

Out-of-State Migration Revved Up in 2025 in Miami-Dade and Broward Based on Driver License Exchanges

Out-of-state migration based on driver license exchanges picked up anew in Miami-Dade County and in Broward County in 2025 after stabilizing over the past three years, 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.

In 2025, out-of-state driver license exchanges in Miami-Dade County rose 12% from the prior year, with 23,878 driver license exchanges. The 2025 level rose to the second highest level following the pandemic-induced peak in 2021 (23,937) and after stabilizing at an average of 21,400 in 2022-2024. Compared to the pre-pandemic level in 2019, out-of-state driver license exchanges in 2025 are 33% higher.

Driver license exchanges in Miami-Dade County rose in nearly all the top 10 largest feeder states: New York (+7%), California (+12%), Texas (+26%), New Jersey (+20%), Georgia (+15%), Illinois (0%), Massachusetts (+10%), Pennsylvania (+7%), Virginia (+15%), and North Carolina (+12%).

In Broward County, driver license exchanges were up 6% from the prior year, with 19,892 driver license exchanges. Driver license exchange rose in nearly all the 10 largest feeder states: New York (5%), California (23%), New Jersey (6%), Texas (1%), Georgia (15%), Pennsylvania (5%), Illinois (0%), Massachusetts (8%), Virginia (13%), and Maryland (-8%). Driver license exchanges in 2025 hover at the pre-pandemic level in 2019 of 20,036.

Elsewhere in the three other Southeast Florida counties, driver license exchanges modestly declined from one year ago: Palm Beach County (-2%), Martin County (-3%), and St. Lucie County (-1%).

Miami-Dade County and Broward County growths in driver license exchanges contrasted with the 2% overall decline in Florida.

Out-of-state migration is poised to pick up further in 2026-2027

Southeast Florida's evolution towards becoming an economic powerhouse particularly in the technology, finance, and medical/health industries and as a sports and cultural hub are continuing to attract movers to the area. Investors and developers continue to remain bullish on Southeast Florida's long-term prospects, with developers, investors, and office/retail occupiers making record-breaking deals in 2025 [1].

Out-of-state migration could pick up further in 2026-2027 as Florida continues to attract businesses, professionals, and retirees with its pro-business and low tax environment while taxes could rise in New York and California.

Outmigration from New York could potentially increase in 2026 as the tax differential between New York and Florida widens under Mayor Mamdani. Currently, New York City's general business corporation tax is at 4.875% to 7.25%, which Mamdani has pledged to raise to 11.5% to match New Jersey's. In Florida, the corporate tax rate is 5.5%. The New York state income tax rate ranges from 4.75% to 10.9% and a flat 3.9% New York City income tax. Mamdani's agenda calls for a 2 percent New York City Income Tax for anyone making more than \$1 million a year, or a top tax rate of 16.8%. According to The Citizen's Budget Commission analysis of migration and taxes, New York City has about 350,000 millionaires [2].

A proposed billionaire wealth tax in California could also spur increased outmigration, particularly among tech professionals and capitalists. Under the proposed ballot initiative, California would institute a one-time tax of 5% on the state's estimated 255 billionaires [3].

Meanwhile in Florida, the Florida Legislature is considering several measures to provide property tax relief by providing a non-school property tax exemption on all homestead properties (HJR 201), non-school property tax exemption on housing residents 65 and over (HJR 205), and a higher homestead exemption for non-school property tax of \$100,000 (currently at \$50,000) for properties with a multi-peril insurance policy (HJR 209). The proposed measures aim to provide financial relief to homeowners while ensuring that local governments can continue providing essential public services like law enforcement [4].

[1] [All The Records South Florida CRE Broke In 2025](#)

[2] [NYC Is Home To The Most Millionaires With 1 In 24 Residents Being A Millionaire - Travel Noire](#)

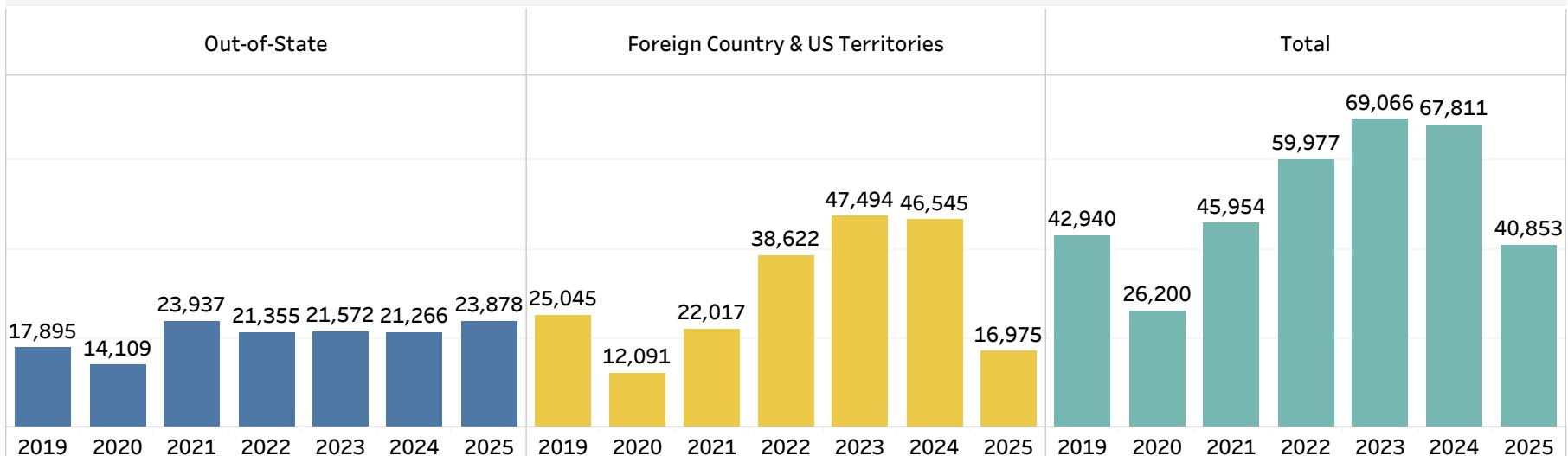
[3] [California could impose a billionaire tax. Here's how it would work.](#)

