

Driver License Exchanges in Southeast Florida Decrease in 2024 Q1 But are Higher than the Pre-Pandemic Level

Driver license exchanges from out-of-state movers continued to trend down in 2024 Q1 but are still above the pre-pandemic level. In 2024 Q1, 16,906 people who established residency in the counties of Miami-Dade, Broward, Palm Beach, and Martin exchanged their out-of-state driver license exchanges for a Florida license, a 16% decline from 2023 Q1, but a 6% increase from 2019 Q1 (+917 people), according to MIAMI REALTORS® 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.

Miami-Dade County Drives the Increase in Out-of-State Driver License Exchanges Since 2019

In 2024 Q1, out-of-state driver license exchanges in Miami-Dade County decreased 6% year-over-year but were 21% higher than in 2019 Q1 (+897 people).

In Broward County and Palm Beach County, out-of-state driver license exchanges declined 20% to levels at par with 2019 Q1. In Martin County, driver license exchanges fell 5% in 2024 Q1 to about the same level in 2019 Q1.

Out-of-state driver license exchanges surged in 2021-2022, driven by more remote/hybrid work and a surge in retirement (indicated by the drop in labor force participation among workers 55+ years old). Those forces have waned, so migration has slowed. In 2023, net domestic migration in Florida eased to 194,439 from 317,923 in 2022, according to the US Census Bureau's 2023 population estimates.

However, Southeast Florida's strong economic fundamentals—strong job growth and relatively lower real estate taxes—continue to attract people from other states. In February 2024, total employment rose at a faster year-over-year pace than nationally (0.6%) in Miami-Dade (2.0%), Broward (1.6%), Palm Beach (1.2%), and Martin (1.2%) with strong job growth in health and education, leisure/hospitality, and trade/transportation[1]. Florida has lower effective real property tax rates (median real estate taxes to median property values) at 0.73% in 2022 than states like New York (1.5%), Texas (1.6%), Connecticut (1.8%), Illinois (2%) and New Jersey (2%) [2].

New York and California Driver License Exchanges Remain Outpace Pre-Pandemic Levels

New York, New Jersey, and California were the top origins of out-of-state driver license exchanges. While the number of driver license exchanges continued to trend down, the levels are still higher than in 2019 Q1. New York driver license exchanges decreased to 3,853 in 2024 Q1, down 21% year-over-year, but up 18% from 2019 Q1 (578 more people than in 2019 Q1). California driver license exchanges decreased 13% to 1,403 but were 40% higher than in 2019 Q1 (401 more people than in 2019 Q1).

Foreign Driver License Exchanges Have Nearly Quadrupled Since 2019

In 2024 Q1, there were 10,691 foreign driver license exchanges, a decline of 14% from one year ago but about fourfold the level in 2021 Q1 (data on foreign license exchanges is not available for prior years). Foreign driver license exchanges accounted for 52% of total driver license exchanges in 2024 Q1 from 35% in 2021 Q1.

Cuba, Haiti, and Colombia were the top origins of foreign driver license exchanges. There has been a huge surge in driver license exchanges since 2021 Q1 from people from Cuba, Haiti, Nicaragua, and Ukraine.

[1] Education/Health, Leisure/Hospitality, Trade/Transportation Lead Employment Gains in Southeast Florida in 2023 Q3 - MIAMI REALTORS®

[2] Florida Homeowners Typically Spent Less on Housing Expenses than Nationally in 2022 - MIAMI REALTORS®

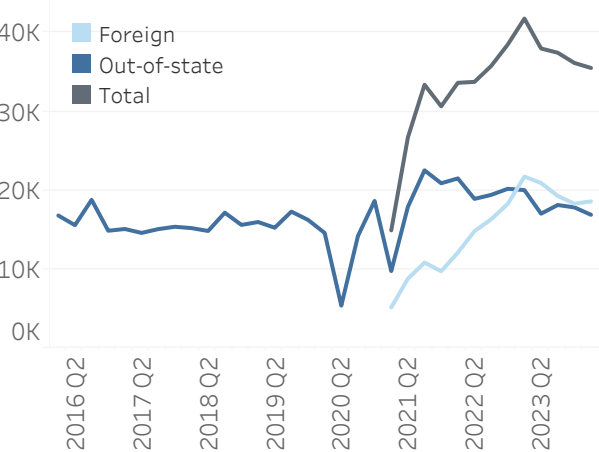
Who's Moving to Southeast Florida?

