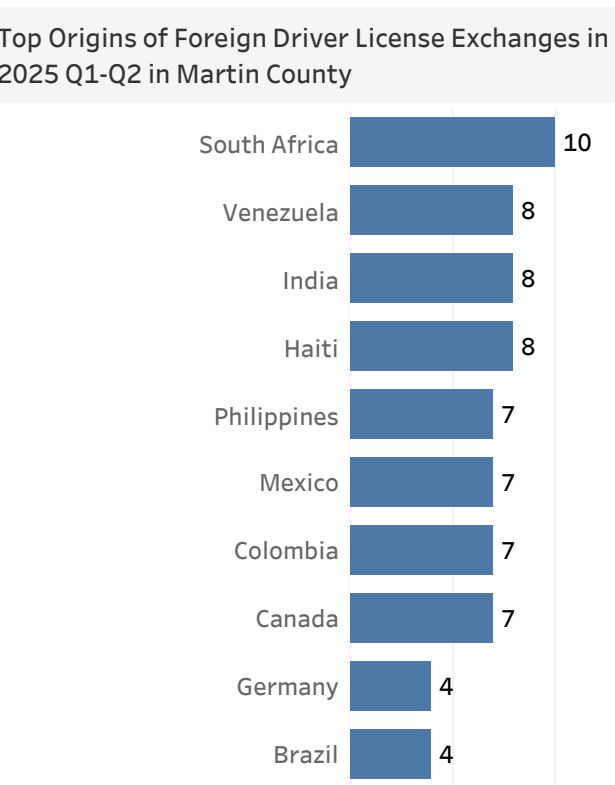
Who's Moving to Martin County?

Driver License Exchanges as of 2025 Q2



Out-of-State Driver License Exchanges in 2019-2025 Q1-Q2 in Martin County

	2019	2020	2021	2022	2023	2024	2025
New York	184	190	299	272	246	231	187
New Jersey	136	114	196	166	140	121	118
California	54	34	68	117	85	80	82
Connecticut	92	67	109	87	79	78	72
Pennsylvania	73	59	95	109	67	66	57
Illinois	53	42	82	66	51	58	51
Massachusetts	61	61	92	84	85	76	50
Ohio	50	45	46	48	45	37	47
North Carolina	59	32	55	70	58	62	44
Georgia	68	37	62	50	39	43	41