[4] ['Eliminate them:' Florida property tax cuts just got closer to becoming real](#)

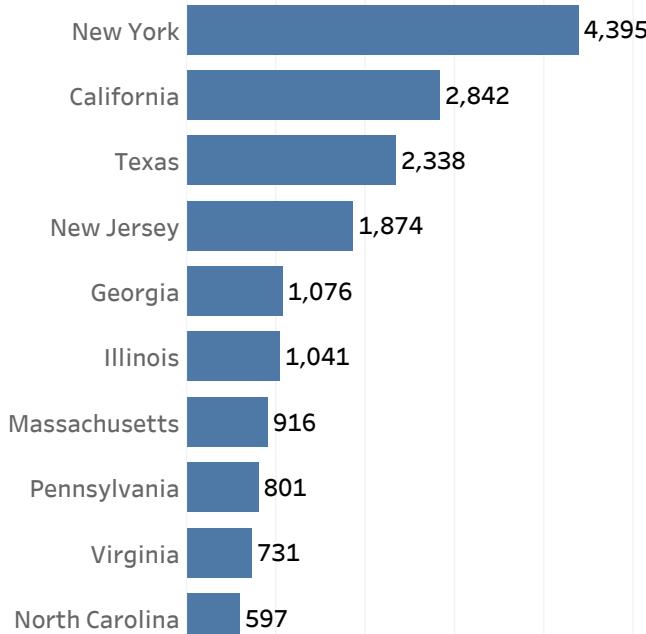
Who's Moving to Miami-Dade County

Driver License Exchanges as of 2025 Q4

Driver License Exchanges in 2019-2025, Q1-Q4



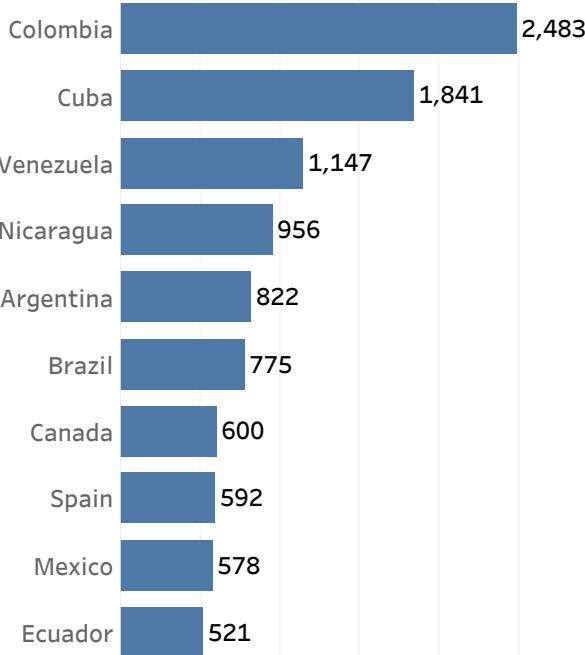
Top Origins of Out-of-State Driver License Exchanges in 2025 Q1-Q4



Out-of-State Driver License Exchanges in 2019-2025 Q1-Q4

	2019	2020	2021	2022	2023	2024	2025
New York	3,197	3,090	5,649	4,935	4,504	4,116	4,395
California	1,677	1,457	2,830	2,730	2,619	2,544	2,842
Texas	1,519	1,133	1,693	1,367	1,606	1,862	2,338
New Jersey	1,304	1,075	1,989	1,670	1,684	1,561	1,874
Georgia	948	620	892	838	862	909	1,076
Illinois	800	609	1,101	1,073	1,127	1,044	1,041
Massachusetts	722	582	896	846	841	836	916
Pennsylvania	715	516	814	837	791	746	801
Virginia	650	484	779	594	654	636	731
North Carolina	561	385	555	513	551	533	597

Top Origins of Foreign Driver License Exchanges in 2025 Q1-Q4



Foreign Driver License Exchanges in 2021-2025 Q1-Q4

	2021	2022	2023	2024	2025
Colombia	2,845	3,598	4,194	3,544	2,483
Cuba	3,234	14,663	17,396	10,950	1,841
Venezuela	5,147	3,961	4,417	3,162	1,147
Nicaragua	579	1,240	4,410	3,519	956
Argentina	794	1,138	1,109	1,021	822
Brazil	490	830	892	803	775
Canada	436	624	623	662	600
Spain	479	719	886	793	592
Mexico	945	980	983	817	578
Ecuador	402	496	605	681	521

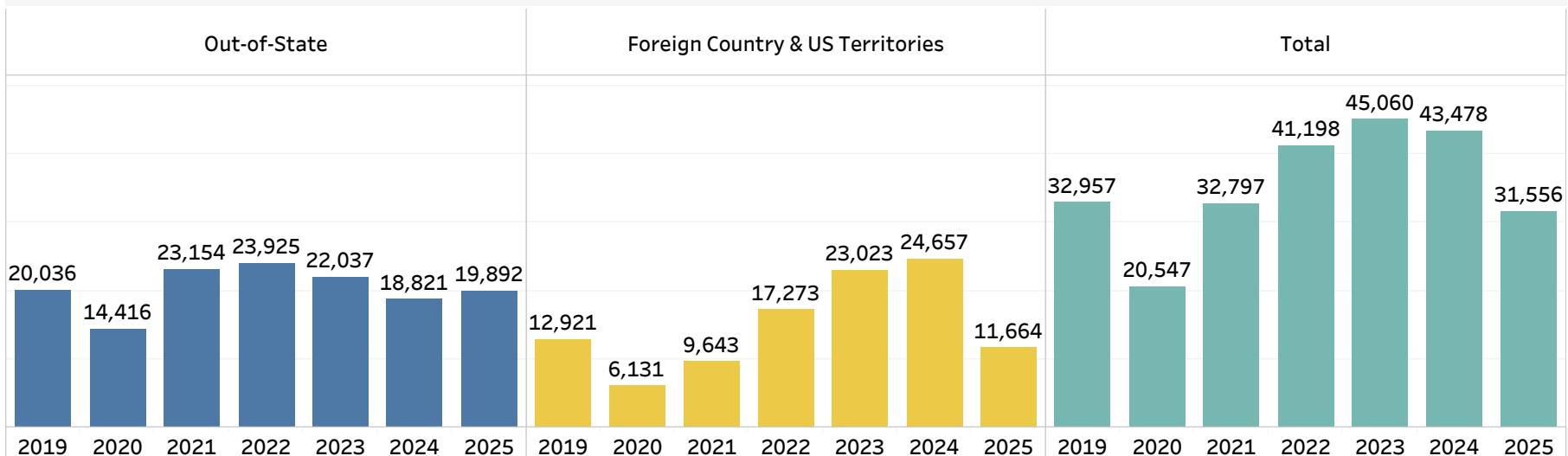
Source: Miami Association of REALTORS® (MIAMI) analysis of Florida Highway Safety and Motor Vehicles driver license exchanges data. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamire.com.