Driver License Exchanges as of 2024 Q1

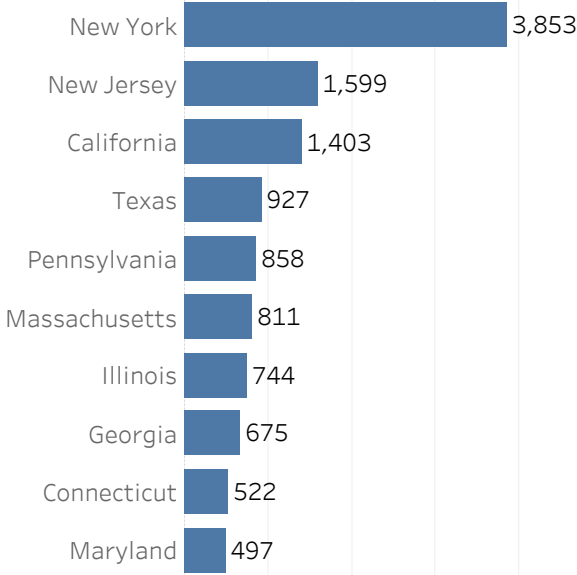
Out-of-State and Foreign Driver License Exchanges in Southeast Florida in 2019-2024, Q1

	Out-of-state	Foreign	Total
2019	15,989		
2020	14,606		
2021	9,772	5,161	14,933
2022	21,515	12,116	33,631
2023	20,033	21,739	41,772
2024	16,906	18,606	35,512

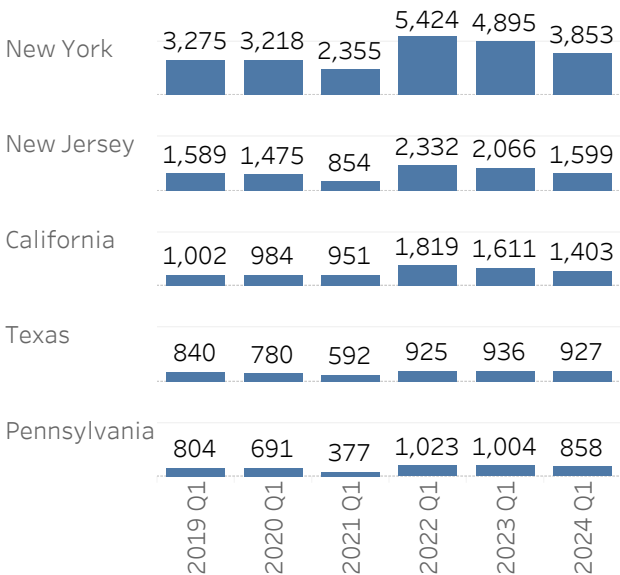
Out-of-State and Foreign Driver License Exchanges in Southeast Florida



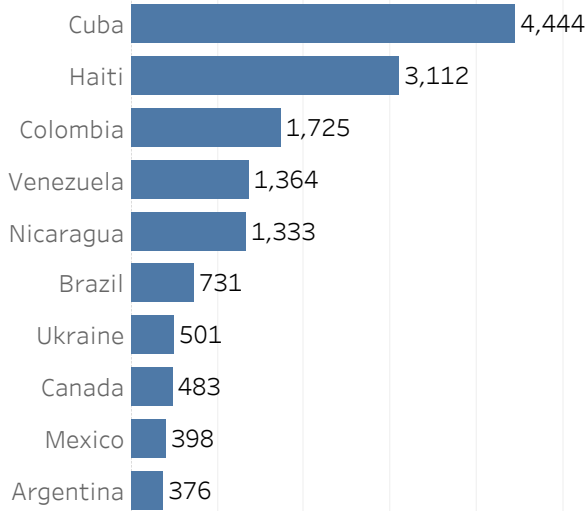
Top Out-of-State Driver License Exchanges in Southeast Florida in 2024 Q1



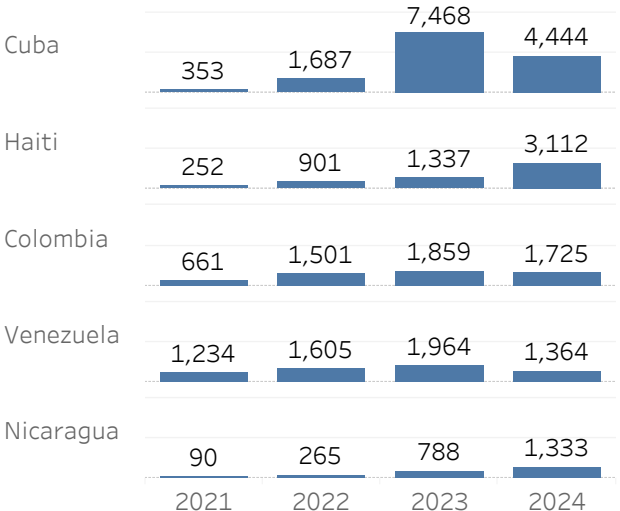
Top Out-of-State Driver License Exchanges in Southeast Florida in 2019-2024, Q1



