



New York Counties are Top Source of Out-of-State Movers to Southeast Florida in 2025 Q2

New York is feeding out-of-state migration into Southeast Florida

New York County and Los Angeles County lead the top 10 counties of origin of out-of-state adults 18 years old and over who moved to Southeast Florida in 2025 Q2, based on Censai by Rushmore Labs data analyzed by the Miami Association of Realtors. (CENSAI Population Intelligence by Rushmore Labs has a database of 270 million adult consumers with address histories going back to 2018. The data is coalesced with third-party proprietary consumer data to track domestic migration of adults 18 years and over. See [Rushmore Labs](#))

Of the top 10 counties, five New York counties were in the top 10: New York County, Nassau County, Suffolk County, Kings County, and Queens County.

In Miami-Dade County, New York County was the top origin of out-of-state movers, followed by Los Angeles, and Kings County, New York.

In Broward County, Los Angeles County and Suffolk County, New York tied for first place, followed by Nassau County, New York.

In Palm Beach County, three New York counties were the top origins of out-of-state movers: Nassau County, Suffolk County, and New York County.

In Martin County, Santa Clara County in California was the top origin of out-of-state movers, followed by Mecklenburg County, North Carolina, and Suffolk County, New York.

In St. Lucie County, three New York counties were the top origins of out-of-state movers: Suffolk, Nassau, and Queens.

Miami Association of Realtors (MIAMI) analysis of the US Census Bureau American Community Survey 2023 PUMS data shows that New York is a top origin of people moving to Southeast Florida. In 2023, 72,424 people moved from New York to Florida, outpacing the count of New Yorkers moving to New Jersey (56,098) and to California (\$34,595).

Miami Association of Realtors (MIAMI) analysis of the Internal Revenue Service 2022 migration data also showed that \$9.5 billion of household income (adjusted gross income) flowed out of New York to Southeast Florida in 2021 based on 2022 tax returns (latest available data).

Widening tax differential is likely to bolster migration from New York

Migration from New York could potentially increase in 2026 as the tax differential between New York and Florida widens under Mayor-elect 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%. In addition, there is 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 that could impact 34,000 households. There is no state income tax in Florida and no income tax at the city level.

A poll conducted for the Daily Mail by J.L. Partners found that 9 percent of New Yorkers would "definitely" leave the city (765,000 of the city's \$8.5 million population) and another 25 percent would also "consider" leaving. [Devastating impact of Mamdani's election will be FAR WORSE than first thought: Exclusive poll finds America's greatest city facing 'historic' population wipeout | Daily Mail Online](#)

Real estate agents in Palm Beach County, the top state for New York movers, reported an increase in New York clients looking to buy property in the cities of Jupiter, Palm Beach Gardens, Delray Beach, and Boca Raton (See [Surge of New Yorkers relocating to these 4 Palm Beach County cities, real estate agents say](#))

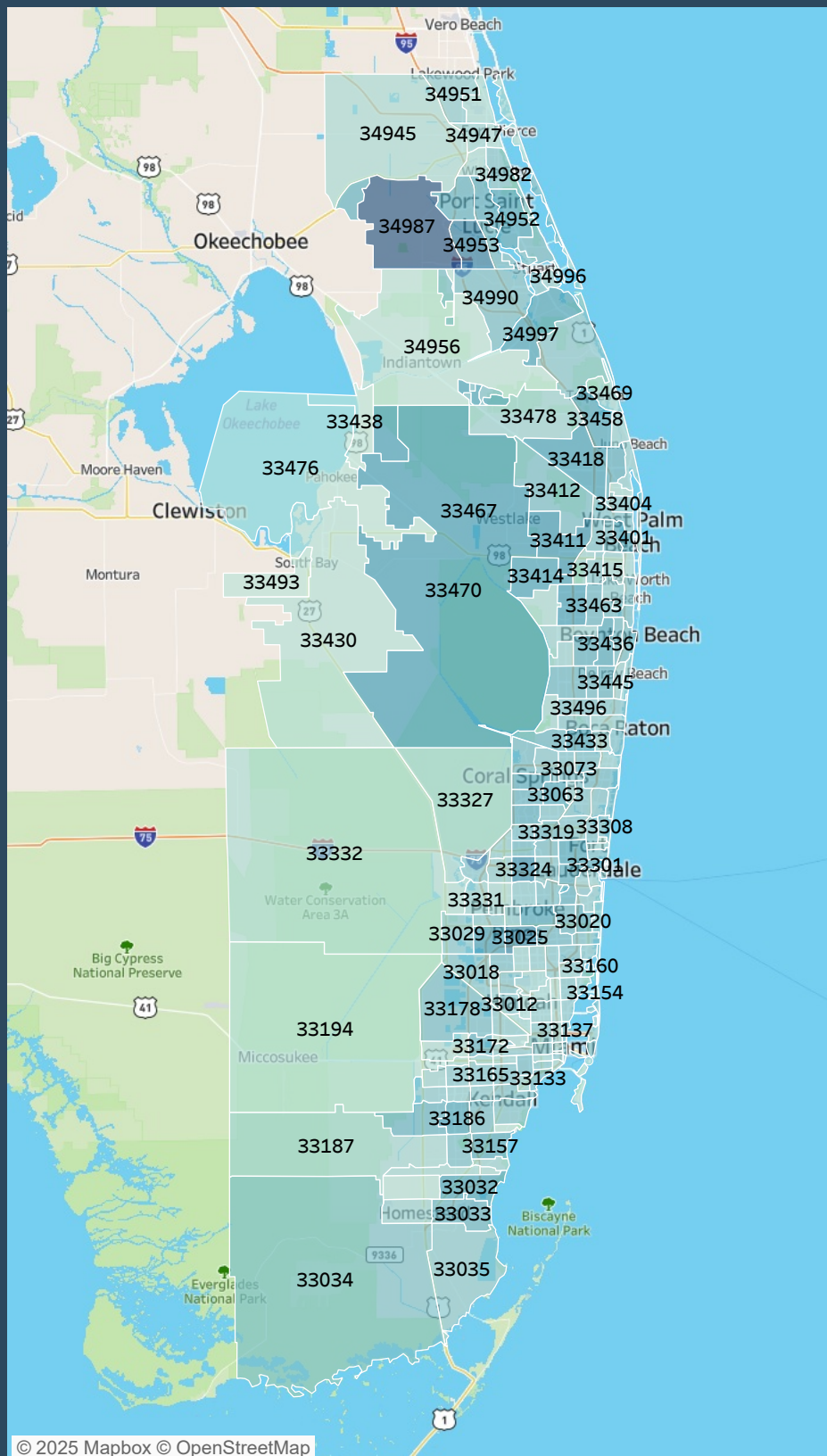
Zip code 33478 in Port St. Lucie has largest migration inflow in 2025 Q2

Zip code 33478 in Port St. Lucie had the largest migration from in-state and out-of-state movers in 2025 Q2. St. Lucie County's largest out-of-state feeder state is New York. Its largest in-state domestic feeder counties are Palm Beach County, Broward County, and Martin County. Home affordability is a key driver of migration. In October 2022, the median single-family home sales price in St. Lucie County was \$390,000 compared to Miami-Dade County (\$682,000), Broward County (\$611,250), Palm Beach County (\$643,000), and Martin County (\$600,000).

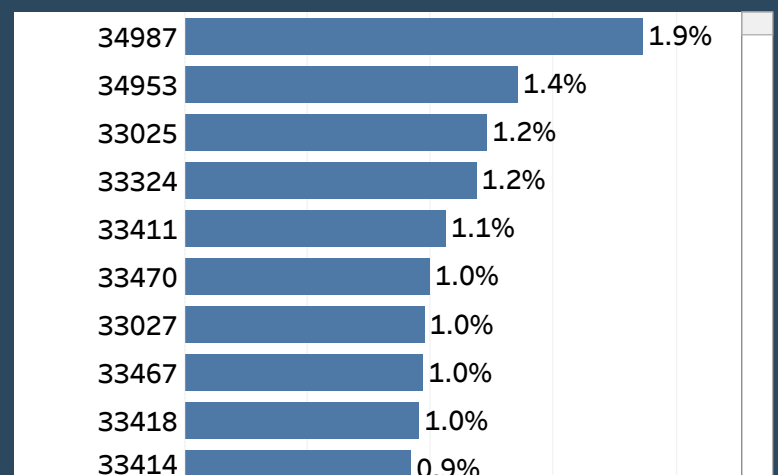
Where and Who are People Moving to in Southeast Florida?