Foreign Driver License Exchanges in 2021-2025 Q1-Q2 in Martin County

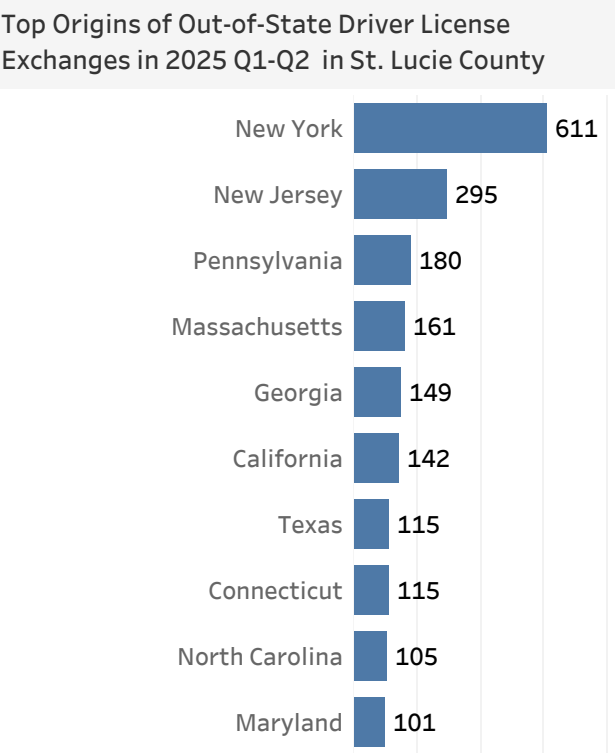
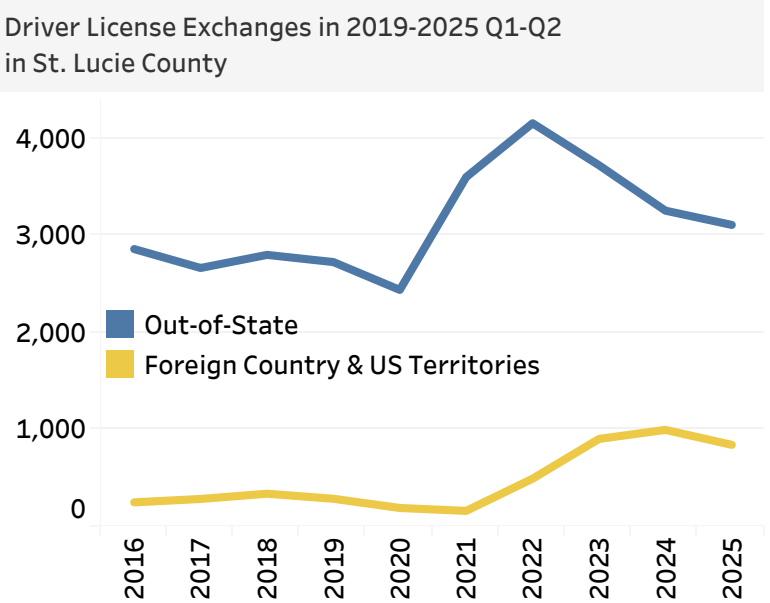
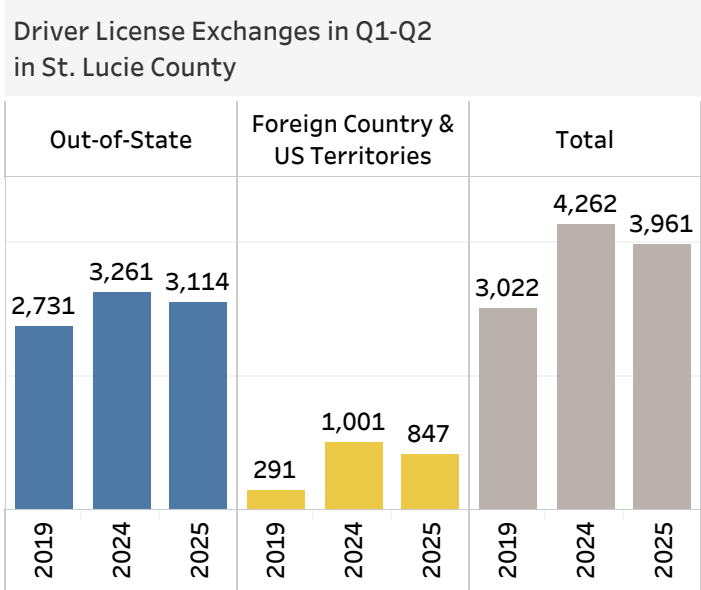
	2021	2022	2023	2024	2025
South Africa	2	4	8	10	10
Venezuela	2	14	27	30	8
India	0	3	17	15	8
Haiti	3	2	10	19	8
Philippines	0	0	6	4	7
Mexico	0	7	8	3	7
Colombia	0	4	5	7	7
Canada	4	16	12	11	7
Germany	0	1	1	0	4
Brazil	1	2	1	6	4

Source: Miami Association of REALTORS® (MIAMI) analysis of Florida Highway Safety and Motor Vehicles driver license exchanges data. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



