



# Out-of-State Driver License Exchanges Remain Above Pre-Pandemic Levels in Miami-Dade County

Southeast Florida counties but remain elevated in Miami-Dade County and St. Lucie County, 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 reflect the strength of migration to an area.

## Driver License Exchanges Decline in First Half of 2024 But Remain Above Pre-Pandemic Level in Miami-Dade and St. Lucie

In the first half of 2024, 36,096 people who established residency in the counties of Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie exchanged their out-of-state driver license exchanges for a Florida license. The number of driver license exchanges fell 11.5% (-4,713) from the same period in 2023, but the number was still 6.2% higher (+2,110 people) than the pre-pandemic level in first half of 2019 due to elevated migration in Miami-Dade County and St. Lucie County.

In the first half of 2024, there were 10,348 out-of-state driver license exchanges in Miami-Dade County, 20.7% more (+1,773 people) than in the first half of 2019. From one year ago, driver license exchanges were down 2.4% year-over-year (-250 people), the smallest decline among Southeast Florida counties.

In St. Lucie County, there were 3,261 driver license exchanges, 19.4% more (+530 people) than in 2019. From one year ago, driver license exchanges fell 12.6% (-468 people).

Palm Beach had the most out-of-state driver license exchanges at 11,480, down 0.6% compared to the level in the first half of 2019 (-69 people) and 14.8% lower (-1,995 people) than one year ago.

In Broward County, there were 9,647 out-of-state driver license exchanges, down 0.7% compared to the number in the first half of 2019 (-71 people) and 16.4% lower (-1,885 people) than one year ago.

In Martin County, there were 1,360 out-of-state driver license exchanges, down 3.7% from the first half in 2019 (-53 people) and 7.8% year-over-year (-115 people).

## New York and California License Exchanges Remain Above from Pre-Pandemic Levels

Across Southeast Florida, the total driver license exchanges were higher in 26 states of origin in the first half of 2024 compared to the first half of 2019 despite the decline from peak levels in 2022.

In Miami-Dade County, driver license exchanges were higher in the first half of 2024 than in the first half of 2019 among 28 states of origin, including the 10 largest states of origin: New York (+35.3%), California (+57.1%), Texas (+19.9%), New Jersey (+22.7%), Illinois (+47.4%), Massachusetts (+16.9%), Pennsylvania (13%), Virginia (+3.8%), and Michigan (+18.1%).



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New York driver license exchanges remain elevated compared to the first half of 2019 in all counties despite the decline from 2021-2022 peak levels: Miami-Dade (+35.3%), Broward (+8.6%), Palm Beach (+8.7%), Martin (+25.5%), and St. Lucie (+30.8%)

California driver license exchanges are also higher compared to pre-pandemic levels: Miami-Dade (+57.1%), Broward (+10.1%), Palm Beach (+29.9%) Martin (+48.1%), and St. Lucie (+25.0).

Out-of-state movers have on average higher incomes than people who moved out or lived in the same county, according to MIAMI's analysis of migration data released by the Internal Revenue Service based on 2021-2022 tax returns. In Miami-Dade County, the average adjusted gross income of households who moved to the county (total adjusted gross income of movers divided by number of tax returns) was \$175,600, which is 78% higher than the average income of households who left the county (\$98,800) and 79% higher than the income of households who lived in the same county (\$98,100) [1].

## What's Attracting People to Southeast Florida?

Out-of-state driver license exchanges surged in 2021-2022 amid the rise of hybrid/remote work and rising retirement among 55+ workers as suggested by the decline in labor force participation rate among 55+ workers, from 40% in February 2022 to 38% as of June 2024.

Corporate relocations and expansions and new business formations have also fueled strong job growth that has outpaced the national job growth. Payroll employment rose at a faster pace in all the Southeast Florida counties than nationally (1.3%) in 2023: Miami-Dade (3.0%), Broward (2.0%), Palm Beach (3.0%), Martin (1.6%), and St. Lucie (3.2%).

Movers from California and Texas tend to gravitate to Miami-Dade County relative to other Southeast Florida counties, likely due to cultural and demographic similarities (strong Hispanic and diverse culture, larger presence of single-family, younger households).

Movers from New York, New Jersey, and Pennsylvania tend to prefer Palm Beach and Broward for the coastal and less busy lifestyle.

The lower cost of housing in St. Lucie is also arguably attracting more retirees to the area. As of May 2024, the median sales price of a single-family house in St. Lucie County was \$400,000 (\$650,000 in Miami-Dade, \$625,000 in Broward, \$645,000 in Palm Beach, \$573,995 in Martin County).