Domestic Migration in 2025 Q2

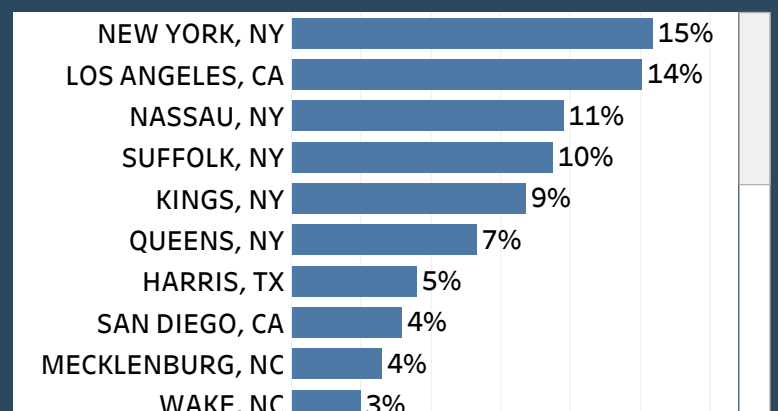
Zip Codes People Moved To



Top 10 Zip Codes People Moved To

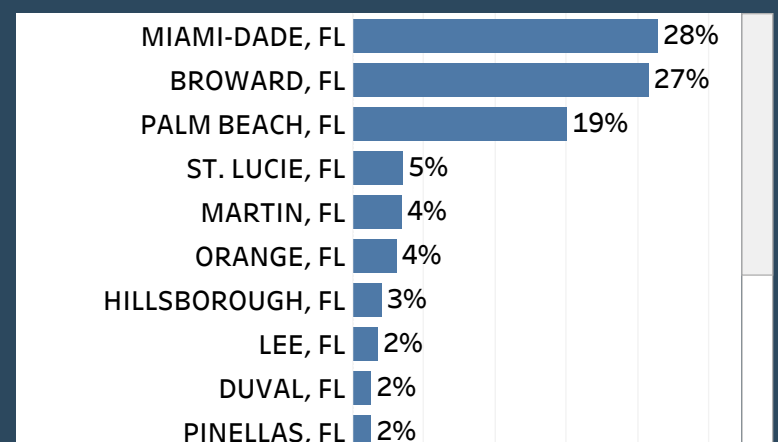


Top 10 Out-of-State Counties of Origin



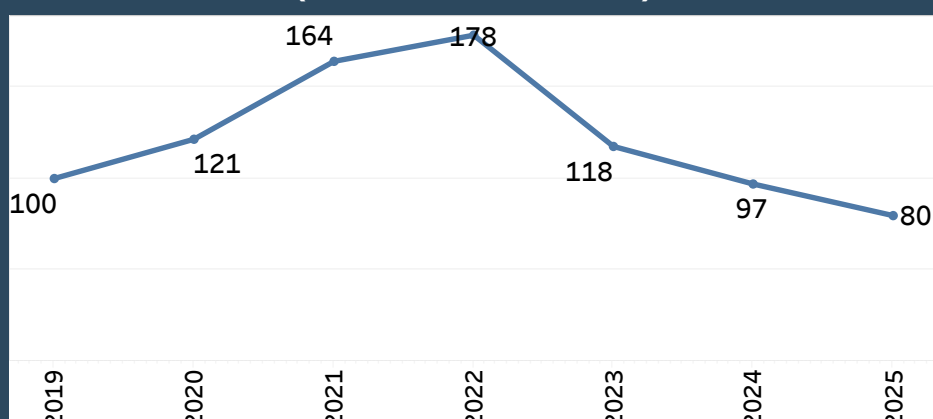
Percent shares are only among the top 10.

Top 10 In-State Counties of Origin

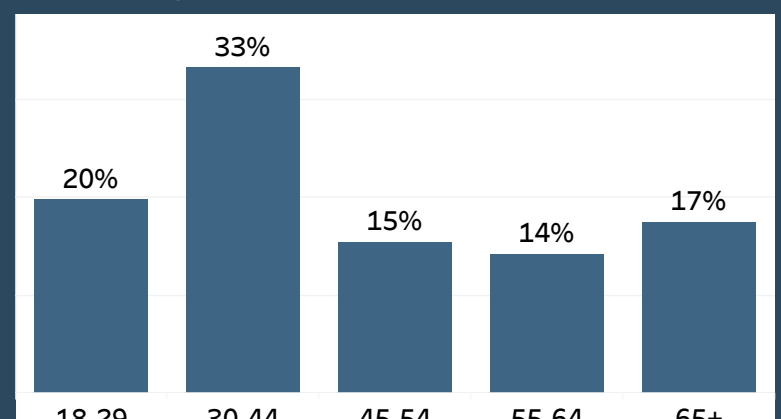


Percent shares are only among the top 10.

Migration Index (2019 Q1-Q2 = 100)



Age Distribution of Movers



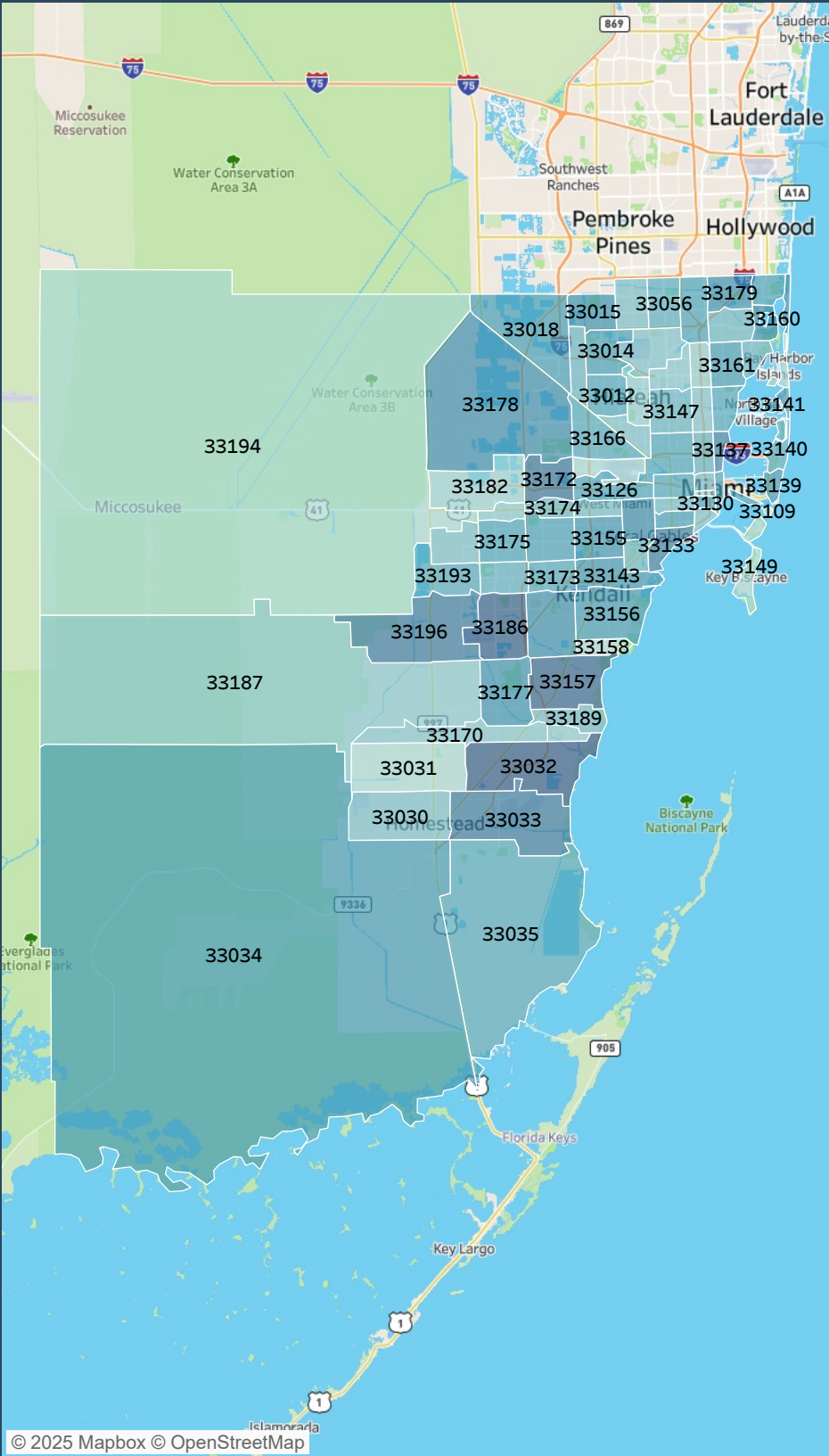
Source: Miami Association of Realtors (MIAMI) analysis of Censai Population Intelligence by Rushmore Labs with a database of 270 million consumers with address histories from 2018 and coalesced with third-party consumer data to track moves of people 18 and over. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamre.com.