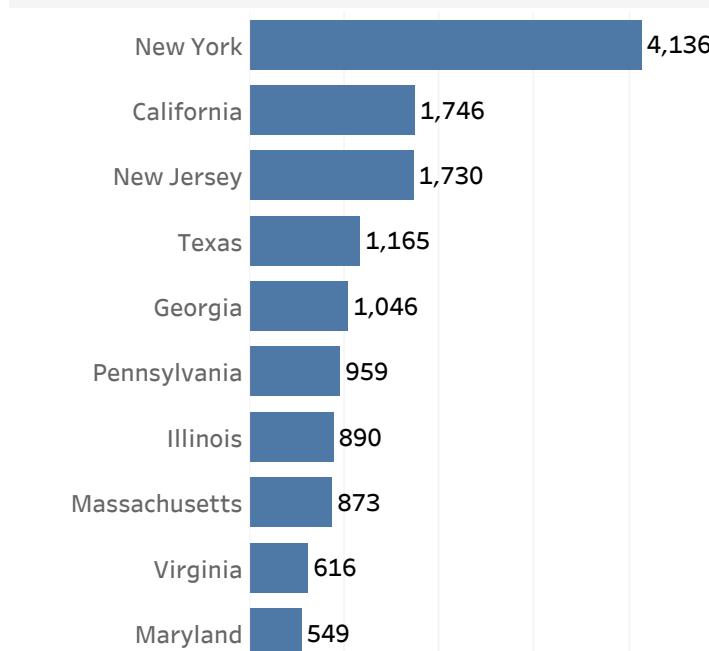
Who's Moving to Broward County

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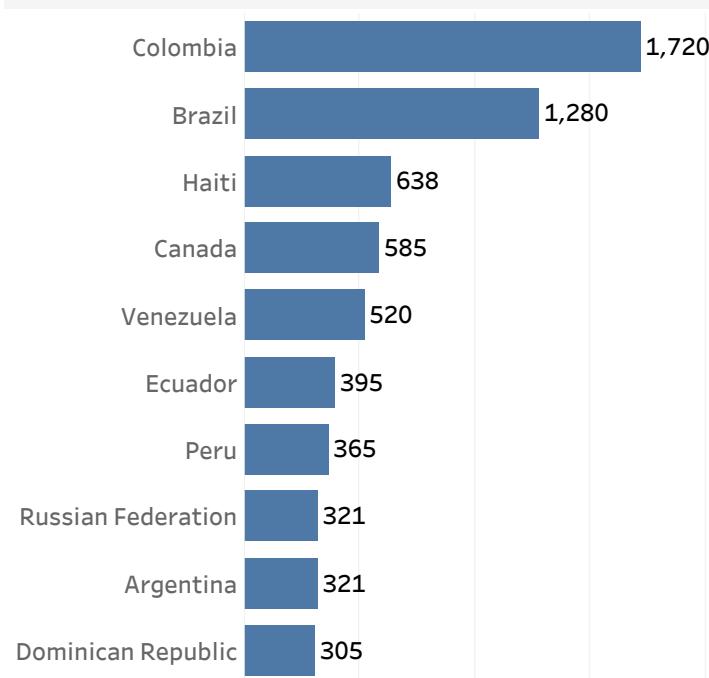
Top Origins of Out-of-State Driver License Exchanges in 2025 Q1-Q4



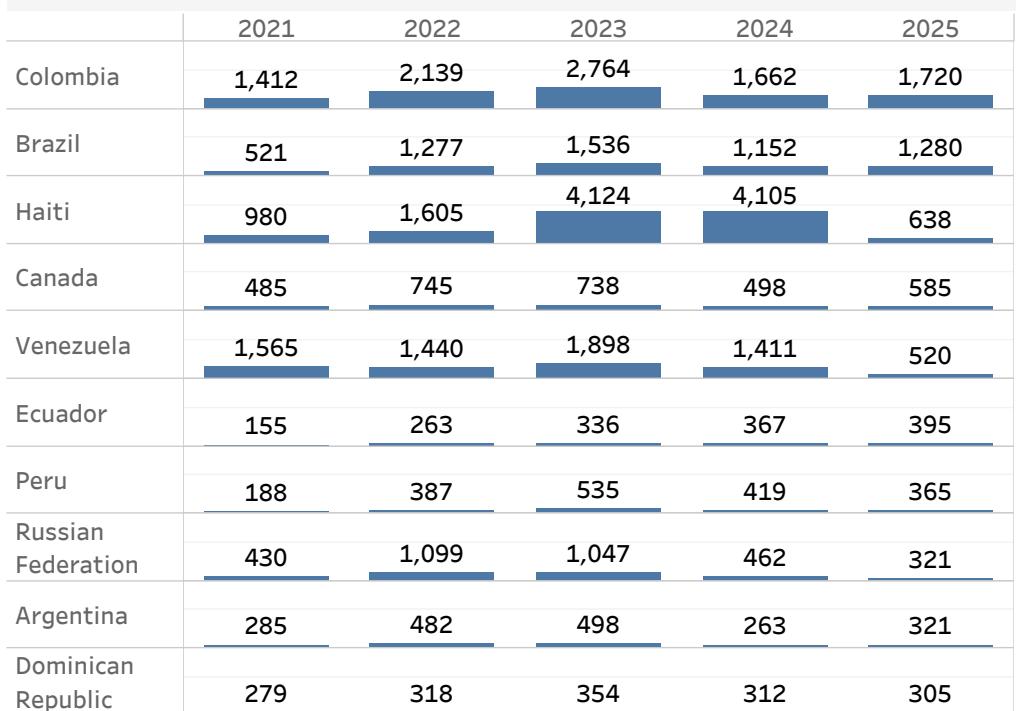
Out-of-State Driver License Exchanges in 2019-2025 Q1-Q4