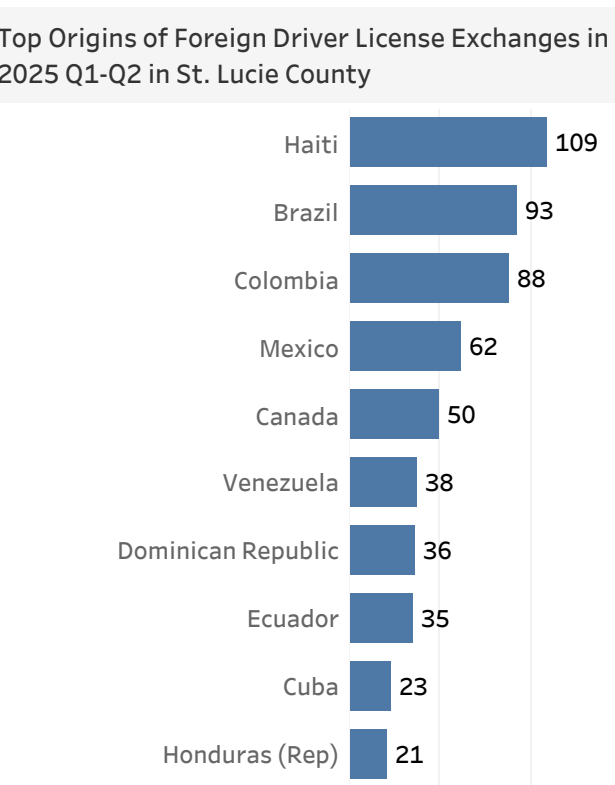
Who's Moving to St. Lucie County?

Driver License Exchanges as of 2025 Q2



Out-of-State Driver License Exchanges in 2019-2025 Q1-Q2 in St. Lucie County

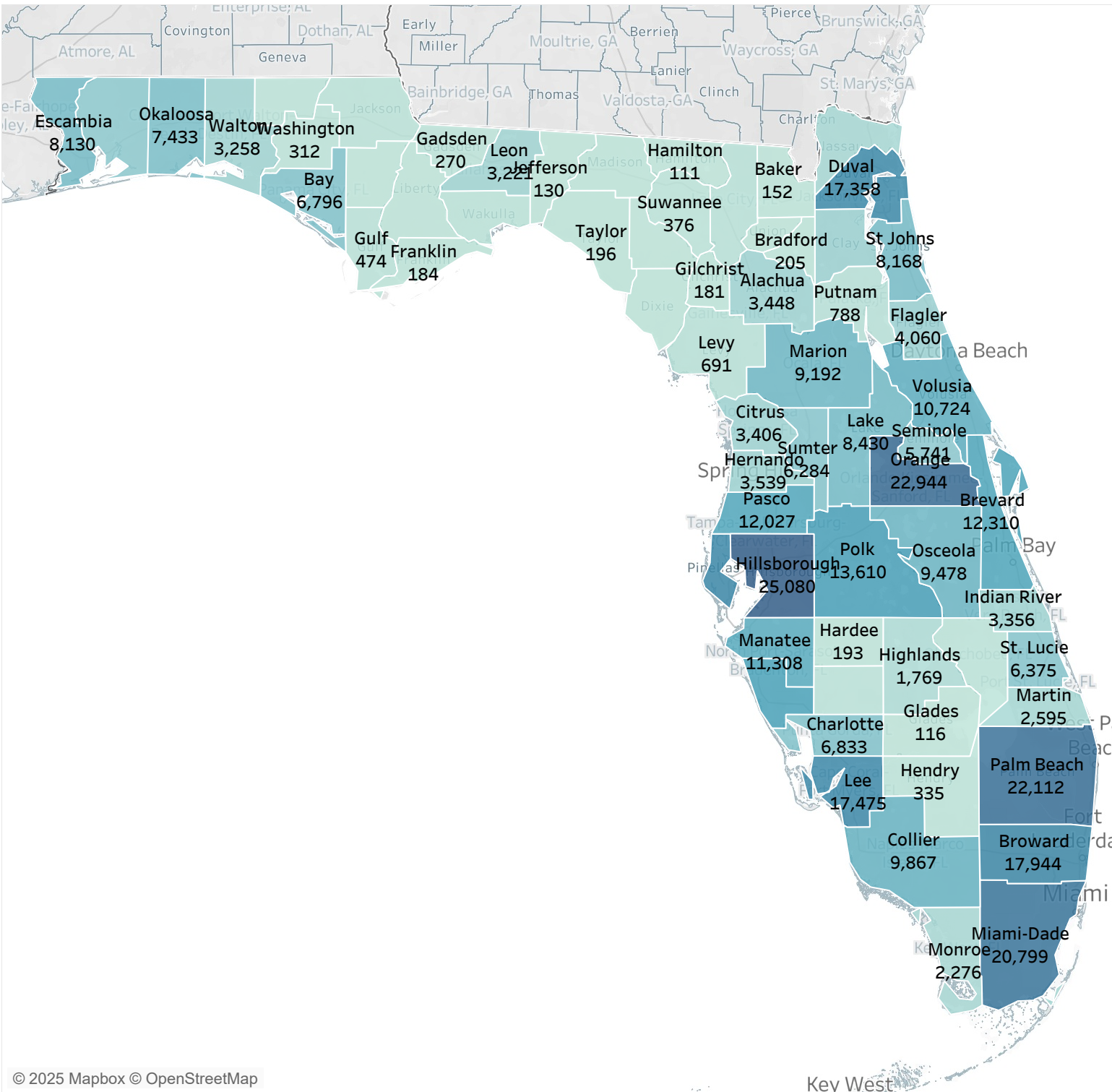
	2019	2020	2021	2022	2023	2024	2025
New York	558	519	755	939	785	730	611
New Jersey	237	225	351	431	399	334	295
Pennsylvania	175	142	233	280	219	168	180
Massachusetts	90	93	164	186	165	121	161
Georgia	112	104	137	139	154	158	149
California	108	96	130	215	170	135	142
Texas	87	96	119	127	164	132	115
Connecticut	142	113	175	198	128	141	115
North Carolina	110	70	143	135	125	134	105
Maryland	81	68	117	122	120	102	101