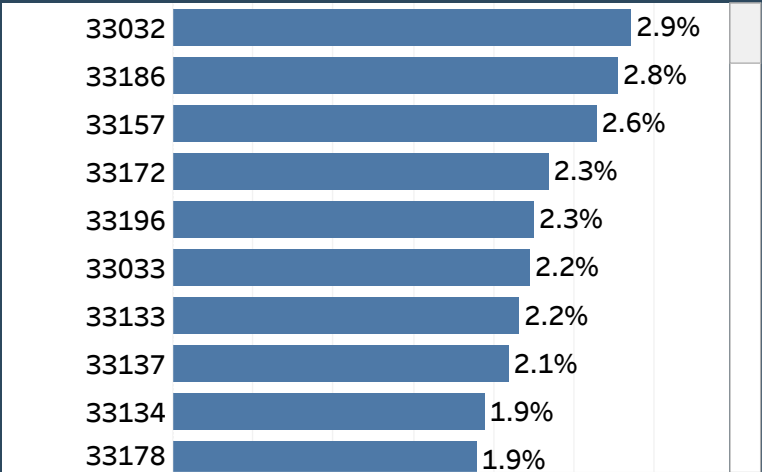
Where and Who are People Moving to Miami-Dade County?

Domestic Migration in 2025 Q2

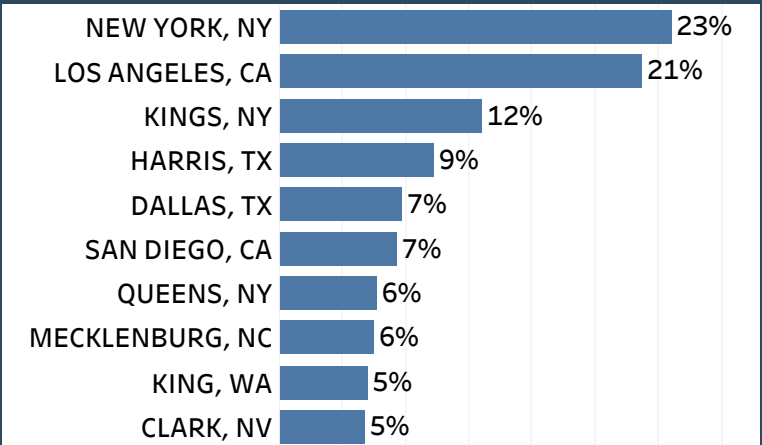
Miami-Dade County Zip Codes People Moved To



Top 10 Zip Codes People Moved To

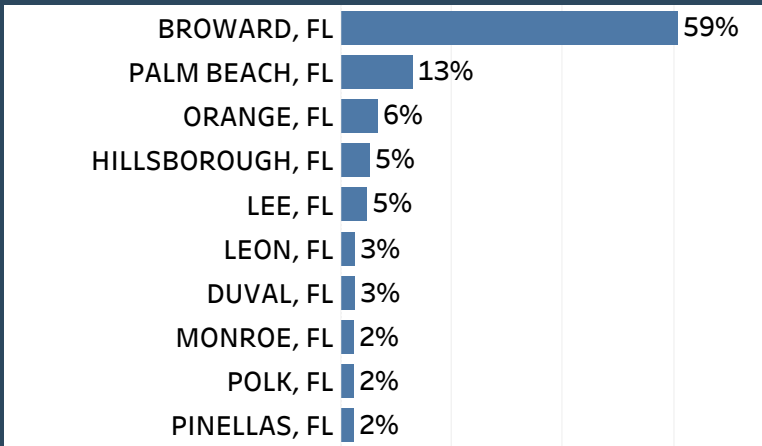


Top 10 Out-of-State Counties of Origin



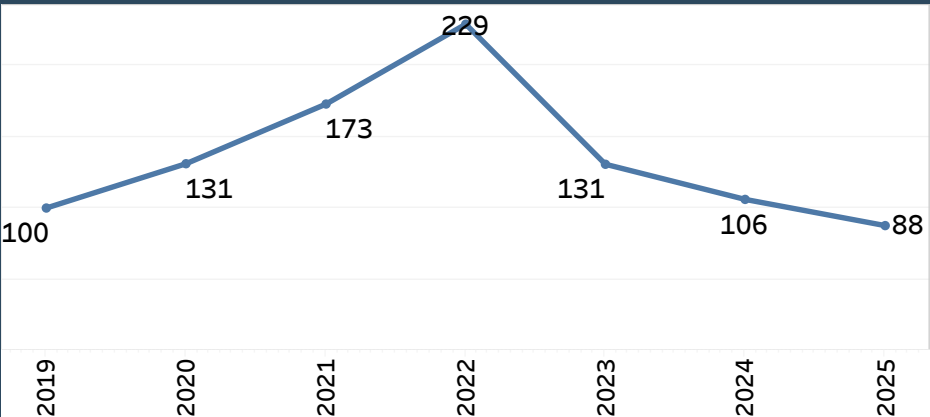
Percent shares are only among the top 10.

Top 10 In-State Counties of Origin

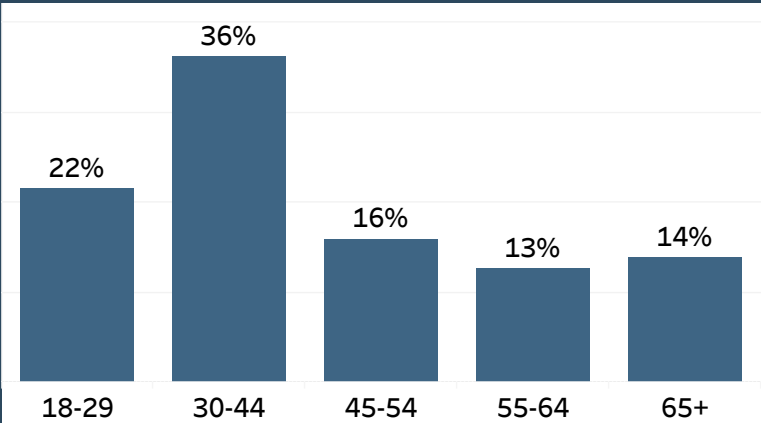


Percent shares are only among the top 10.

Miami-Dade Migration Index (2019 Q1-Q2 = 100)



Age Distribution of Movers



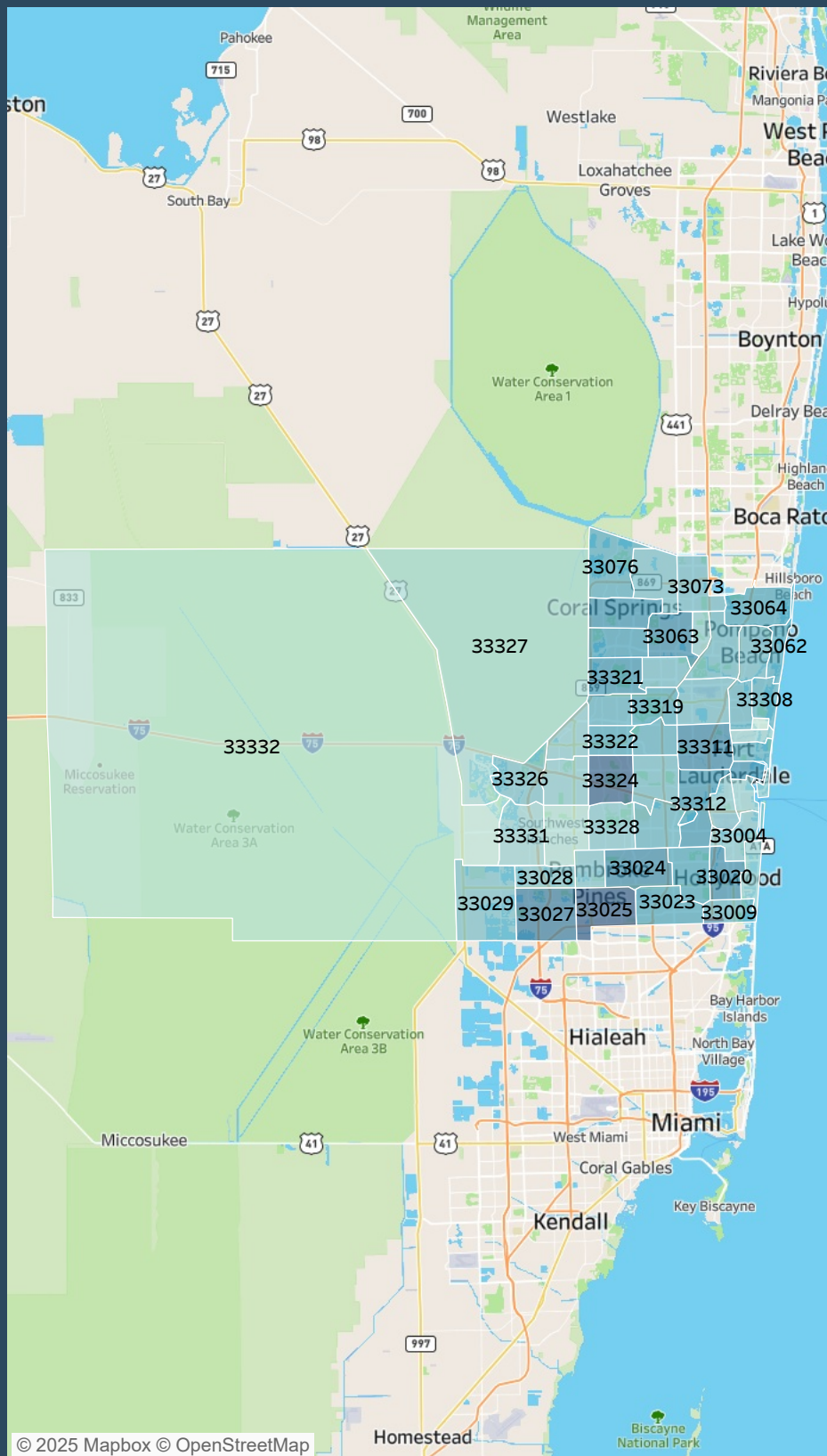
Source: Miami Association of Realtors (MIAMI) analysis of Censai Population Intelligence by Rushmore Labs with a database of 270 million consumers with address histories from 2018 and coalesced with third-party consumer data to track moves of people 18 and over. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamre.com.



