



Analysis of Income Flows Due to Domestic Migration in 2019-2023



Miami Association of REALTORS® (MIAMI)
The largest local Realtor® association

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Florida: #1 State in Net Income Inflow from Domestic Migration of \$137 Billion in 2019-2023

Florida held the top spot with the largest net income (adjusted gross income or AGI) inflow of \$20.65 billion from domestic (within US) migration, an indication that Florida remains the epicenter of wealth migration, according to Miami Association of Realtors® (MIAMI) analysis of the latest IRS 2022-2023 migration statistics based on tax filer addresses. Other states with at least \$1 billion in net income inflow but far behind were Texas (\$5.5 billion), South Carolina (\$4.1 billion), North Carolina (\$3.9 billion), Tennessee (\$2.8 billion), and Nevada (\$1.5 billion).

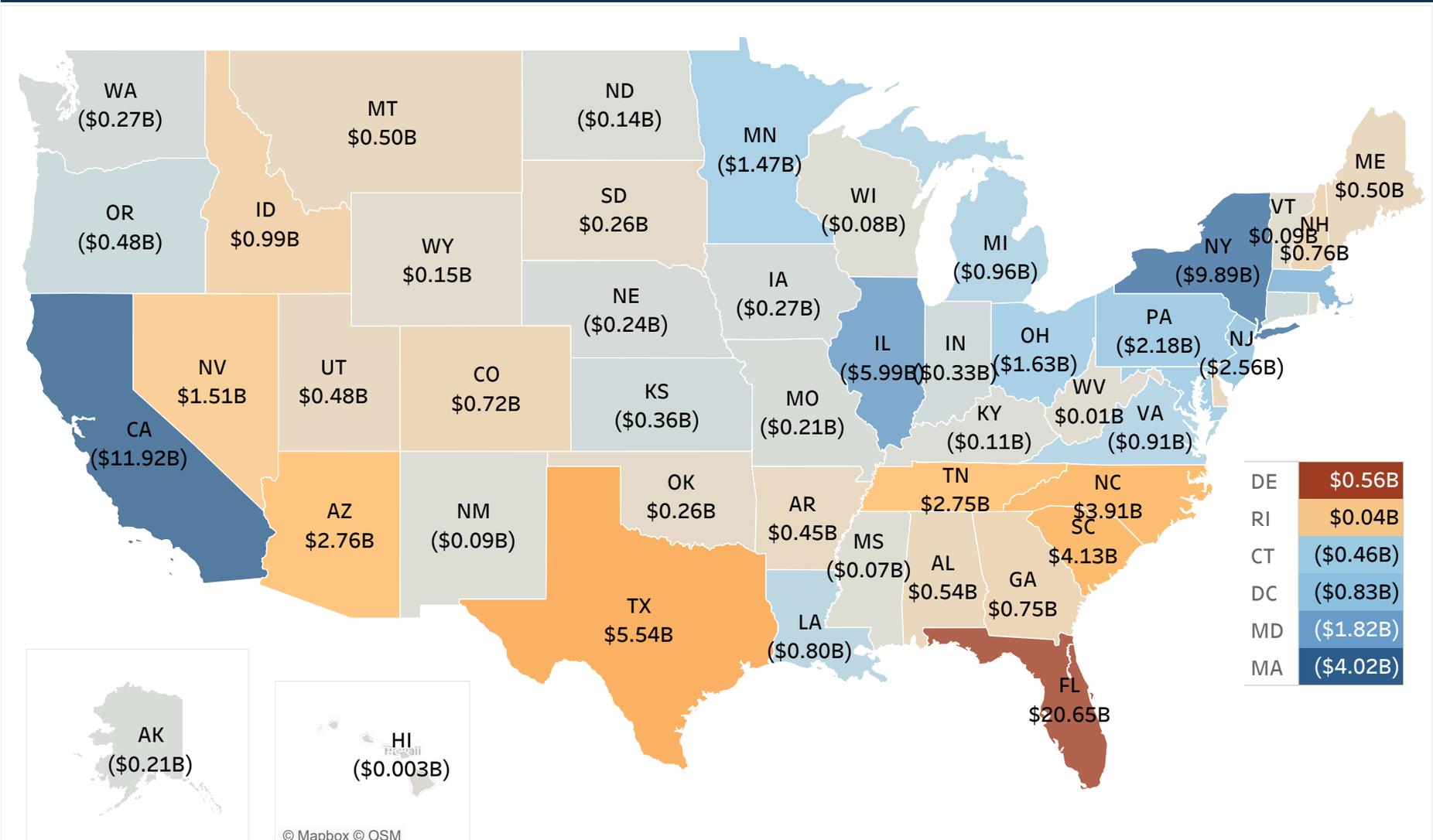
Over the 5-year period from 2019-2023, Florida gained a staggering total net income inflow of \$137.0 billion. Far behind with at least \$10 billion in net inflows were Texas (\$36.8 billion), North Carolina (\$19.5 billion), Arizona (\$19.4 billion), South Carolina (\$19.2 billion), Tennessee (\$16.1 billion), and Nevada (\$13.9 billion).