Top Foreign Driver License Exchanges in Southeast Florida in 2024 Q1



Top Foreign Driver License Exchanges in Southeast Florida in 2021-2024, Q1



Source: MIAMI REALTORS® analysis of Florida Highway Safety and Motor Vehicles data. In this report, Southeast Florida covers the counties of Miami-Dade, Broward, Palm Beach, and Martin. Data on foreign license exchanges is not available from FLHSMV from 2016-2020.



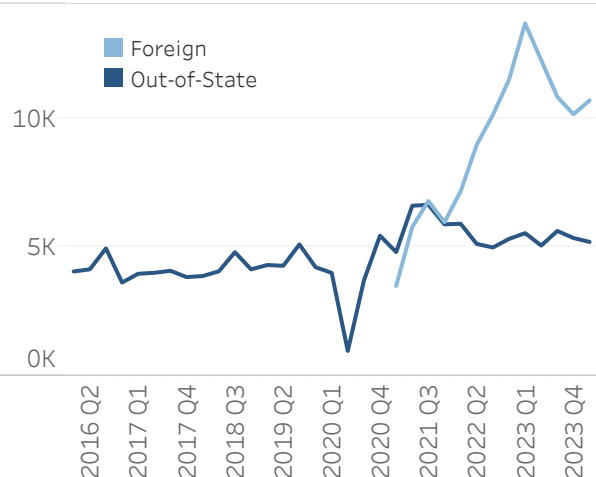
Who's Moving to Miami-Dade County?

Driver License Exchanges as of 2024 Q1

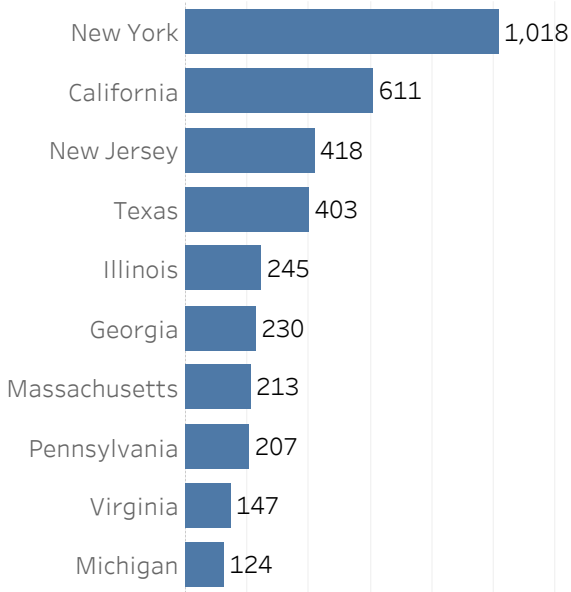
Out-of-State and Foreign Driver License Exchanges in Miami-Dade in 2016-2024,Q1

	Out-of-State	Foreign	Total
2016 Q1	4,052		
2017 Q1	3,964		
2018 Q1	3,874		
2019 Q1	4,302		
2020 Q1	3,998		
2021 Q1	4,805	3,490	8,295
2022 Q1	5,904	7,165	13,069
2023 Q1	5,540	13,683	19,223
2024 Q1	5,199	10,691	15,890

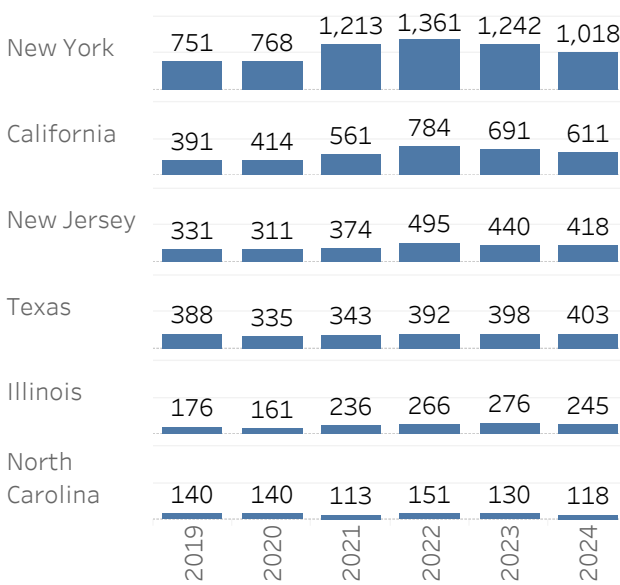
Out-of-State and Foreign Driver License Exchanges in Miami-Dade