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[1] [Migration Bolstered Southeast Florida's Aggregate Household Income by \\$10 Billion in 2022 - MIAMI REALTORS®](#)

# Who's Moving to Southeast Florida?

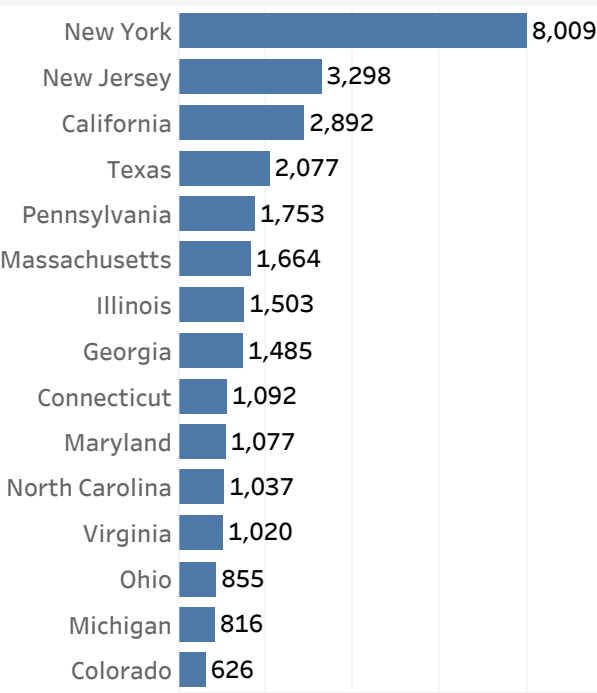
## Driver License Exchanges as of 2024 Q2

### Driver License Exchanges, 2016-2024 Q1-Q2 in Southeast Florida

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Out-of-state	35,266	32,382	32,877	33,986	22,446	41,725	44,662	40,809	36,096
Foreign	24,667	24,329	22,549	22,480	10,069	17,235	27,784	43,525	38,194
Total	59,933	56,711	55,426	56,466	32,515	58,960	72,446	84,334	74,290

Foreign driver license exchanges in 2016-2023 include those from US territories.

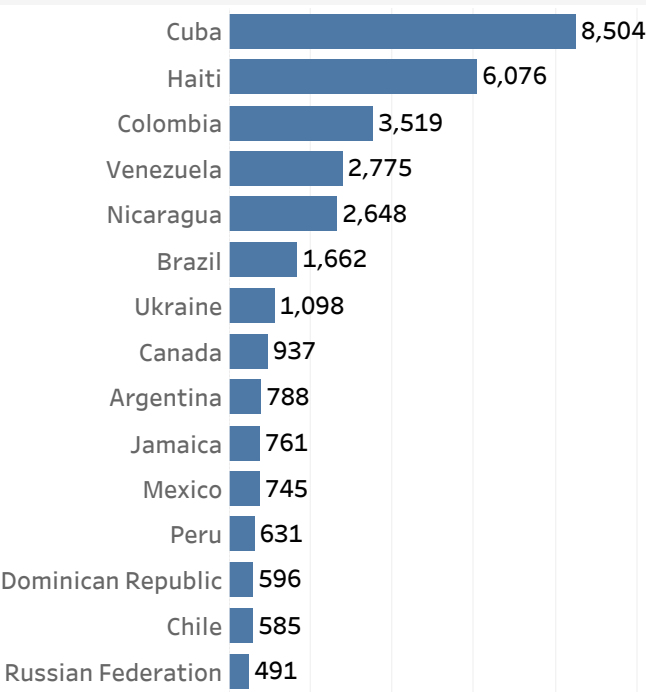
### Top Origins of Out-of-State Driver License Exchanges in 2024 Q1-Q2



### Out-of-State Driver License Exchanges, 2019-2024 Q1-Q2

	2019	2020	2021	2022	2023	2024
New York	6,860	4,997	10,194	10,885	9,518	8,009
New Jersey	3,267	2,242	4,406	4,623	4,131	3,298
California	2,161	1,399	3,337	3,786	3,301	2,892
Texas	1,764	1,144	1,896	1,954	1,936	2,077
Pennsylvania	1,715	1,069	1,888	2,207	1,976	1,753
Massachusetts	1,590	1,045	1,864	2,122	1,924	1,664
Illinois	1,324	884	1,861	1,826	1,755	1,503
Georgia	1,568	920	1,482	1,494	1,484	1,485
Connecticut	1,273	891	1,495	1,605	1,258	1,092
Maryland	1,104	675	1,224	1,292	1,136	1,077
North Carolina	1,079	614	1,049	1,081	1,084	1,037
Virginia	1,142	729	1,346	1,214	1,159	1,020
Ohio	920	620	960	942	930	855
Michigan	893	529	850	940	902	816
Colorado	486	345	568	685	659	626