California, New York, and Illinois Have the Largest Net Income Outflow of \$209 Billion from Domestic Migration from 2019-2023

California (-\$11.9 billion), New York (-\$9.9 billion), Illinois (-\$6.0 billion), Massachusetts (-\$4.02 billion), and New Jersey (-\$2.56 billion) had the largest net income outflows in 2023. These states also have the least competitive tax environment, according to the Tax Foundation. [2026 State Tax Competitiveness Index: Interactive Tool](#)

Over the period 2019-2023, California led all states with the largest net income outflow (-\$91.4 billion), followed by New York (-\$76.7 billion), Illinois (-\$41.1 billion), with a total net income outflow of \$209 billion. Other states with at least \$10 billion in net income outflows over the 5-year period were New Jersey (-\$17.1 billion), Massachusetts (-\$16.2 billion), and Maryland (-\$10.1 billion).

Net Income (Adjusted Gross Income) Flows from Tax Filers Who Moved to Another State in 2023



Source: Miami Association of Realtors® analysis of IRS Migration Data based on returns filed in the calendar year 2018-2023. IRS determines a mover based on a comparison of the prior and current year address. Returns received in 2023 represent income earned in 2022 and returns received in 2022 represent income earned in 2021.



Net Flow of Income Due to Domestic Migration by State

Net Flows of Income (Adjusted Gross Income) from Domestic Migration in 2019-2023 (in Billion Dollars)