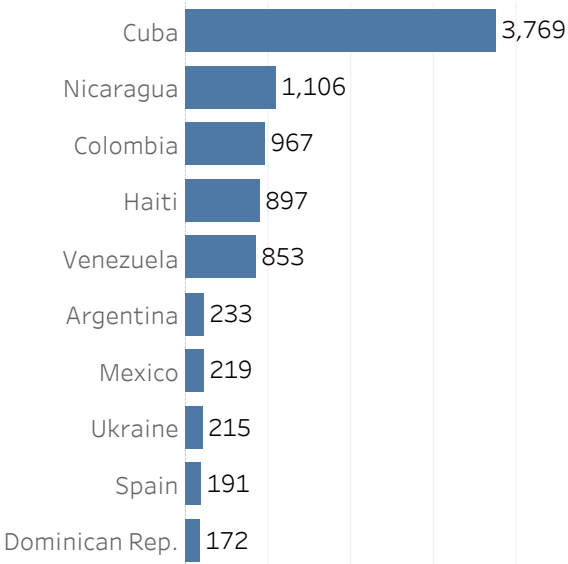
Top Out-of-State Driver License Exchanges in Miami-Dade in 2024 Q1



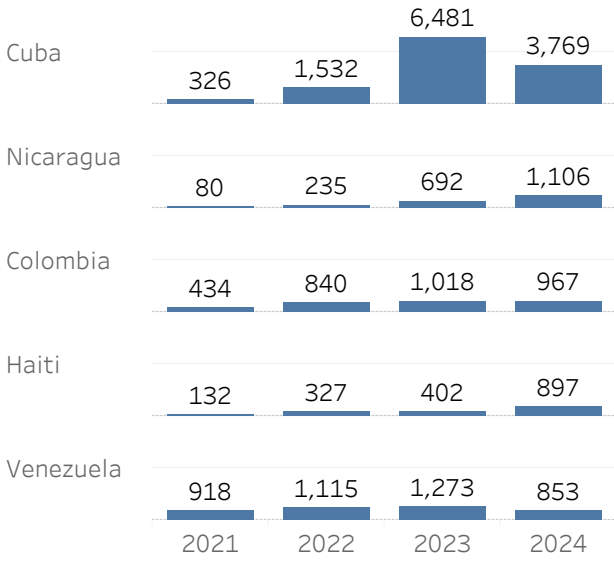
Top Out-of-State Driver License Exchanges in Miami-Dade in 2019-2024,Q1



Top Foreign Driver License Exchanges in Miami-Dade in 2024 Q1



Top Foreign Driver License Exchanges in Miami-Dade in 2021-2024,Q1



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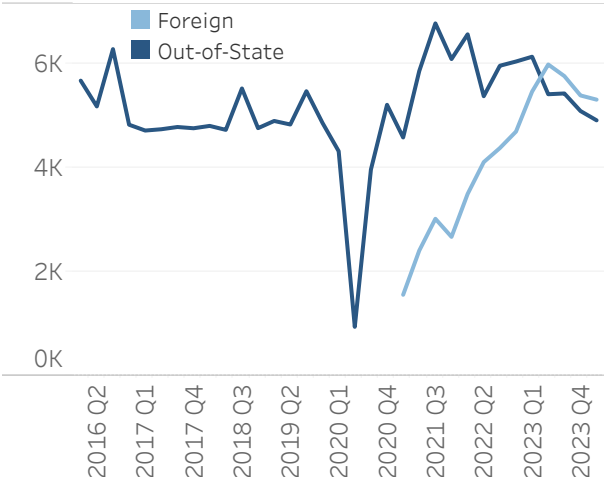
Who's Moving to Broward County?