### Top Origins of Foreign Driver License Exchanges, 2024 Q1-Q2



### Top Origins of Foreign Driver License Exchanges, 2021-2024 Q1-Q2

	2021	2022	2023	2024
Cuba	1,289	5,312	12,820	8,504
Haiti	792	1,991	3,803	6,076
Colombia	1,907	3,251	4,189	3,519
Venezuela	3,133	3,126	4,016	2,775
Nicaragua	243	606	2,169	2,648
Brazil	509	1,365	1,750	1,662
Ukraine	132	529	1,355	1,098
Canada	410	975	1,022	937
Argentina	537	888	935	788
Jamaica	365	538	693	761
Mexico	519	796	938	745
Peru	237	525	694	631
Dominican Republic	396	497	490	596
Chile	241	444	717	585
Russian Federation	365	1,120	1,456	491

Source: Miami Association of REALTORS® (MIAMI) analysis of Florida Highway Safety and Motor Vehicles data. Southeast Florida covers the counties of Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie. For questions, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), or Chris Umpierre, Chief of Communications, at [chris@miamire.com](mailto:chris@miamire.com).



# Who's Moving to Miami-Dade County?

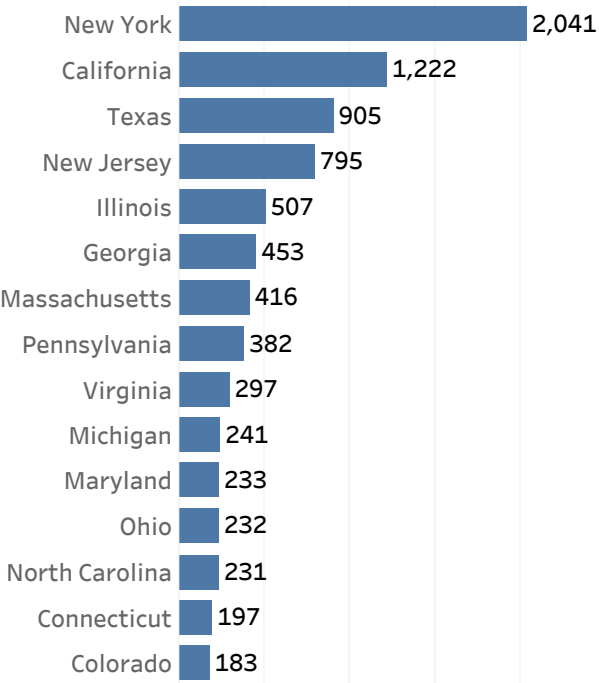
## Driver License Exchanges as of 2024 Q2

### Driver License Exchanges, 2016-2024 Q1-Q2 in Miami-Dade

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Out-of-state	8,187	7,965	7,931	8,575	4,964	11,645	11,053	10,598	10,348
Foreign	15,913	14,595	12,896	12,952	5,604	10,570	16,670	26,231	21,365
Total	24,100	22,560	20,827	21,527	10,568	22,215	27,723	36,829	31,713

Foreign driver license exchanges in 2016-2023 include those from US territories.

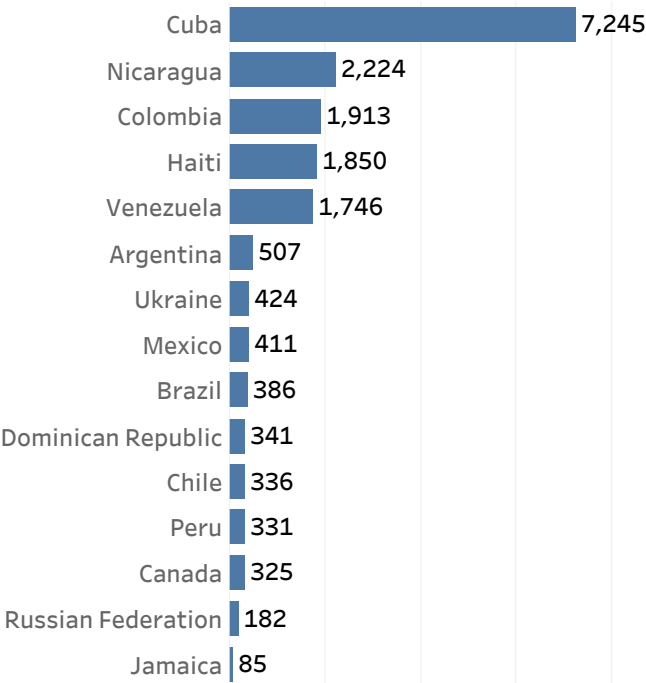
### Top Origins of Out-of-State Driver License Exchanges in 2024 Q1-Q2 in Miami-Dade