Top Origins of Foreign Driver License Exchanges in 2025 Q1-Q4



Foreign Driver License Exchanges in 2021-2025 Q1-Q4



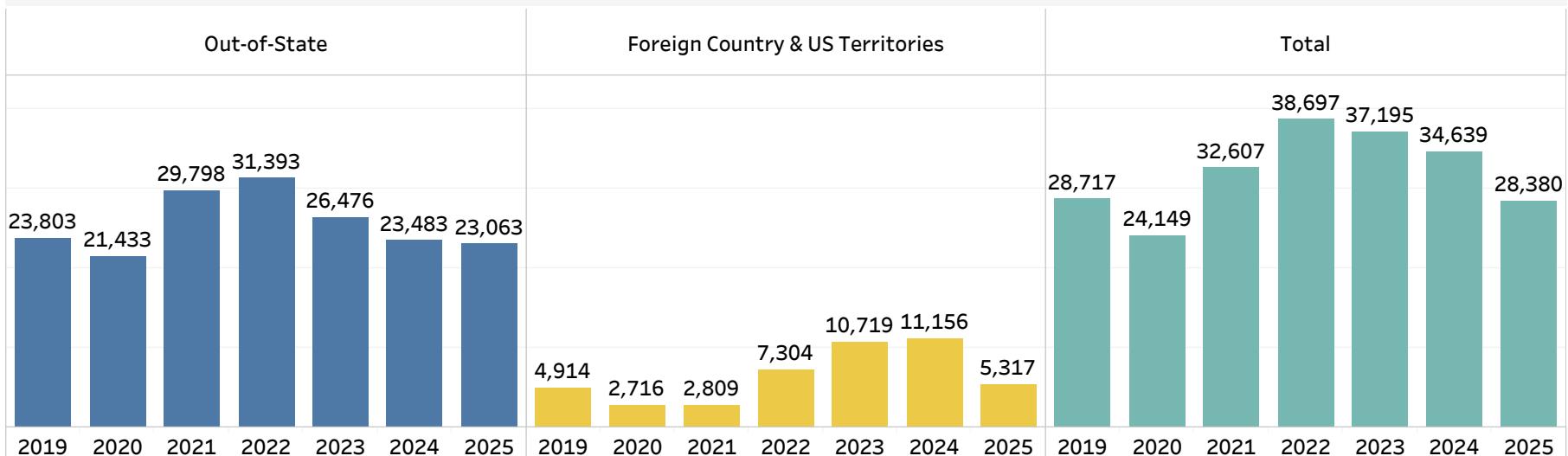
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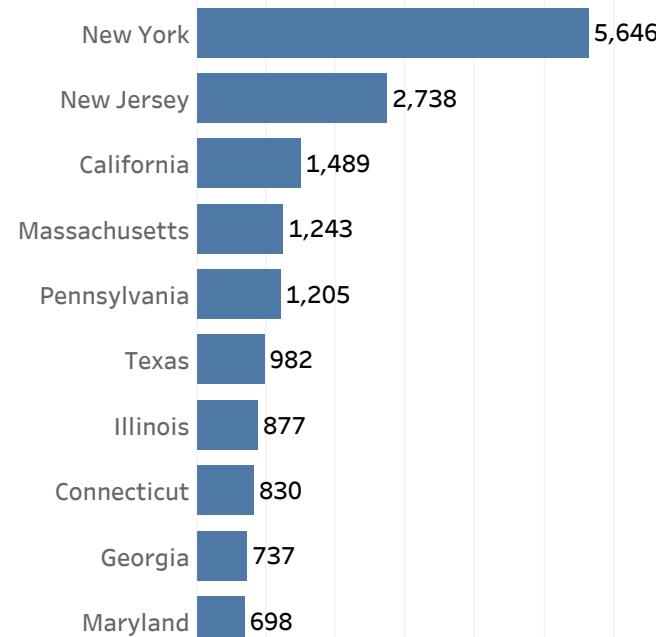
Who's Moving to Palm Beach County

Driver License Exchanges as of 2025 Q4

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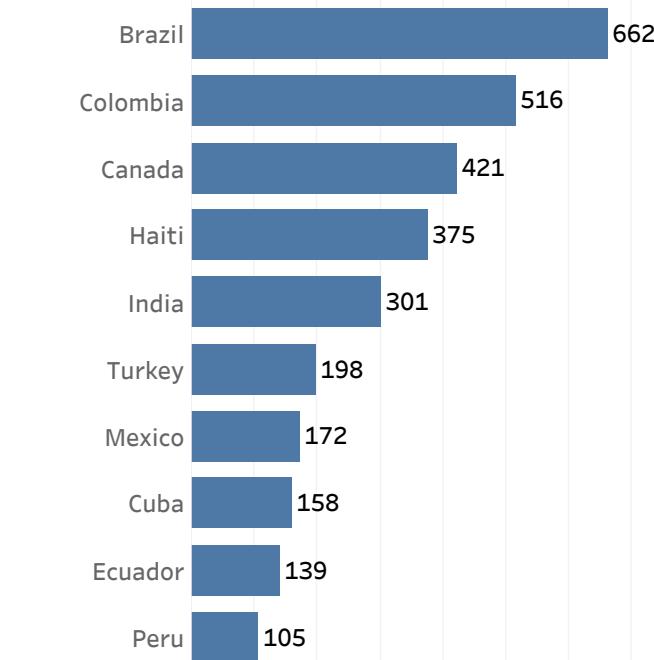
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Out-of-State Driver License Exchanges in 2019-2025 Q1-Q4

	2019	2020	2021	2022	2023	2024	2025
New York	5,529	5,602	8,107	8,303	6,715	5,801	5,646
New Jersey	2,979	2,688	4,088	4,061	3,167	2,601	2,738
California	1,162	1,160	1,895	2,001	1,635	1,521	1,489
Massachusetts	1,265	1,096	1,498	1,645	1,537	1,241	1,243
Pennsylvania	1,310	1,111	1,518	1,680	1,479	1,287	1,205
Texas	820	721	924	970	956	950	982
Illinois	933	874	1,266	1,229	1,048	829	877
Connecticut	1,122	1,053	1,355	1,344	1,085	926	830
Georgia	821	638	785	863	847	782	737
Maryland	809	703	919	1,034	832	793	698