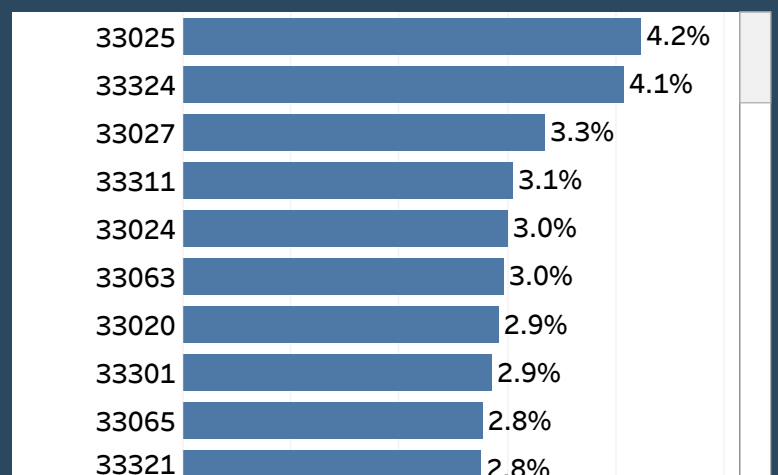
Where and Who are People Moving to Broward County?

Domestic Migration in 2025 Q2

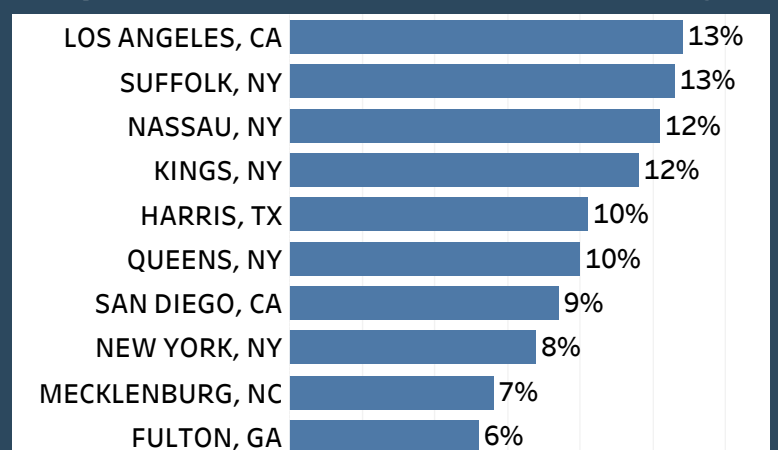
Broward County Zip Codes People Moved To



Top 10 Zip Codes People Moved To

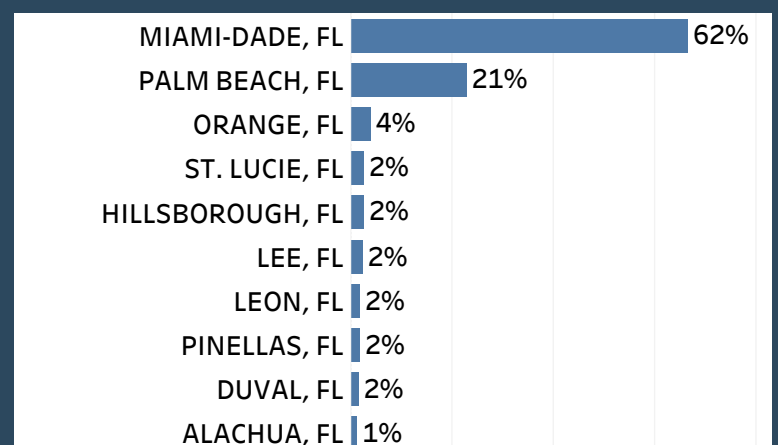


Top 10 Out-of-State Counties of Origin



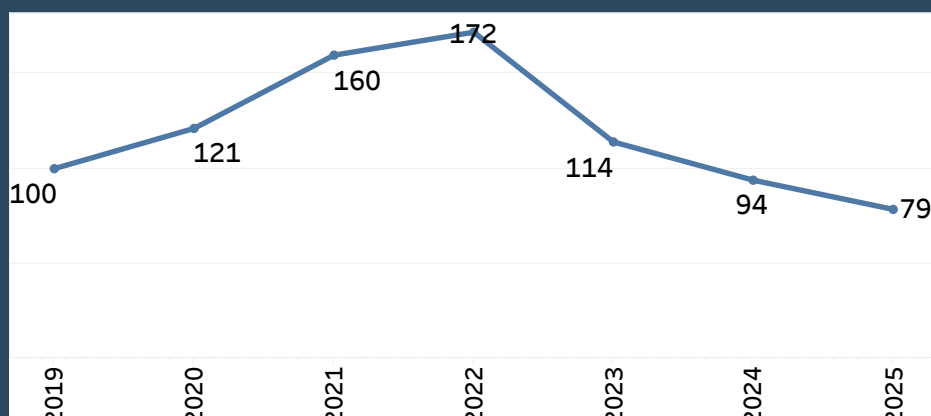
Percent shares are only among the top 10.

Top 10 In-State Counties of Origin

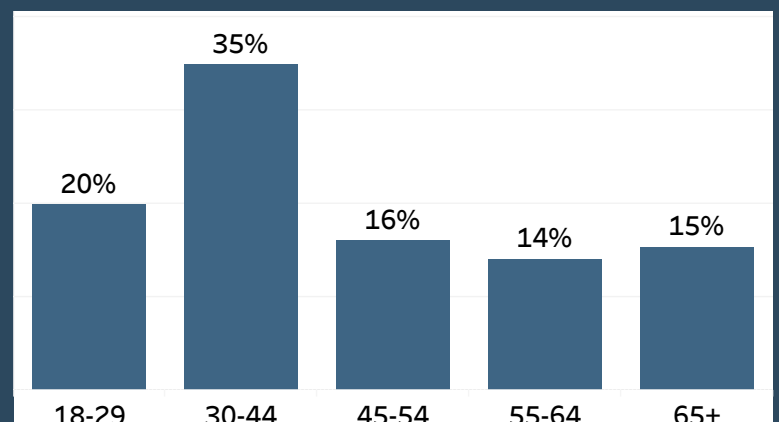


Percent shares are only among the top 10.