### Out-of-State Driver License Exchanges, 2019-2024 Q1-Q2 in Miami-Dade

	2019	2020	2021	2022	2023	2024
New York	1,509	954	2,847	2,588	2,281	2,041
California	778	521	1,417	1,458	1,310	1,222
Texas	755	423	810	713	731	905
New Jersey	648	387	924	899	822	795
Illinois	344	201	544	506	559	507
Georgia	479	247	434	408	390	453
Massachusetts	356	216	409	419	412	416
Pennsylvania	338	178	375	417	383	382
Virginia	286	176	351	284	318	297
Michigan	204	92	225	187	221	241
Maryland	251	142	268	253	242	233
Ohio	182	94	222	197	214	232
North Carolina	286	163	281	270	269	231
Connecticut	197	103	285	261	241	197
Colorado	142	79	171	184	165	183

### Top Origins of Foreign Driver License Exchanges, 2024 Q1-Q2 in Miami-Dade



### Top Origins of Foreign Driver License Exchanges, 2021-2024 Q1-Q2 in Miami-Dade

	2021	2022	2023	2024
Cuba	1,178	4,741	11,046	7,245
Nicaragua	212	540	1,840	2,224
Colombia	1,227	1,800	2,196	1,913
Haiti	351	698	1,045	1,850
Venezuela	2,320	2,178	2,548	1,746
Argentina	391	557	584	507
Ukraine	75	243	568	424
Mexico	422	519	528	411
Brazil	215	441	464	386
Dominican Republic	258	323	297	341
Chile	180	295	361	336
Peru	150	253	346	331
Canada	164	312	319	325
Russian Federation	211	602	588	182
Jamaica	49	70	88	85

Source: Miami Association of REALTORS® (MIAMI) analysis of Florida Highway Safety and Motor Vehicles data. Southeast Florida covers the counties of Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie. For questions, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), or Chris Umpierre, Chief of Communications, at [chris@miamire.com](mailto:chris@miamire.com).



# Who's Moving to Broward County?

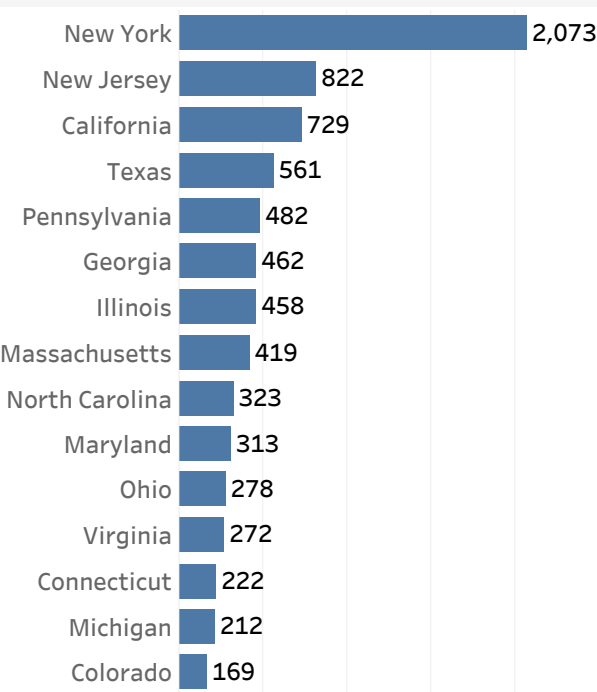
## Driver License Exchanges as of 2024 Q2

### Driver License Exchanges, 2016-2024 Q1-Q2 in Broward

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Out-of-state	10,839	9,443	9,520	9,718	5,254	10,637	11,935	11,532	9,647
Foreign	6,114	7,005	6,784	6,701	2,868	4,676	7,951	11,663	10,751
Total	16,953	16,448	16,304	16,419	8,122	15,313	19,886	23,195	20,398

Foreign driver license exchanges in 2016-2023 include those from US territories.