Top Origins of Foreign Driver License Exchanges in 2025 Q1-Q4



Foreign Driver License Exchanges in 2021-2025 Q1-Q4

	2021	2022	2023	2024	2025
Brazil	254	627	860	744	662
Colombia	317	699	970	654	516
Canada	197	502	560	483	421
Haiti	372	893	2,356	2,293	375
India	40	93	228	259	301
Turkey	39	81	156	171	198
Mexico	83	215	278	204	172
Cuba	132	797	1,282	872	158
Ecuador	39	92	138	127	139
Peru	49	112	139	109	105

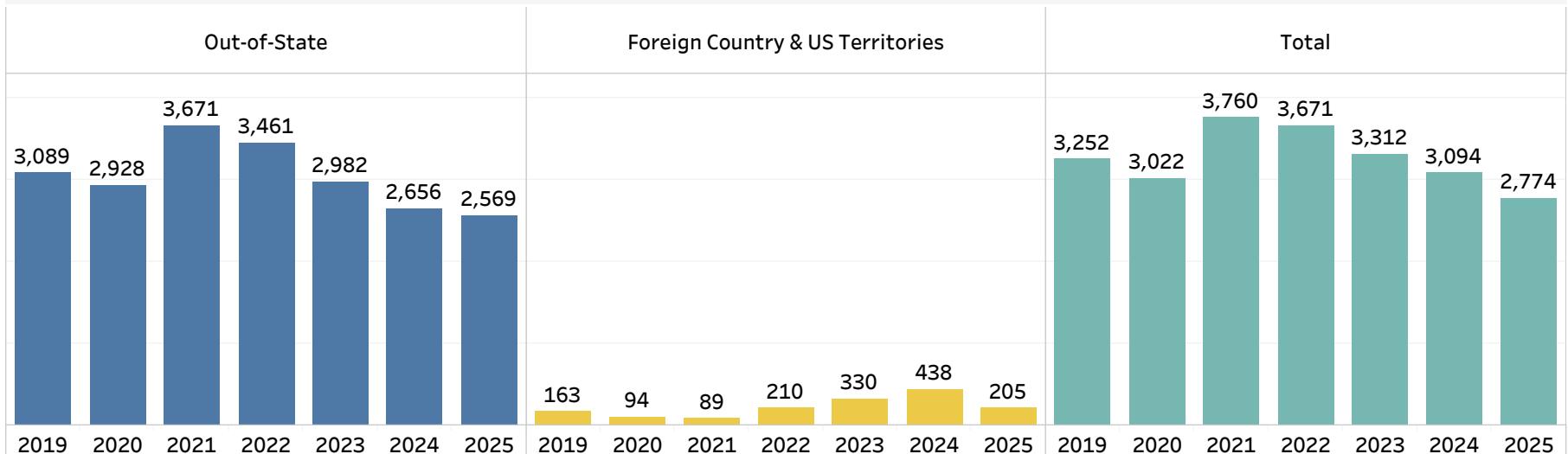
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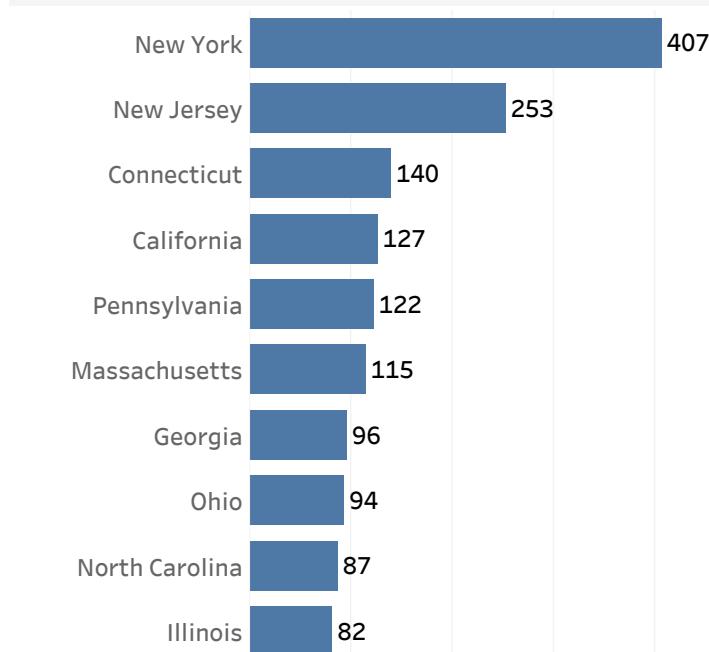
Who's Moving to Martin County