Driver License Exchanges as of 2024 Q1

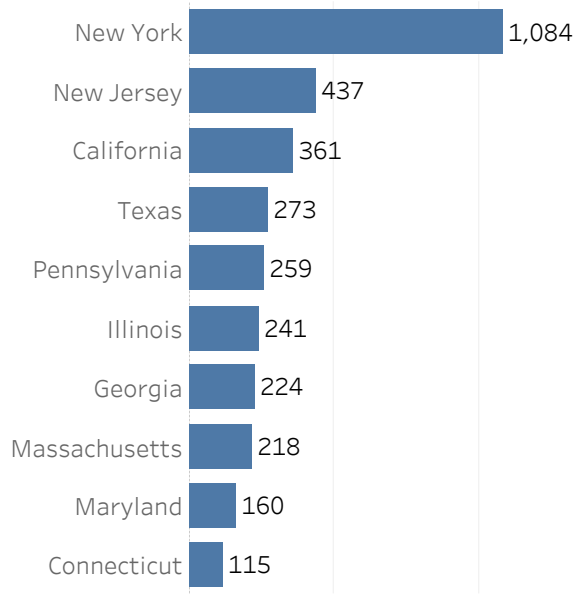
Out-of-State and Foreign Driver License Exchanges in Broward in 2016-2024,Q1

	Out-of-State	Foreign	Total
2016 Q1	5,667		
2017 Q1	4,709		
2018 Q1	4,798		
2019 Q1	4,893		
2020 Q1	4,313		
2021 Q1	4,576	1,556	6,132
2022 Q1	6,556	3,492	10,048
2023 Q1	6,126	5,457	11,583
2024 Q1	4,905	5,302	10,207

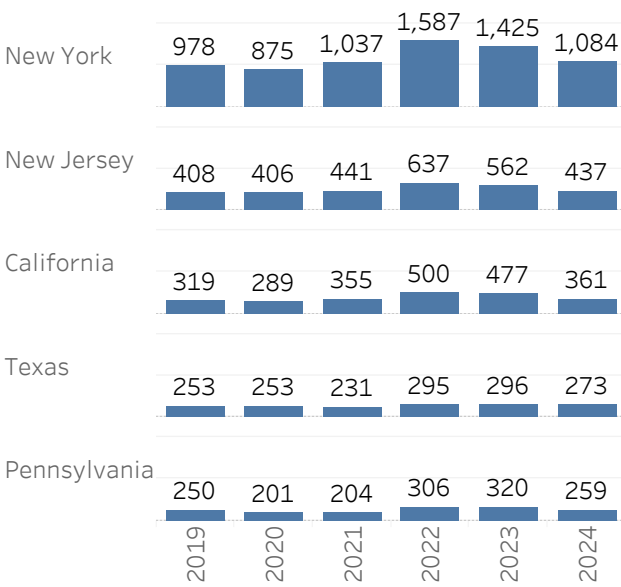
Out-of-State and Foreign Driver License Exchanges in Broward



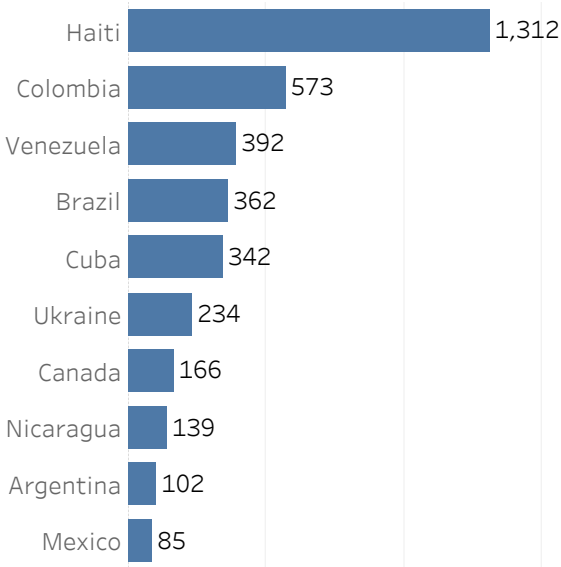
Top Out-of-State Driver License Exchanges in Broward in 2024 Q1



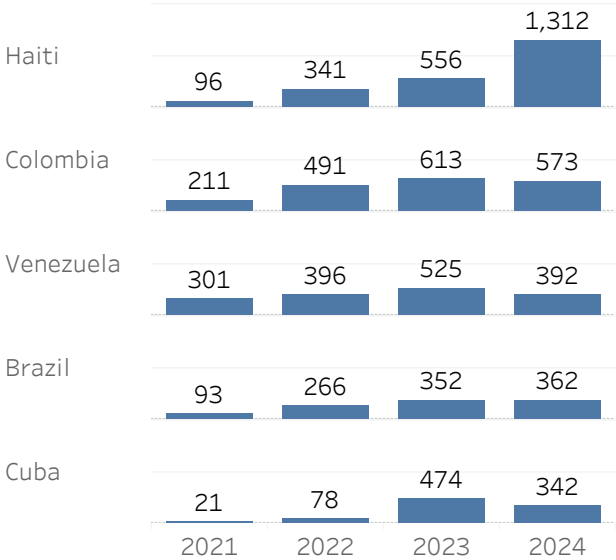
Top Out-of-State Driver License Exchanges in Broward in 2019-2024,Q1