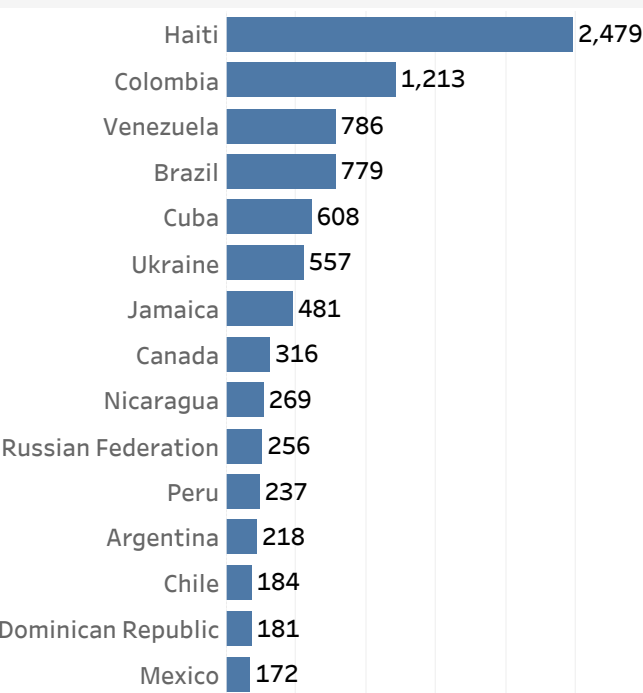
### Top Origins of Out-of-State Driver License Exchanges in 2024 Q1-Q2 in Broward



### Out-of-State Driver License Exchanges, 2019-2024 Q1-Q2 in Broward

	2019	2020	2021	2022	2023	2024
New York	1,909	1,066	2,368	2,811	2,647	2,073
New Jersey	838	467	993	1,088	1,102	822
California	662	350	844	1,006	928	729
Texas	514	319	511	587	574	561
Pennsylvania	502	249	501	572	526	482
Georgia	519	274	455	471	509	462
Illinois	428	212	511	523	509	458
Massachusetts	454	218	470	556	488	419
North Carolina	285	152	288	292	303	323
Maryland	321	150	345	336	321	313
Ohio	286	154	276	303	292	278
Virginia	376	195	388	347	319	272
Connecticut	256	137	298	323	273	222
Michigan	240	125	224	326	261	212
Colorado	136	88	139	164	180	169

### Top Origins of Foreign Driver License Exchanges, 2024 Q1-Q2 in Broward



### Top Origins of Foreign Driver License Exchanges, 2021-2024 Q1-Q2 in Broward

	2021	2022	2023	2024
Haiti	340	786	1,636	2,479
Colombia	585	1,046	1,442	1,213
Venezuela	733	755	1,095	786
Brazil	217	623	800	779
Cuba	66	286	847	608
Ukraine	52	242	570	557
Jamaica	281	334	429	481
Canada	177	354	362	316
Nicaragua	26	47	232	269
Russian Federation	144	452	682	256
Peru	70	204	268	237
Argentina	122	263	271	218
Chile	59	111	270	184
Dominican Republic	112	162	170	181
Mexico	74	135	216	172

Source: Miami Association of REALTORS® (MIAMI) analysis of Florida Highway Safety and Motor Vehicles data. Southeast Florida covers the counties of Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie. For questions, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), or Chris Umpierre, Chief of Communications, at [chris@miamire.com](mailto:chris@miamire.com).



# Who's Moving to Palm Beach County?

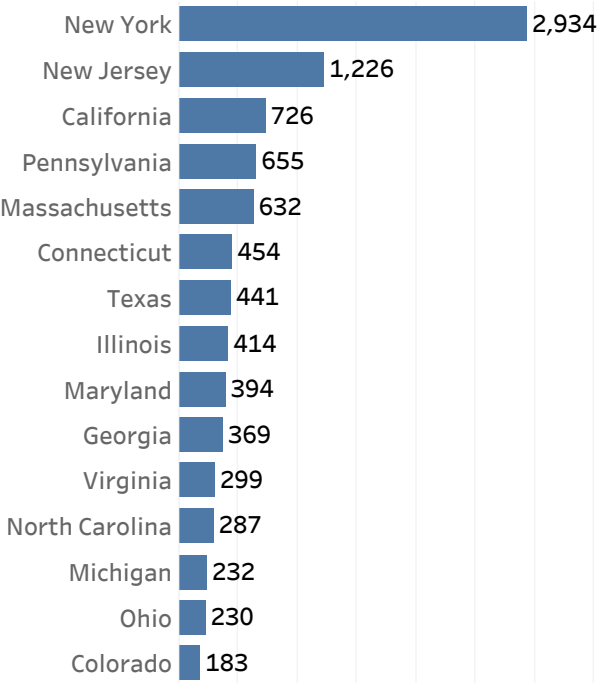
## Driver License Exchanges as of 2024 Q2

### Driver License Exchanges, 2016-2024 Q1-Q2 in Palm Beach

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Out-of-state	11,967	10,894	11,269	11,549	8,649	14,067	15,822	13,475	11,480
Foreign	2,314	2,345	2,424	2,456	1,358	1,700	3,319	5,274	4,896
Total	14,281	13,239	13,693	14,005	10,007	15,767	19,141	18,749	16,376

Foreign driver license exchanges in 2016-2023 include those from US territories.