Broward Migration Index (2019 Q1-Q2 = 100)



Age Distribution of Movers



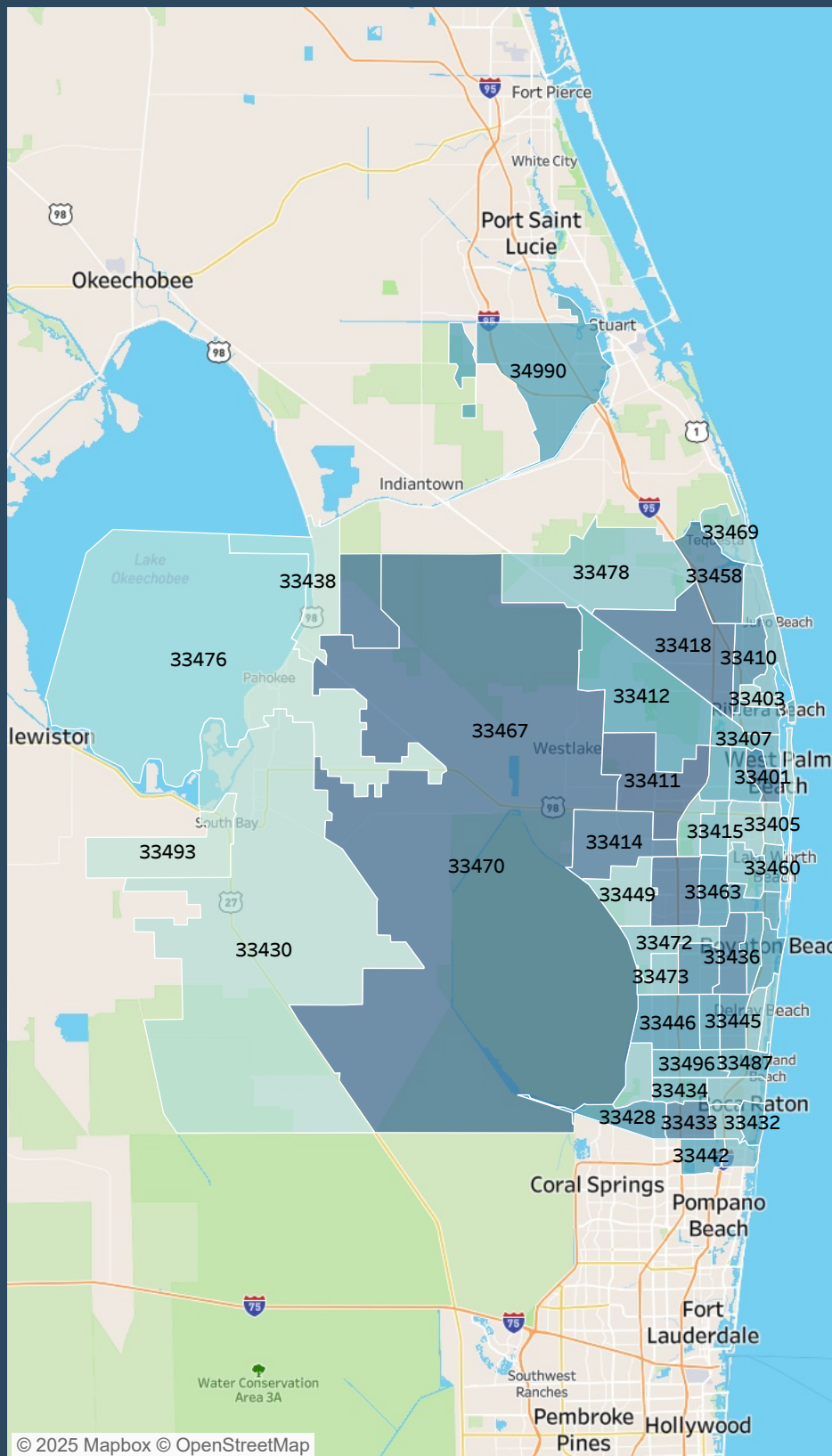
Source: Miami Association of Realtors (MIAMI) analysis of Censai Population Intelligence by Rushmore Labs with a database of 270 million consumers with address histories from 2018 and coalesced with third-party consumer data to track moves of people 18 and over. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamre.com.



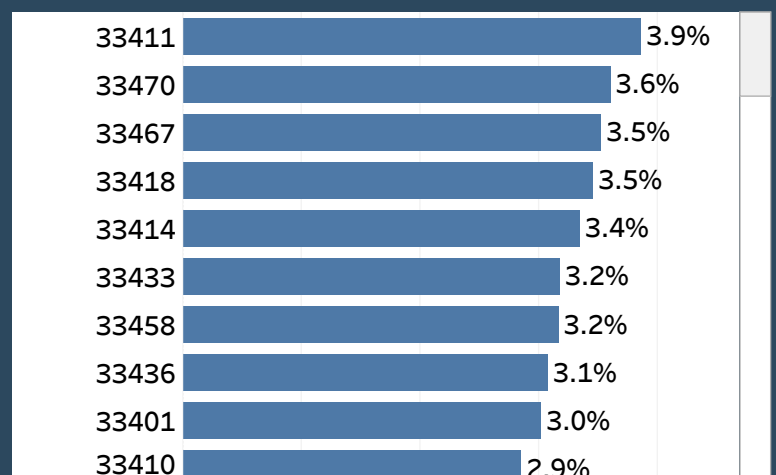
Where and Who are People Moving to Palm Beach County?

Domestic Migration in 2025 Q2

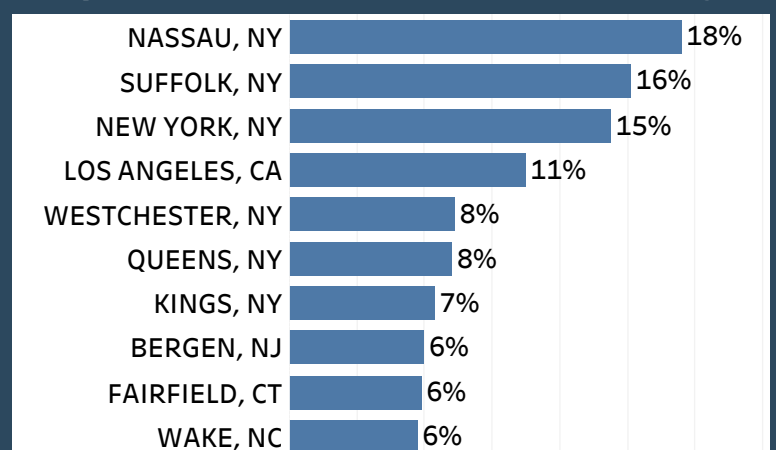
Palm Beach County Zip Codes People Moved To



Top 10 Zip Codes People Moved To

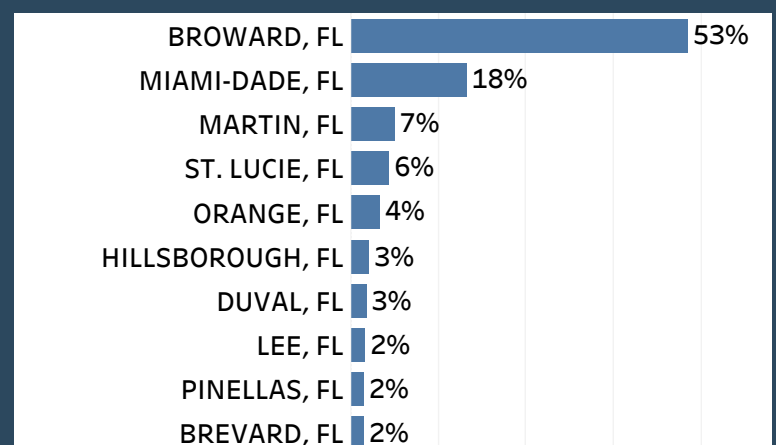


Top 10 Out-of-State Counties of Origin



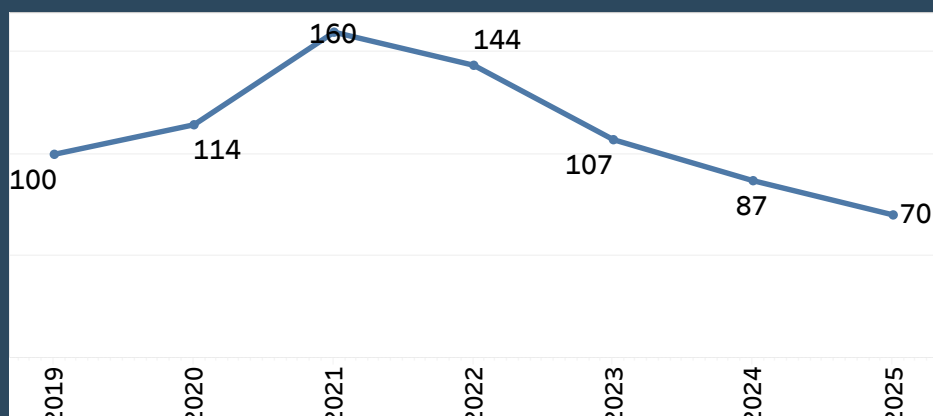
Percent shares are only among the top 10.