Top Foreign Driver License Exchanges in Broward in 2024 Q1



Top Foreign Driver License Exchanges in Broward in 2021-2024,Q1



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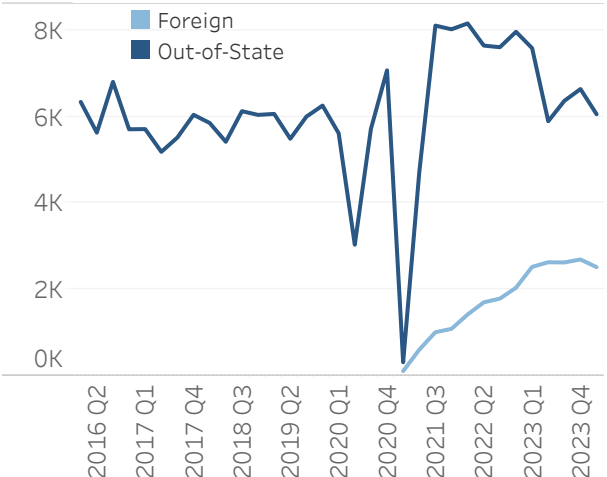
Who's Moving to Palm Beach County?

Driver License Exchanges as of 2024 Q1

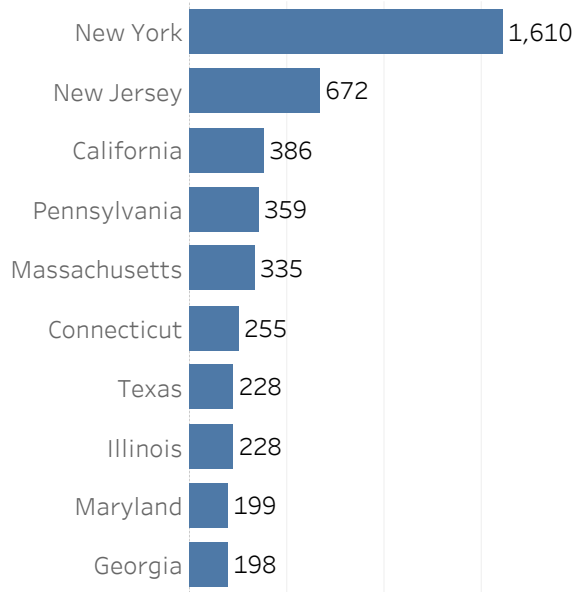
Out-of-State and Foreign Driver License Exchanges in Palm Beach in 2016-2024,Q1

	Out-of-State	Foreign	Total
2016 Q1	6,339		
2017 Q1	5,710		
2018 Q1	5,852		
2019 Q1	6,062		
2020 Q1	5,614		
2021 Q1	315	110	425
2022 Q1	8,156	1,420	9,576
2023 Q1	7,583	2,522	10,105
2024 Q1	6,054	2,516	8,570

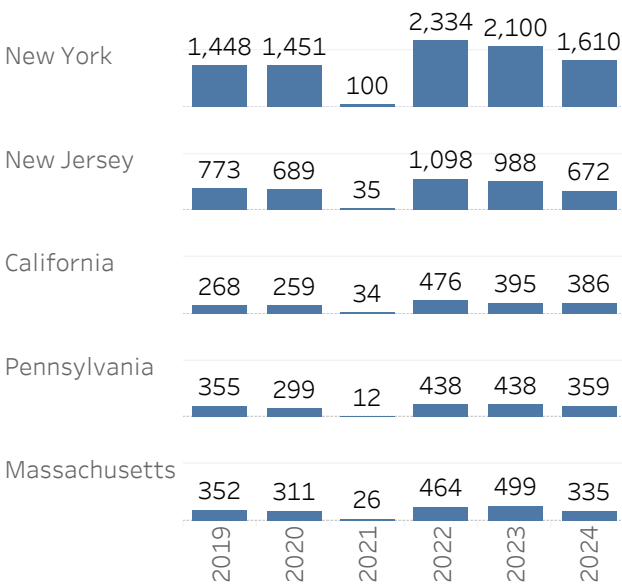
Out-of-State and Foreign Driver License Exchanges in Palm Beach