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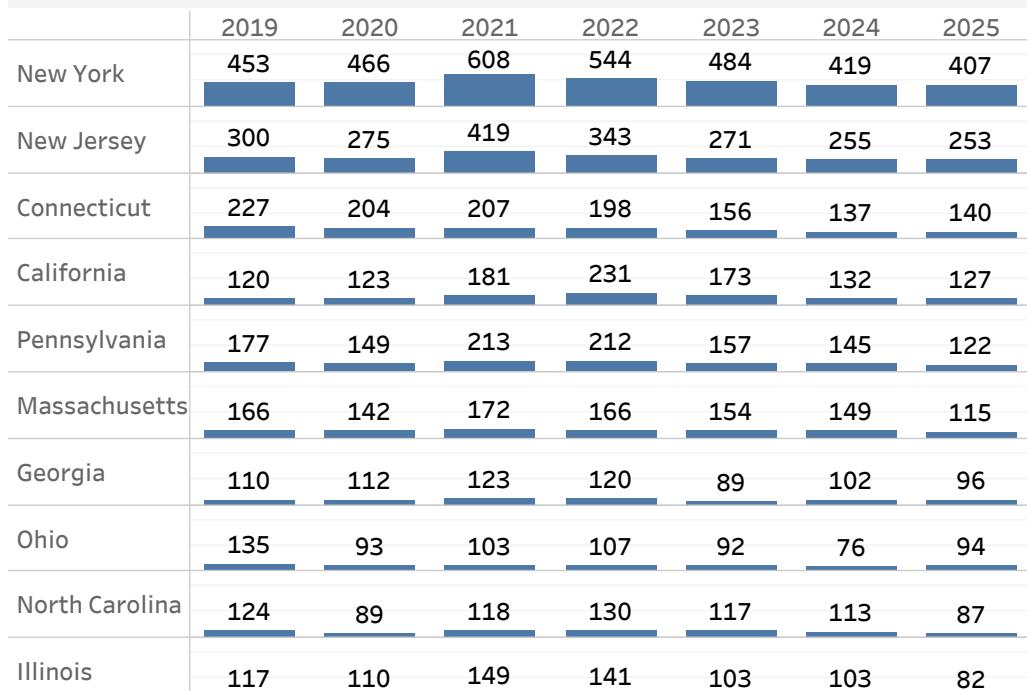
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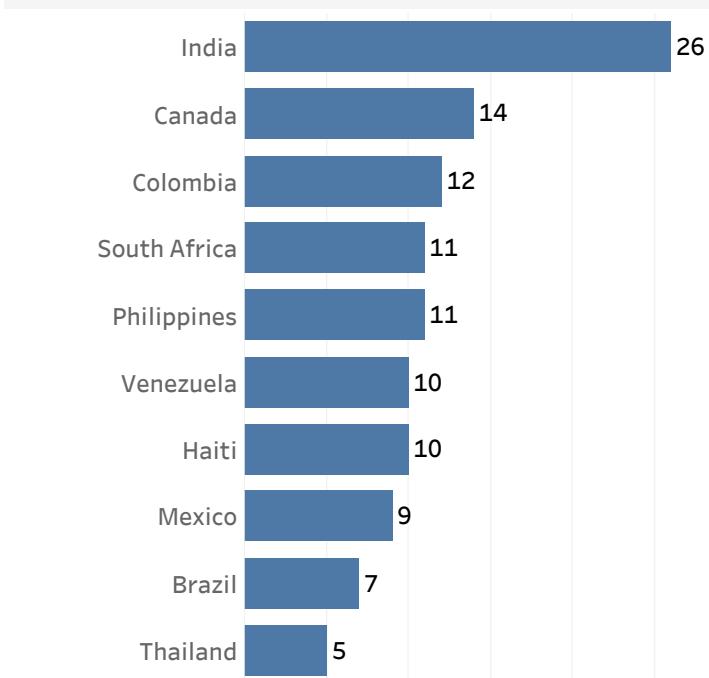
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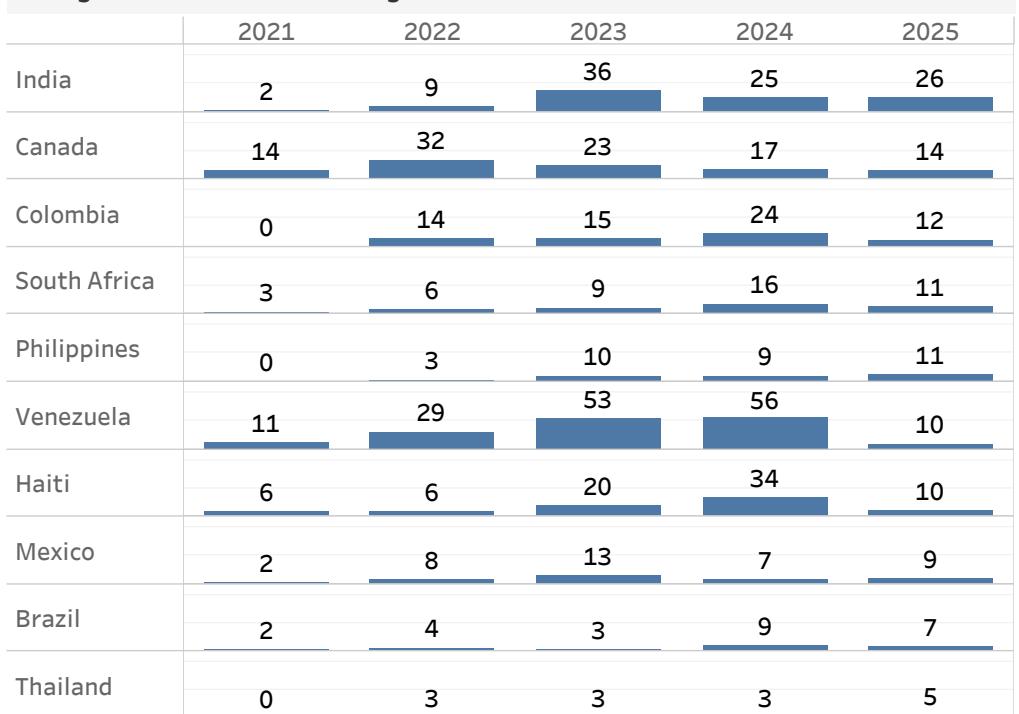
Out-of-State Driver License Exchanges in 2019-2025 Q1-Q4