Top 10 In-State Counties of Origin

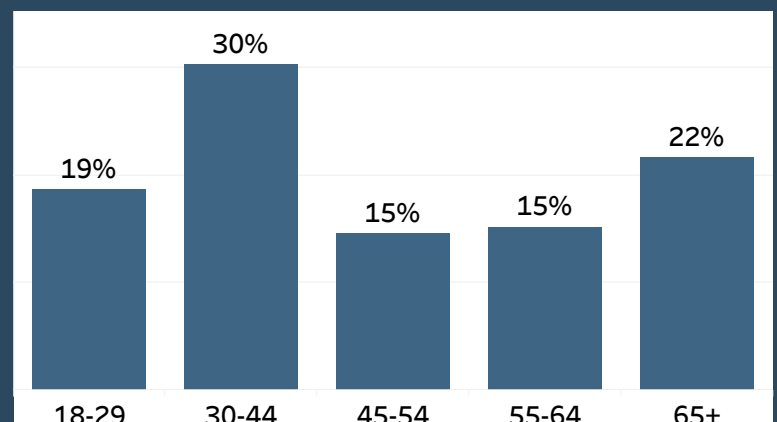


Percent shares are only among the top 10.

Palm Beach Migration Index (2019 Q1-Q2 = 100)



Age Distribution of Movers



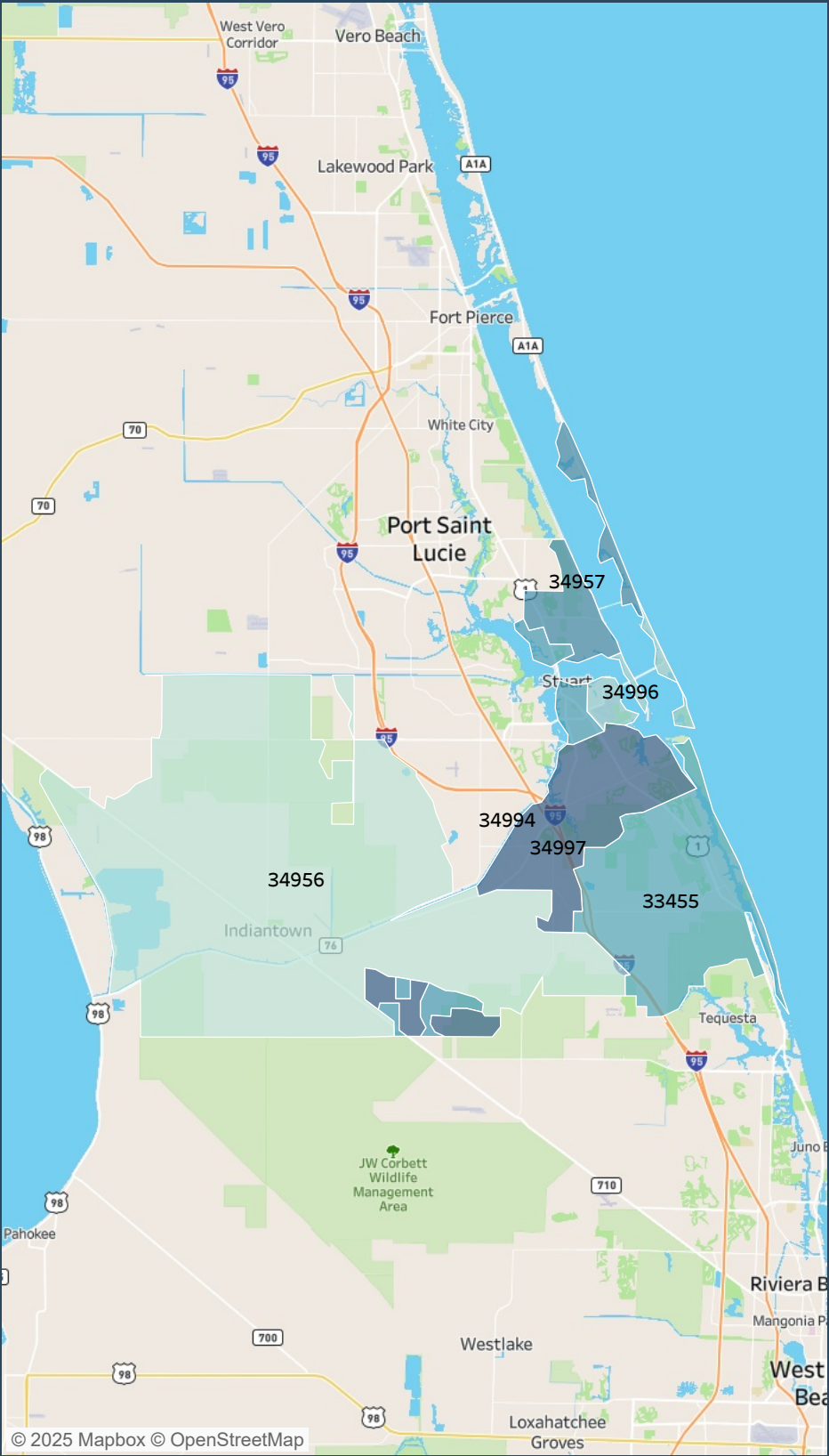
Source: Miami Association of Realtors (MIAMI) analysis of Censai Population Intelligence by Rushmore Labs with a database of 270 million consumers with address histories from 2018 and coalesced with third-party consumer data to track moves of people 18 and over. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamre.com.



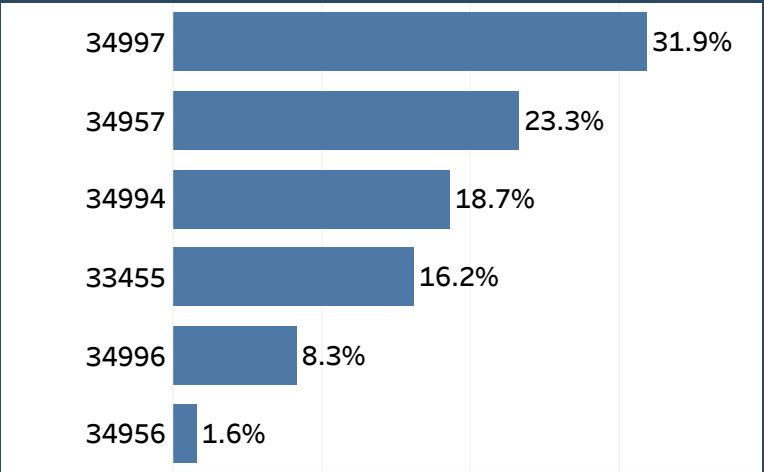
Where and Who are People Moving to Martin County?

Domestic Migration in 2025 Q2

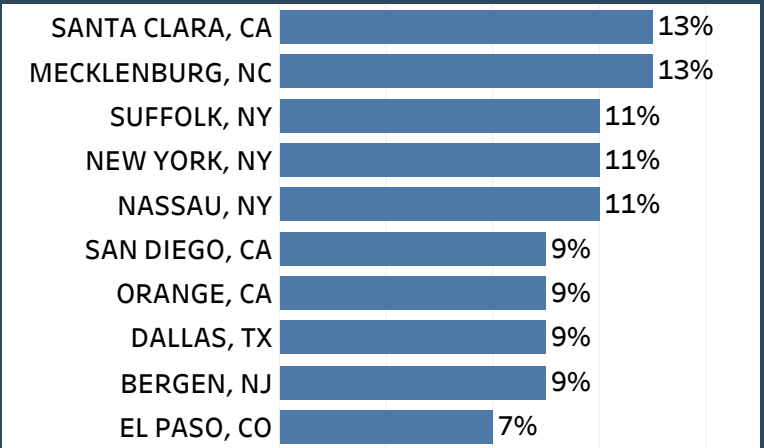
Martin County Zip Codes People Moved To



Top 10 Zip Codes People Moved To

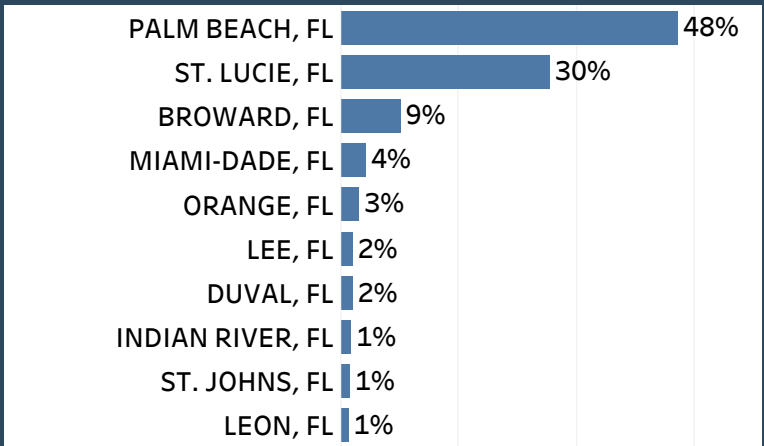


Top 10 Out-of-State Counties of Origin



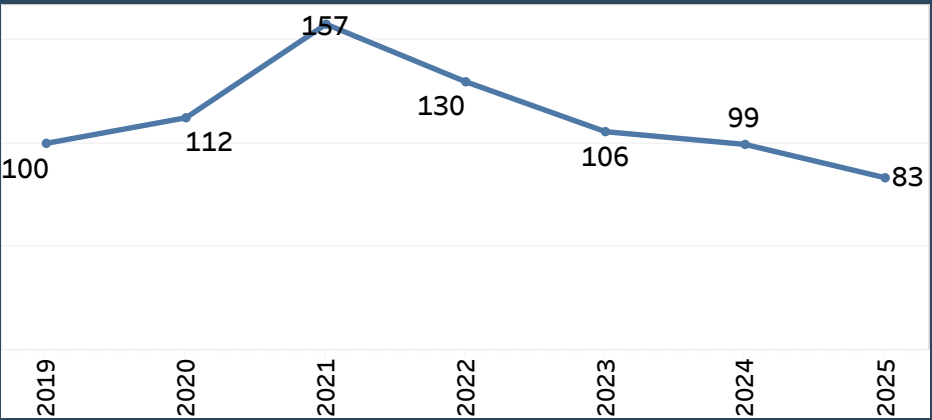
Percent shares are only among the top 10.