Foreign Driver License Exchanges in 2021-2025 Q1-Q2 in St. Lucie County

	2021	2022	2023	2024	2025
Haiti	18	68	192	343	109
Brazil	11	40	67	103	93
Colombia	20	51	62	55	88
Mexico	6	22	32	37	62
Canada	26	49	50	39	50
Venezuela	12	23	72	43	38
Dominican Republic	7	10	19	17	36
Ecuador	5	9	13	21	35
Cuba	6	31	146	87	23
Honduras (Rep)	3	6	4	9	21

Out-of-State Driver License Exchanges in Florida in 2025 Q1-Q2



Top Out-of-State Driver License Exchanges in Florida in 2025 Q1-Q2

Destination County	Number of Driver License Exchanges				Y/Y Percent Change			
	2022	2023	2024	2025	2022	2023	2024	2025
Florida	243,128	212,688	193,728	183,987	-12.5%	-8.9%	-5.0%	
Hillsborough	16,003	13,856	12,806	12,274	-13.4%	-7.6%	-4.2%	
Orange	13,888	12,556	11,344	11,600	-9.6%	-9.7%	2.3%	
Palm Beach	15,799	13,475	11,480	10,632	-14.7%	-14.8%	-7.4%	
Miami-Dade	11,026	10,598	10,348	10,451	-3.9%	-2.4%	1.0%	
Lee	15,539	11,434	8,481	8,994	-26.4%	-25.8%	6.0%	
Duval	9,896	9,374	8,866	8,492	-5.3%	-5.4%	-4.2%	
Broward	11,924	11,532	9,647	8,297	-3.3%	-16.3%	-14.0%	
Pinellas	12,198	10,340	9,259	8,177	-15.2%	-10.5%	-11.7%	
Polk	8,472	7,349	7,055	6,555	-13.3%	-4.0%	-7.1%	
Sarasota	9,284	7,339	6,718	6,318	-21.0%	-8.5%	-6.0%	
Pasco	7,822	6,715	6,179	5,848	-14.2%	-8.0%	-5.4%	
Brevard	7,894	7,294	6,490	5,820	-7.6%	-11.0%	-10.3%	
Manatee	7,593	6,439	5,922	5,386	-15.2%	-8.0%	-9.1%	
Volusia	6,733	5,895	5,641	5,083	-12.4%	-4.3%	-9.9%	



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

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