Top Origins of Foreign Driver License Exchanges in 2025 Q1-Q4



Foreign Driver License Exchanges in 2021-2025 Q1-Q4



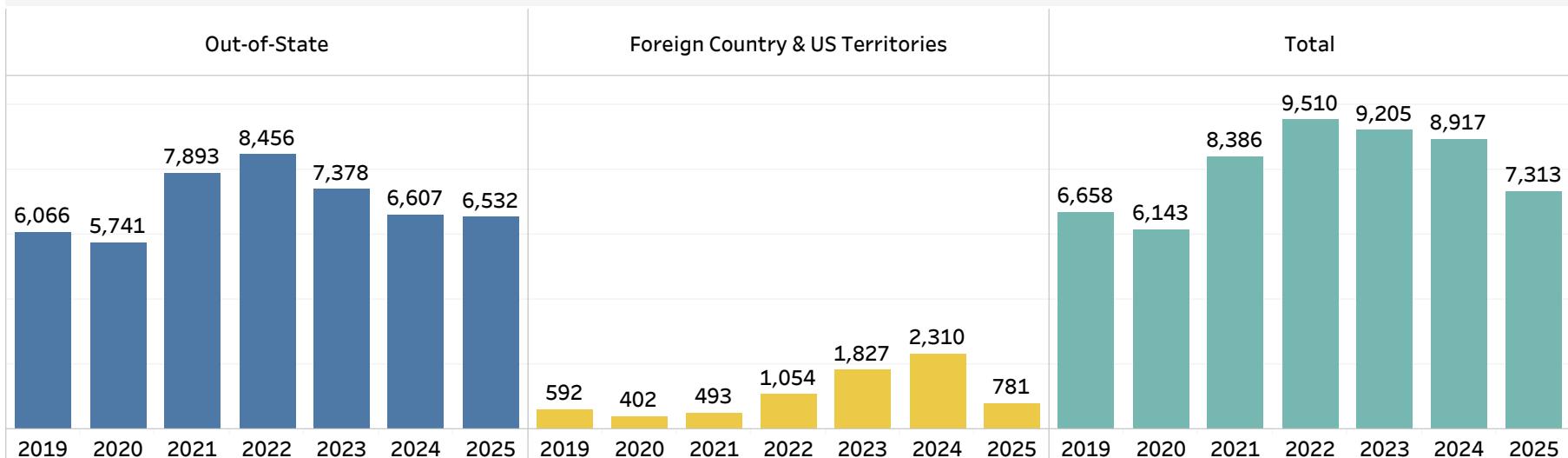
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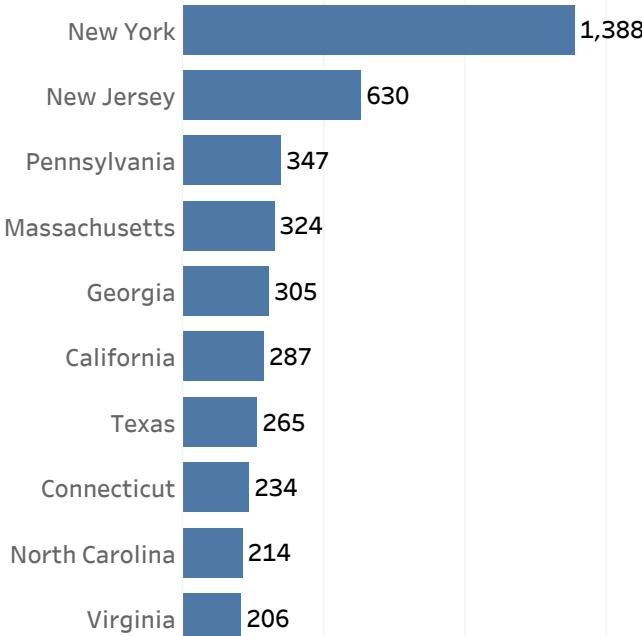
Who's Moving to St. Lucie County

Driver License Exchanges as of 2025 Q4

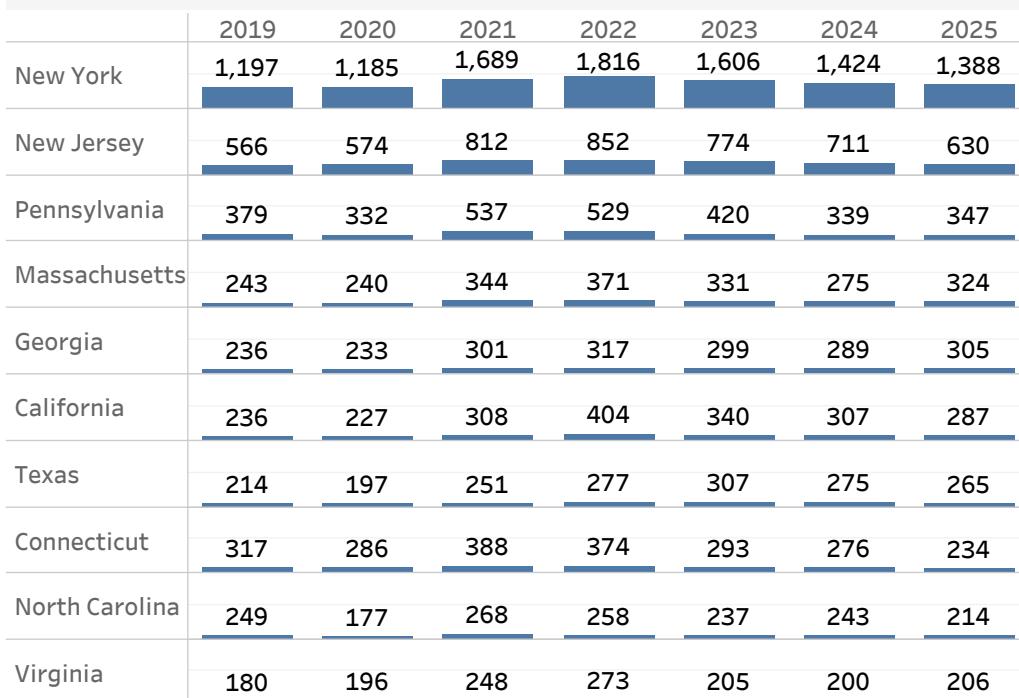
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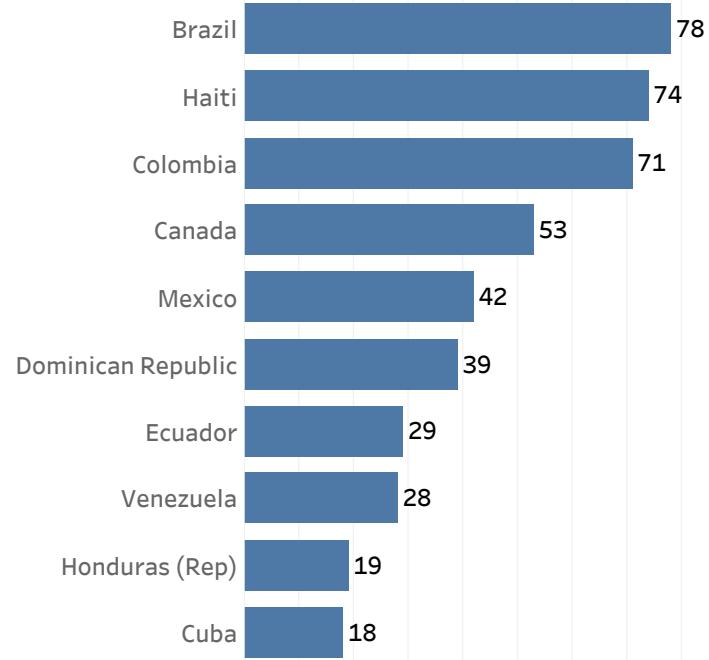
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Out-of-State Driver License Exchanges in 2019-2025 Q1-Q4