Top 10 In-State Counties of Origin

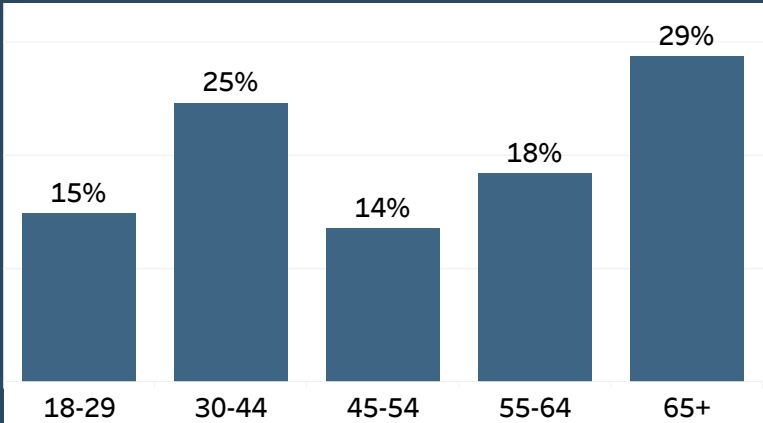


Percent shares are only among the top 10.

Martin Migration Index (2019 Q1-Q2 = 100)



Age Distribution of Movers



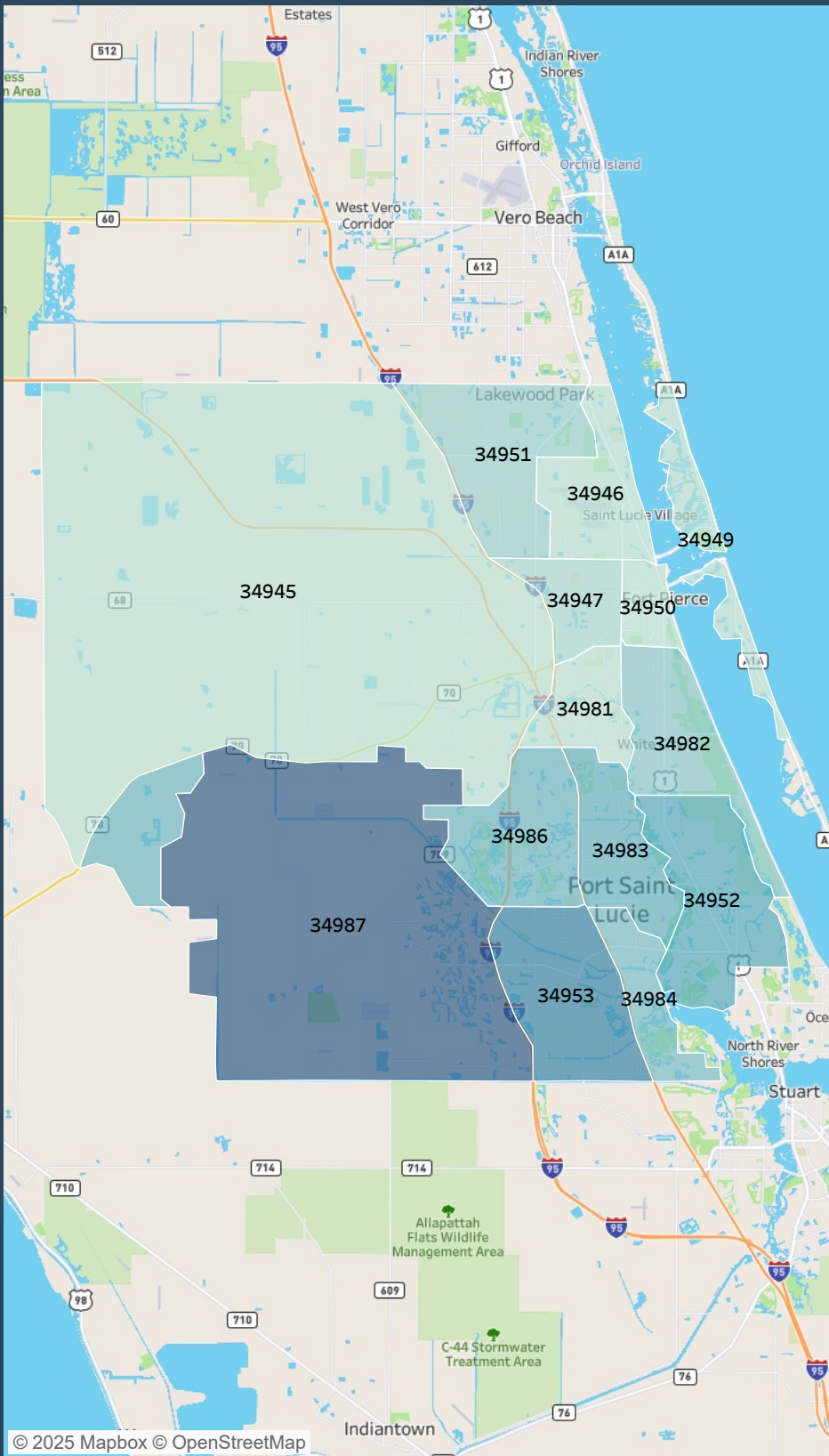
Source: Miami Association of Realtors (MIAMI) analysis of Censai Population Intelligence by Rushmore Labs with a database of 270 million consumers with address histories from 2018 and coalesced with third-party consumer data to track moves of people 18 and over. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamre.com.



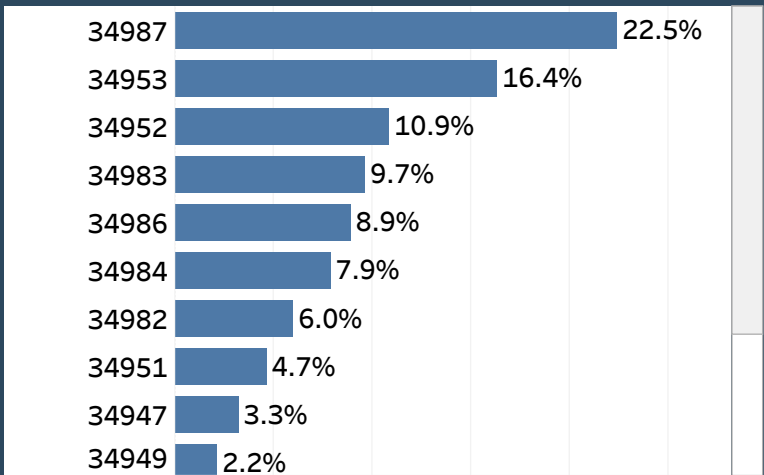
Where and Who are People Moving to St. Lucie County?