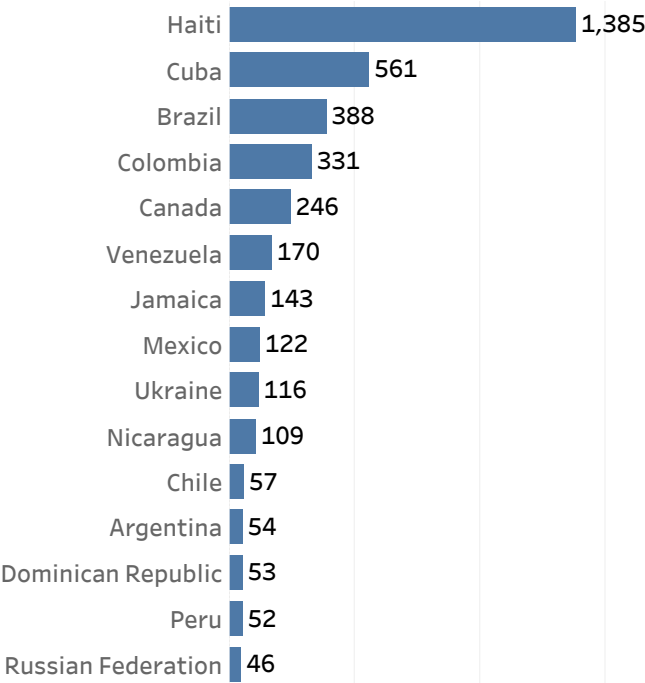
### Top Origins of Out-of-State Driver License Exchanges in 2024 Q1-Q2 in Palm Beach



### Out-of-State Driver License Exchanges, 2019-2024 Q1-Q2 in Palm Beach

	2019	2020	2021	2022	2023	2024
New York	2,700	2,268	3,925	4,275	3,559	2,934
New Jersey	1,408	1,049	1,942	2,039	1,668	1,226
California	559	398	878	990	808	726
Pennsylvania	627	441	684	829	781	655
Massachusetts	629	457	729	877	774	632
Connecticut	586	471	628	736	537	454
Texas	373	266	409	457	410	441
Illinois	431	346	609	613	546	414
Maryland	412	283	424	536	416	394
Georgia	390	258	394	426	392	369
Virginia	345	239	386	409	363	299
North Carolina	339	197	282	314	329	287
Michigan	309	207	257	303	281	232
Ohio	301	231	302	276	286	230
Colorado	150	115	181	235	214	183

### Top Origins of Foreign Driver License Exchanges, 2024 Q1-Q2 in Palm Beach



### Top Origins of Foreign Driver License Exchanges, 2021-2024 Q1-Q2 in Palm Beach

	2021	2022	2023	2024
Haiti	80	437	920	1,385
Cuba	39	254	777	561
Brazil	65	259	418	388
Colombia	75	350	484	331
Canada	39	244	279	246
Venezuela	66	156	274	170
Jamaica	22	99	121	143
Mexico	17	113	154	122
Ukraine	5	42	200	116
Nicaragua	5	17	75	109
Chile	2	35	70	57
Argentina	23	62	77	54
Dominican Republic	19	1	3	53
Peru	16	62	66	52
Russian Federation	9	61	173	46

Source: Miami Association of REALTORS® (MIAMI) analysis of Florida Highway Safety and Motor Vehicles data. Southeast Florida covers the counties of Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie. For questions, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), or Chris Umpierre, Chief of Communications, at [chris@miamire.com](mailto:chris@miamire.com).





# Who's Moving to Martin County?

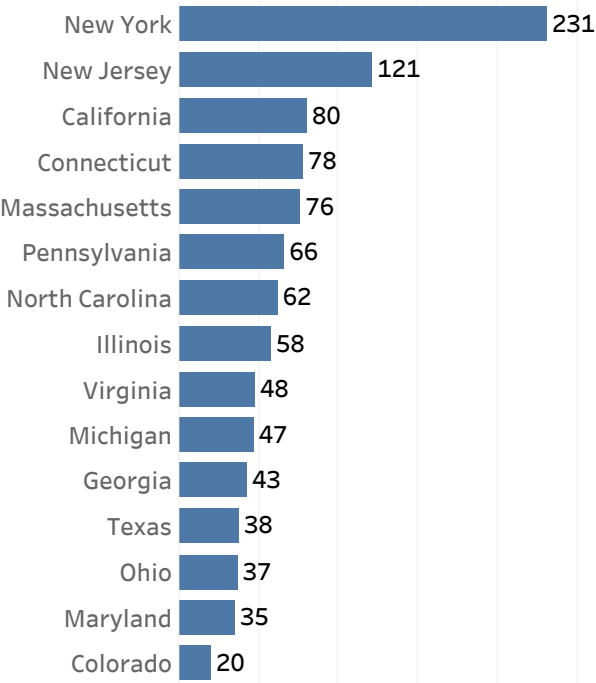
## Driver License Exchanges as of 2024 Q2