Top Origins of Foreign Driver License Exchanges in 2025 Q1-Q4



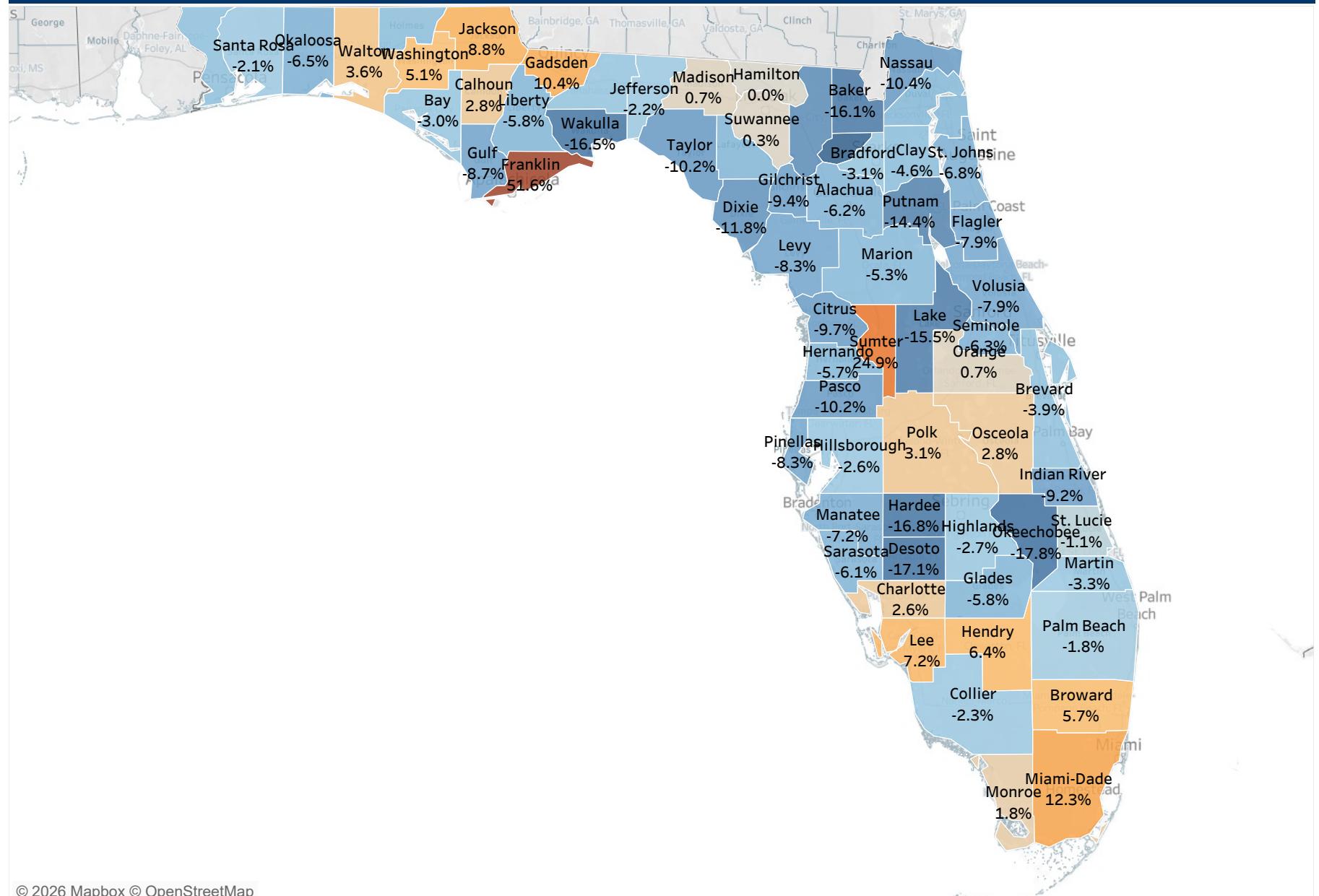
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Out-of-State Driver License Exchanges in Florida in 2025 vs. 2024



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Top Out-of-State Driver License Exchanges in Florida in 2022-2025

Destination County	2022	2023	2024	2025	2022	2023	2024	2025
Florida	488,373	424,109	397,793	390,239	23.6%	-13.2%	-6.2%	-1.9%
Hillsborough	32,486	27,744	26,156	25,480	22.2%	-14.6%	-5.7%	-2.6%
Miami-Dade	21,325	21,573	21,266	23,874	-10.9%	1.2%	-1.4%	12.3%
Orange	27,362	24,595	23,265	23,426	31.2%	-10.1%	-5.4%	0.7%
Palm Beach	31,366	26,476	23,483	23,059	48.3%	-15.6%	-11.3%	-1.8%
Broward	23,911	22,037	18,821	19,892	2.7%	-7.8%	-14.6%	5.7%
Lee	29,109	21,354	17,783	19,061	15.8%	-26.6%	-16.7%	7.2%
Duval	20,050	18,117	18,036	17,042	27.9%	-9.6%	-0.4%	-5.5%
Pinellas	24,591	19,977	18,323	16,809	28.0%	-18.8%	-8.3%	-8.3%
Polk	17,655	15,044	14,391	14,830	48.7%	-14.8%	-4.3%	3.1%
Sarasota	18,592	14,847	13,828	12,990	19.5%	-20.1%	-6.9%	-6.1%
Brevard	16,100	14,569	13,298	12,783	19.1%	-9.5%	-8.7%	-3.9%
Pasco	16,368	14,023	13,254	11,907	42.1%	-14.3%	-5.5%	-10.2%
Manatee	15,459	13,516	12,520	11,621	32.0%	-12.6%	-7.4%	-7.2%
Volusia	13,661	11,725	11,473	10,565	7.5%	-14.2%	-2.1%	-7.9%

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

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