Domestic Migration in 2025 Q2

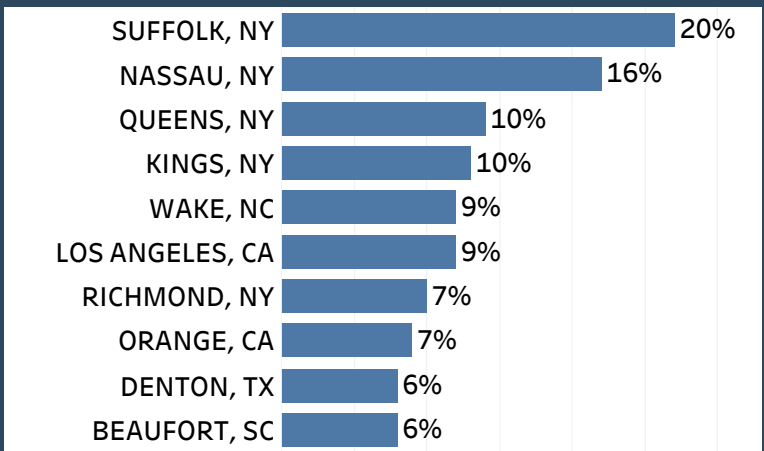
St. Lucie County Zip Codes People Moved To



Top 10 Zip Codes People Moved To

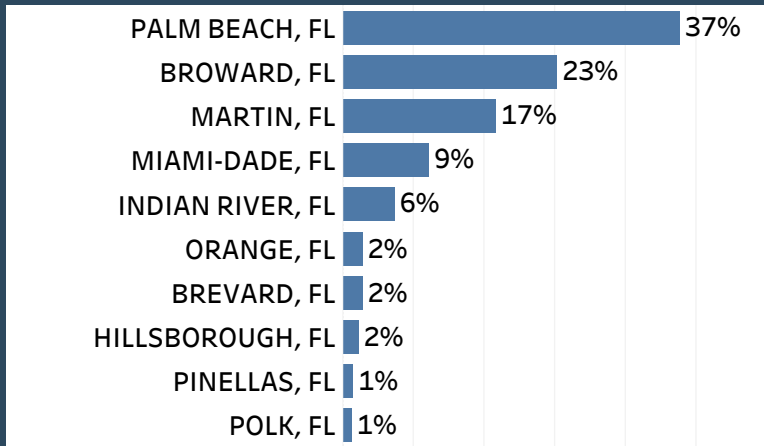


Top 10 Out-of-State Counties of Origin



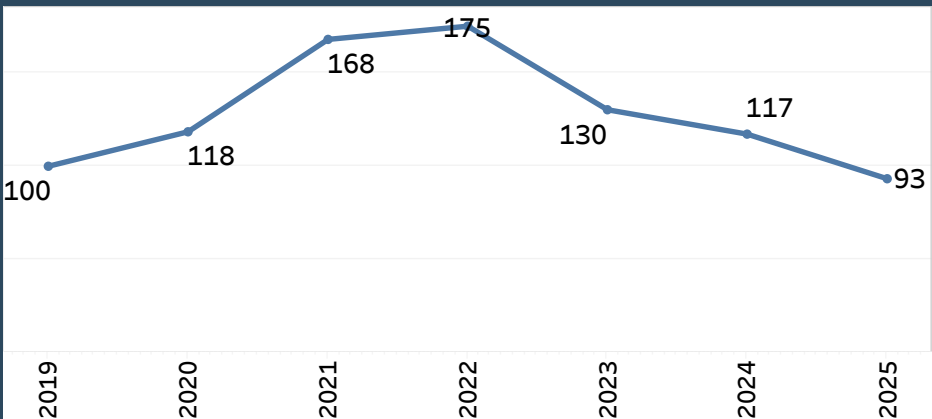
Percent shares are only among the top 10.

Top 10 In-State Counties of Origin

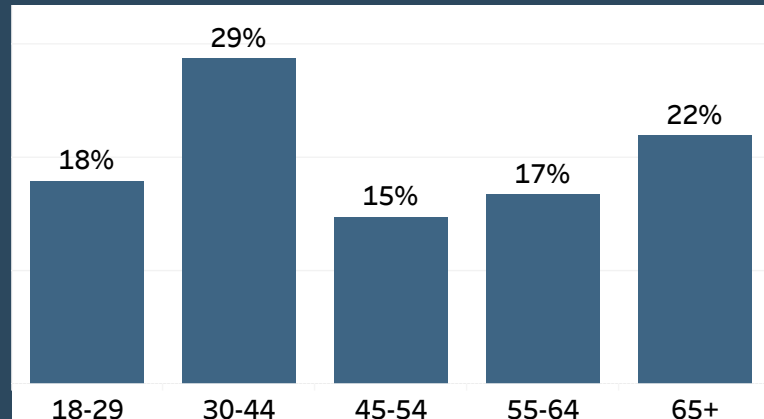


Percent shares are only among the top 10.

St. Lucie Migration Index (2019 Q1-Q2 = 100)



Age Distribution of Movers

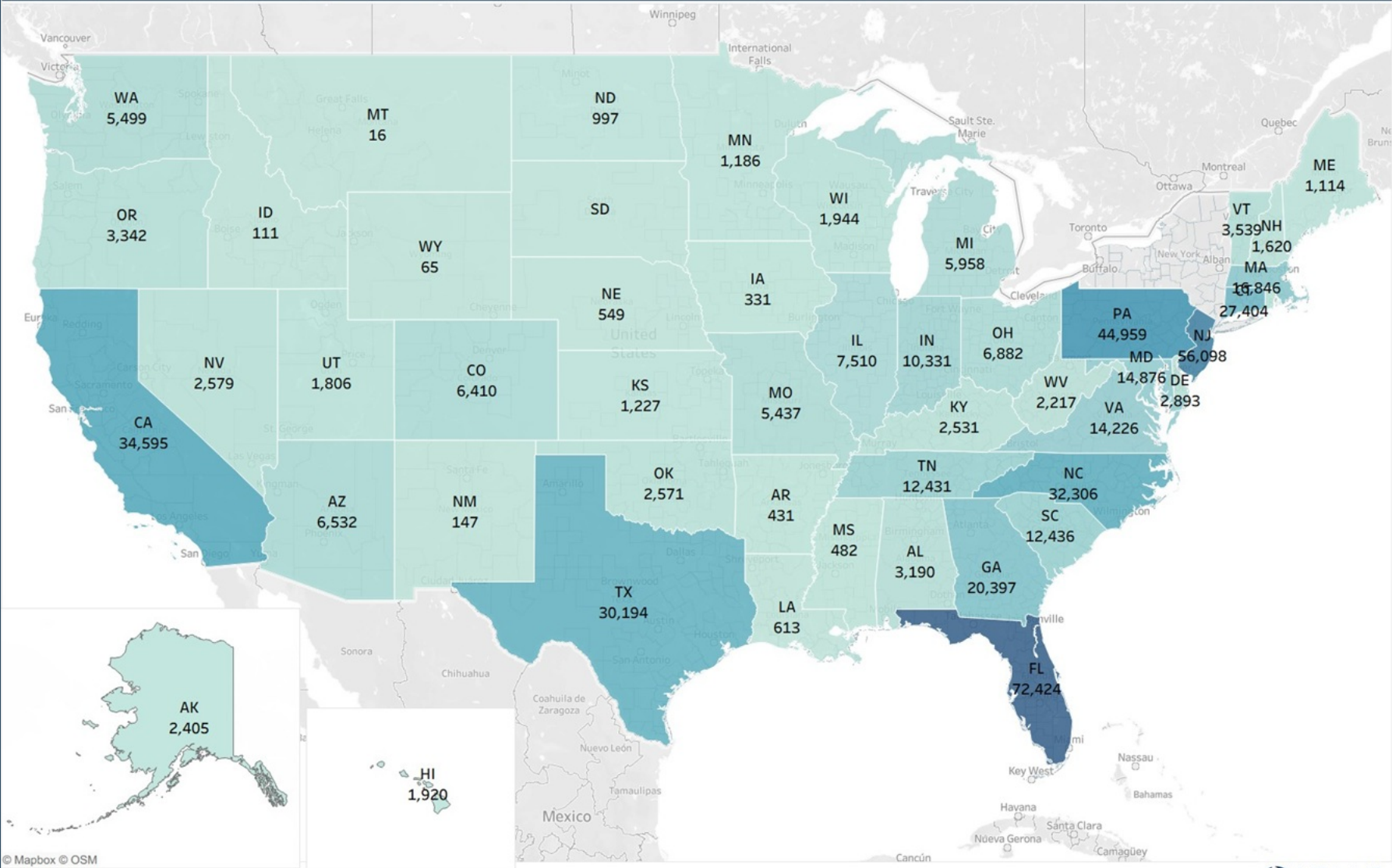


Source: Miami Association of Realtors (MIAMI) analysis of Censai Population Intelligence by Rushmore Labs with a database of 270 million consumers with address histories from 2018 and coalesced with third-party consumer data to track moves of people 18 and over. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamre.com.



Florida: #1 Destination of People Moving from New York

Number of People Who Moved from New York to Other States in 2023



Source: MIAMI Realtors® analysis of the 2023 American Community Survey PUMS, 1-year data



Source: Miami Association of Realtors (MIAMI) analysis of Censai Population Intelligence by Rushmore Labs with a database of 270 million consumers with address histories from 2018 and coalesced with third-party consumer data to track moves of people 18 and over. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamre.com.