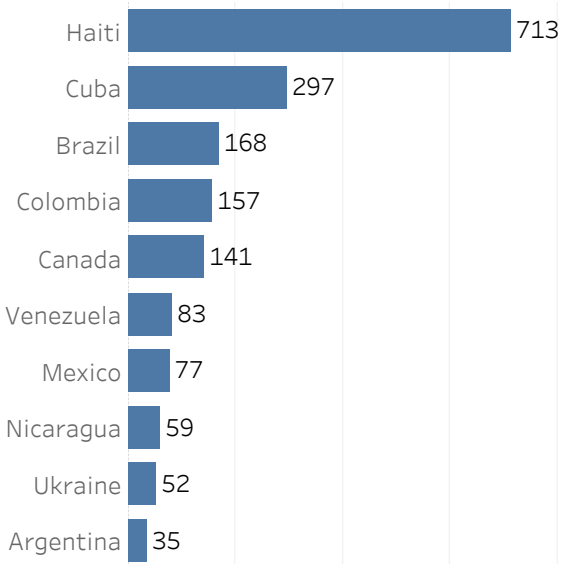
Top Out-of-State Driver License Exchanges in Palm Beach in 2024 Q1



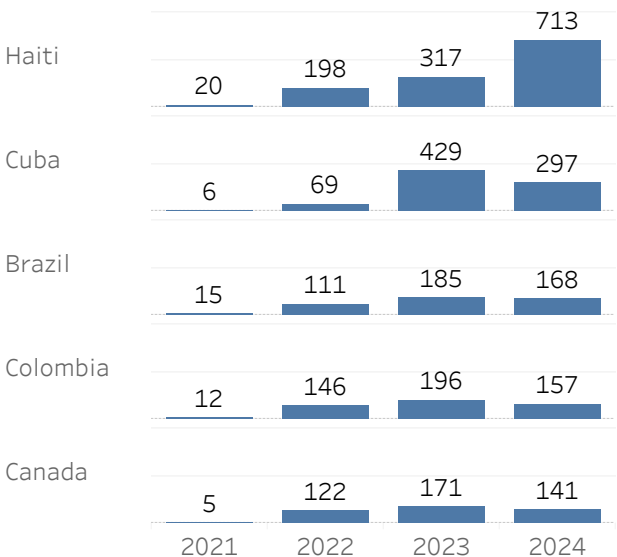
Top Out-of-State Driver License Exchanges in Palm Beach in 2019-2024,Q1



Top Foreign Driver License Exchanges in Palm Beach in 2024 Q1



Top Foreign Driver License Exchanges in Palm Beach in 2021-2024,Q1



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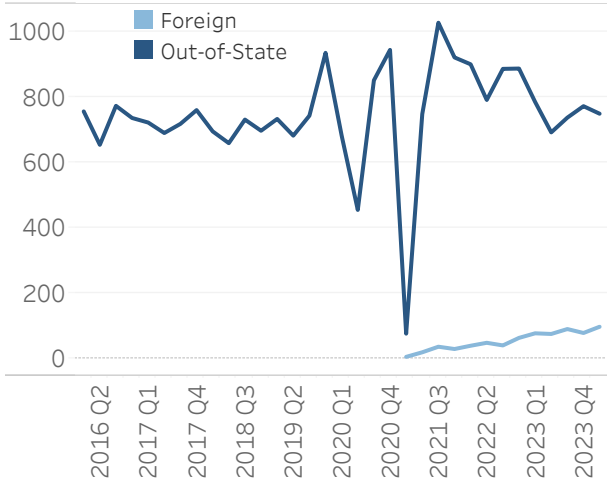
Who's Moving to Martin County?