### Driver License Exchanges, 2016-2024 Q1-Q2 in Martin

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Out-of-state	1,408	1,410	1,352	1,413	1,135	1,769	1,690	1,475	1,360
Foreign	72	95	102	80	43	59	99	156	181
Total	1,480	1,505	1,454	1,493	1,178	1,828	1,789	1,631	1,541

Foreign driver license exchanges in 2016-2023 include those from US territories.

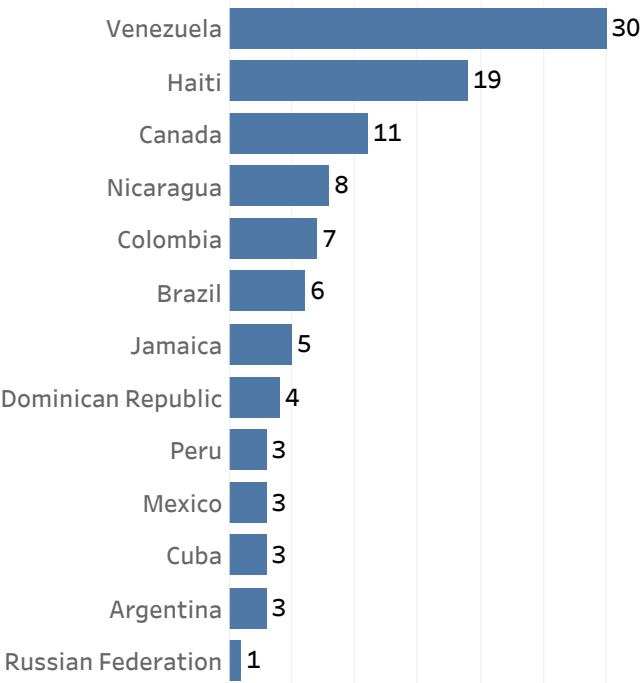
### Top Origins of Out-of-State Driver License Exchanges in 2024 Q1-Q2 in Martin



### Out-of-State Driver License Exchanges, 2019-2024 Q1-Q2 in Martin

	2019	2020	2021	2022	2023	2024
New York	184	190	299	272	246	231
New Jersey	136	114	196	166	140	121
California	54	34	68	117	85	80
Connecticut	92	67	109	87	79	78
Massachusetts	61	61	92	84	85	76
Pennsylvania	73	59	95	109	67	66
North Carolina	59	32	55	70	58	62
Illinois	53	42	82	66	51	58
Virginia	57	36	80	60	61	48
Michigan	46	49	56	35	43	47
Georgia	68	37	62	50	39	43
Texas	35	40	47	70	57	38
Ohio	50	45	46	48	45	37
Maryland	39	32	70	45	37	35
Colorado	17	18	19	31	25	20

### Top Origins of Foreign Driver License Exchanges, 2024 Q1-Q2 in Martin



### Top Origins of Foreign Driver License Exchanges, 2021-2024 Q1-Q2 in Martin

	2021	2022	2023	2024
Venezuela	2	14	27	30
Haiti	3	2	10	19
Canada	4	16	12	11
Nicaragua	0	1	1	8
Colombia	0	4	5	7
Brazil	1	2	1	6
Jamaica	0	4	6	5
Dominican Republic	0	1	1	4
Peru	0	0	4	3
Mexico	0	7	8	3
Cuba	0	0	4	3
Argentina	0	0	1	3
Russian Federation	0	1	5	1

Source: Miami Association of REALTORS® (MIAMI) analysis of Florida Highway Safety and Motor Vehicles data. Southeast Florida covers the counties of Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie. For questions, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), or Chris Umpierre, Chief of Communications, at [chris@miamire.com](mailto:chris@miamire.com).