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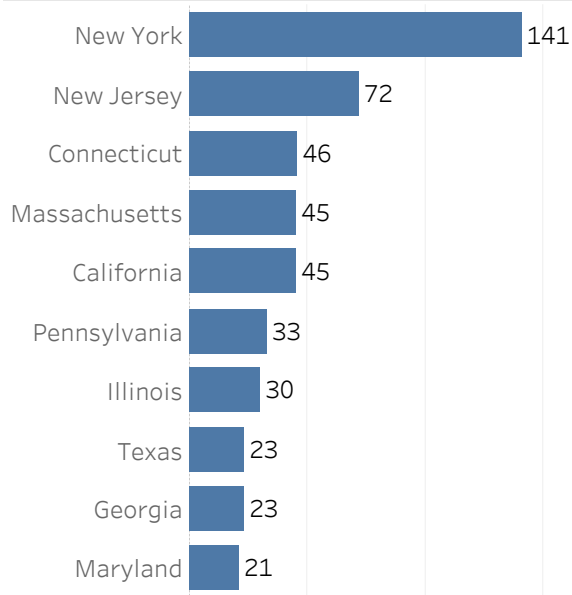
Out-of-State and Foreign Driver License Exchanges in Martin County in 2016-2024,Q1

	Out-of-State	Foreign	Total
2016 Q1	755		
2017 Q1	721		
2018 Q1	694		
2019 Q1	732		
2020 Q1	681		
2021 Q1	76	5	81
2022 Q1	899	39	938
2023 Q1	784	77	861
2024 Q1	748	97	845

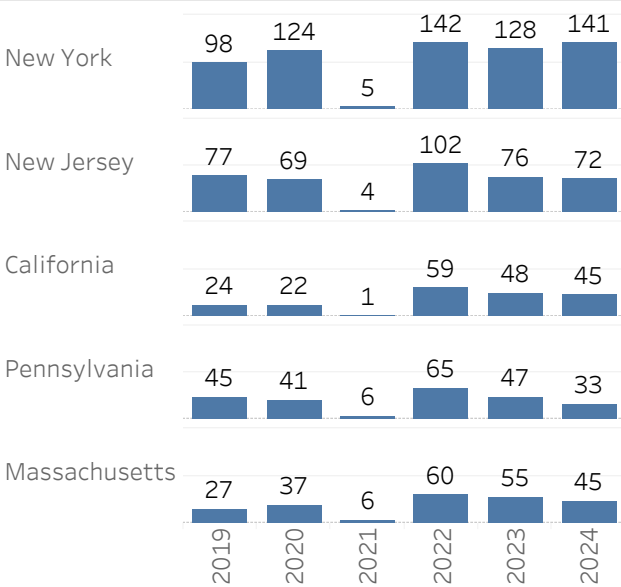
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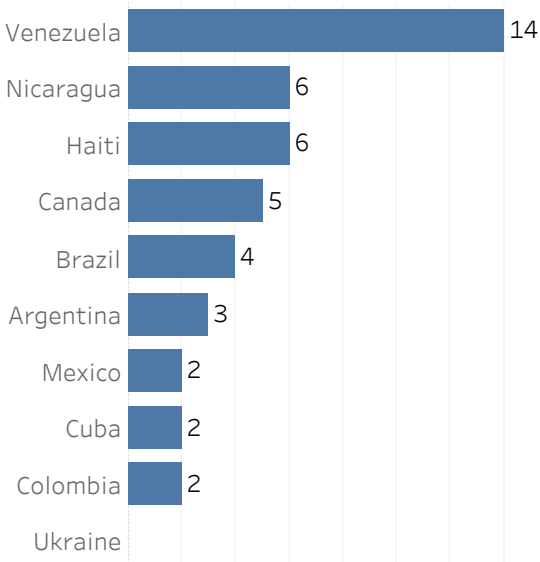
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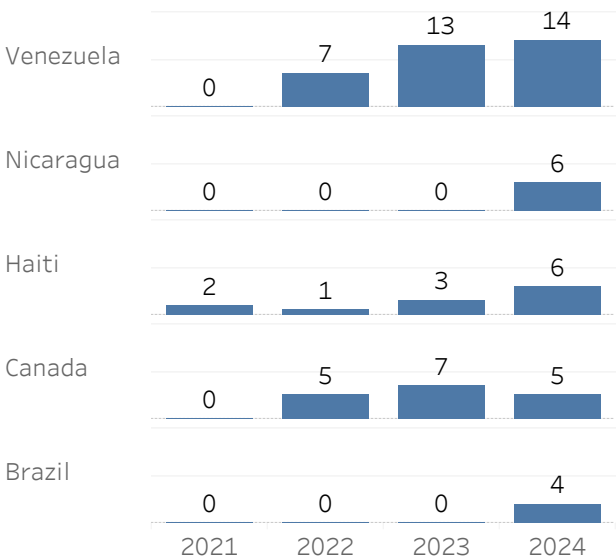
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Top Foreign Driver License Exchanges in Martin County in 2024 Q1



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

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