# Who's Moving to St. Lucie County?

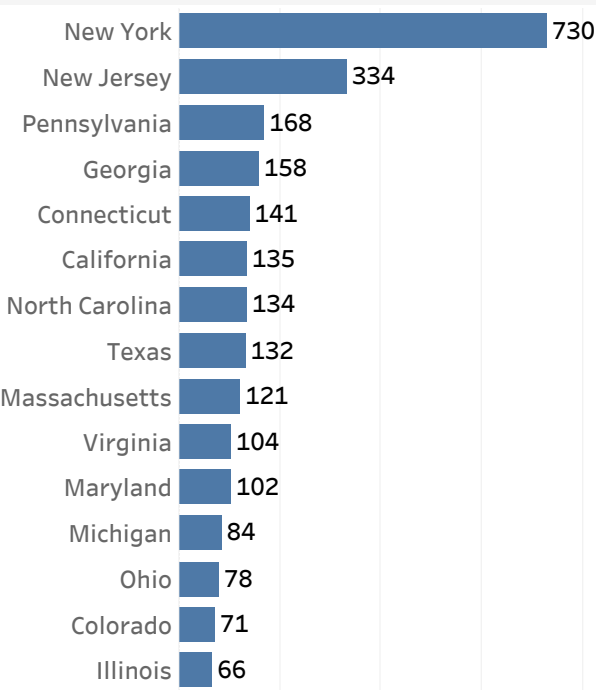
## Driver License Exchanges as of 2024 Q2

### Driver License Exchanges, 2016-2024 Q1-Q2 in St. Lucie

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Out-of-state	2,865	2,670	2,805	2,731	2,444	3,607	4,162	3,729	3,261
Foreign	254	289	343	291	196	230	498	908	1,001
Total	3,119	2,959	3,148	3,022	2,640	3,837	4,660	4,637	4,262

Foreign driver license exchanges in 2016-2023 include those from US territories.

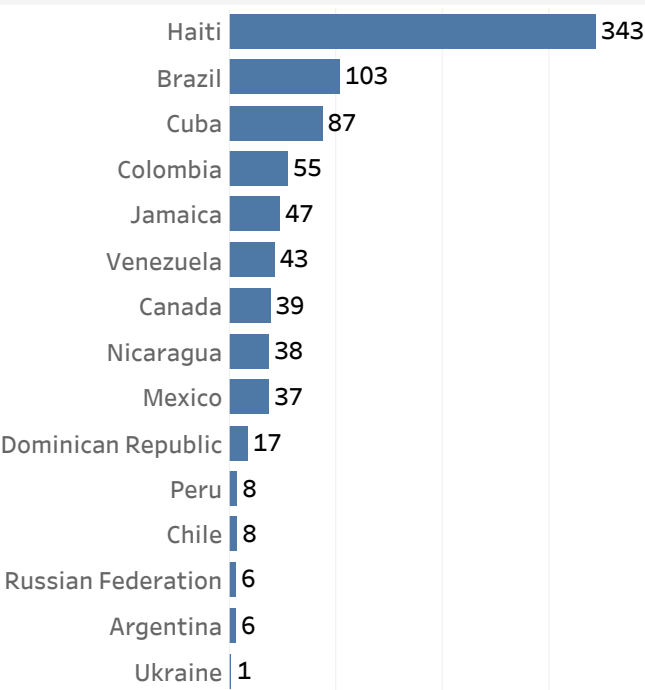
### Top Origins of Out-of-State Driver License Exchanges in 2024 Q1-Q2 in St. Lucie



### Out-of-State Driver License Exchanges, 2019-2024 Q1-Q2 in St. Lucie

	2019	2020	2021	2022	2023	2024
New York	558	519	755	939	785	730
New Jersey	237	225	351	431	399	334
Pennsylvania	175	142	233	280	219	168
Georgia	112	104	137	139	154	158
Connecticut	142	113	175	198	128	141
California	108	96	130	215	170	135
North Carolina	110	70	143	135	125	134
Texas	87	96	119	127	164	132
Massachusetts	90	93	164	186	165	121
Virginia	78	83	141	114	98	104
Maryland	81	68	117	122	120	102
Michigan	94	56	88	89	96	84
Ohio	101	96	114	118	93	78
Colorado	41	45	58	71	75	71
Illinois	68	83	115	118	90	66

### Top Origins of Foreign Driver License Exchanges, 2024 Q1-Q2 in St. Lucie



### Top Origins of Foreign Driver License Exchanges, 2021-2024 Q1-Q2 in St. Lucie

	2021	2022	2023	2024
Haiti	18	68	192	343
Brazil	11	40	67	103
Cuba	6	31	146	87
Colombia	20	51	62	55
Jamaica	13	31	49	47
Venezuela	12	23	72	43
Canada	26	49	50	39
Nicaragua	0	1	21	38
Mexico	6	22	32	37
Dominican Republic	7	10	19	17
Peru	1	6	10	8
Chile	0	3	16	8
Russian Federation	1	4	8	6
Argentina	1	6	2	6
Ukraine	0	2	9	1

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