	2019	2020	2021	2022	2023	Grand Total
Florida	\$17.5B	\$23.7B	\$39.2B	\$36.0B	\$20.6B	\$137.0B
Texas	\$3.9B	\$6.3B	\$10.9B	\$10.1B	\$5.5B	\$36.8B
North Carolina	\$2.8B	\$3.6B	\$4.5B	\$4.6B	\$3.9B	\$19.5B
Arizona	\$3.7B	\$4.8B	\$4.4B	\$3.7B	\$2.8B	\$19.4B
South Carolina	\$2.6B	\$3.6B	\$4.2B	\$4.8B	\$4.1B	\$19.2B
Tennessee	\$1.9B	\$2.6B	\$4.1B	\$4.7B	\$2.8B	\$16.1B
Nevada	\$2.0B	\$2.6B	\$4.6B	\$3.1B	\$1.5B	\$13.9B
Colorado	\$2.0B	\$2.3B	\$2.1B	\$1.5B	\$0.7B	\$8.6B
Idaho	\$1.2B	\$2.1B	\$2.2B	\$1.7B	\$1.0B	\$8.1B
Utah	\$0.7B	\$1.3B	\$1.6B	\$1.1B	\$0.5B	\$5.2B
New Hampshire	\$0.3B	\$1.0B	\$1.5B	\$0.9B	\$0.8B	\$4.4B
Georgia	\$0.4B	\$1.1B	\$1.3B	\$0.7B	\$0.7B	\$4.2B
Montana	\$0.5B	\$1.1B	\$1.1B	\$1.1B	\$0.5B	\$4.2B
Maine	\$0.3B	\$0.9B	\$0.9B	\$0.7B	\$0.5B	\$3.3B
Alabama	\$0.3B	\$0.5B	\$0.7B	\$0.8B	\$0.5B	\$2.8B
Delaware	\$0.3B	\$0.8B	\$0.5B	\$0.6B	\$0.6B	\$2.8B
Wyoming	\$0.2B	\$0.9B	\$0.5B	\$1.0B	\$0.1B	\$2.8B
Arkansas	\$0.0B	\$0.2B	\$0.5B	\$0.5B	\$0.4B	\$1.7B
South Dakota	\$0.2B	\$0.2B	\$0.5B	\$0.6B	\$0.3B	\$1.7B
Oklahoma	\$0.0B	\$0.1B	\$0.5B	\$0.5B	\$0.3B	\$1.3B
Vermont	\$0.0B	\$0.4B	\$0.4B	\$0.3B	\$0.1B	\$1.1B
Washington	\$1.1B	\$1.2B	\$0.2B	(\$1.7B)	(\$0.3B)	\$0.6B
New Mexico	\$0.0B	\$0.4B	\$0.1B	(\$0.1B)	(\$0.1B)	\$0.4B
Hawaii	(\$0.2B)	\$0.1B	\$0.1B	\$0.3B	\$0.0B	\$0.3B
Rhode Island	(\$0.1B)	\$0.3B	\$0.2B	(\$0.1B)	\$0.0B	\$0.3B
Oregon	\$0.8B	\$0.6B	(\$0.1B)	(\$0.5B)	(\$0.5B)	\$0.2B
Mississippi	(\$0.1B)	(\$0.1B)	\$0.0B	\$0.1B	(\$0.1B)	(\$0.1B)
West Virginia	(\$0.2B)	(\$0.1B)	\$0.0B	\$0.0B	\$0.0B	(\$0.3B)
Kentucky	(\$0.2B)	(\$0.3B)	(\$0.1B)	\$0.0B	(\$0.1B)	(\$0.7B)
Wisconsin	(\$0.2B)	(\$0.1B)	(\$0.1B)	(\$0.3B)	(\$0.1B)	(\$0.8B)
North Dakota	(\$0.1B)	(\$0.3B)	(\$0.2B)	(\$0.3B)	(\$0.1B)	(\$1.1B)
Alaska	(\$0.3B)	(\$0.3B)	(\$0.2B)	(\$0.3B)	(\$0.2B)	(\$1.3B)
Nebraska	(\$0.2B)	(\$0.5B)	(\$0.2B)	(\$0.3B)	(\$0.2B)	(\$1.5B)
Indiana	(\$0.3B)	(\$0.2B)	(\$0.2B)	(\$0.6B)	(\$0.3B)	(\$1.6B)
Missouri	(\$0.4B)	(\$0.2B)	(\$0.2B)	(\$0.6B)	(\$0.2B)	(\$1.6B)
Iowa	(\$0.5B)	(\$0.3B)	(\$0.3B)	(\$0.5B)	(\$0.3B)	(\$1.8B)
Kansas	(\$0.4B)	(\$0.3B)	(\$0.2B)	(\$0.6B)	(\$0.4B)	(\$1.9B)
Connecticut	(\$1.6B)	(\$0.3B)	\$0.1B	(\$1.0B)	(\$0.5B)	(\$3.3B)
Louisiana	(\$0.5B)	(\$0.6B)	(\$0.9B)	(\$0.9B)	(\$0.8B)	(\$3.6B)
Michigan	(\$1.1B)	(\$0.4B)	(\$1.1B)	(\$1.4B)	(\$1.0B)	(\$4.9B)
District of Columbia	(\$0.6B)	(\$1.4B)	(\$1.6B)	(\$1.1B)	(\$0.8B)	(\$5.6B)
Virginia	(\$1.2B)	(\$1.1B)	(\$1.9B)	(\$2.2B)	(\$0.9B)	(\$7.2B)
Minnesota	(\$0.9B)	(\$1.2B)	(\$1.6B)	(\$2.2B)	(\$1.5B)	(\$7.3B)
Ohio	(\$1.6B)	(\$1.4B)	(\$2.1B)	(\$2.1B)	(\$1.6B)	(\$8.9B)
Pennsylvania	(\$1.7B)	(\$1.2B)	(\$1.9B)	(\$2.8B)	(\$2.2B)	(\$9.7B)
Maryland	(\$1.9B)	(\$1.9B)	(\$1.9B)	(\$2.7B)	(\$1.8B)	(\$10.1B)
Massachusetts	(\$1.5B)	(\$2.6B)	(\$4.3B)	(\$3.9B)	(\$4.0B)	(\$16.2B)
New Jersey	(\$3.1B)	(\$2.3B)	(\$3.8B)	(\$5.3B)	(\$2.6B)	(\$17.1B)
Illinois	(\$5.9B)	(\$8.5B)	(\$10.9B)	(\$9.8B)	(\$6.0B)	(\$41.1B)
New York	(\$8.7B)	(\$19.5B)	(\$24.5B)	(\$14.2B)	(\$9.9B)	(\$76.7B)
California	(\$8.8B)	(\$17.8B)	(\$29.1B)	(\$23.8B)	(\$11.9B)	(\$91.4B)

Source: Miami Association of Realtors® analysis of IRS Migration Data based on returns filed in the calendar year 2018-2023. IRS determines a mover based on a comparison of the prior and current year address. Returns received in 2023 represent income earned in 2022 and returns received in 2022 represent income earned in 2021.



Top State Destinations of People Leaving California, New York, New Jersey, and Illinois

Which states are attracting movers from California, New York, Illinois, and New Jersey (states with the largest net income outflow)?

Of the 1.8 million tax filers who left California, Texas was the top destination. However, Californians who moved to Florida had the highest average income at \$163,912 (in Florida), so Florida had the second highest gain in income at \$16.9 billion in 2019-2023 due to migration from California.

Of the 1.35 million tax filers who left New York, New Jersey was the top destination and Florida, second. However, the average income of New Yorkers moving to Florida (\$166,245) was higher than for New Jersey (\$114,182), so Florida had the highest gain in income at \$37.4 billion in 2019-2023 due to migration from New York.

Of the 750,194 tax filers who left Illinois in 2019-2023, Florida was the top destination, and those moving to Florida had the highest average income at \$215,588 (in Florida), so Florida had the highest gain in income of \$17.3 billion in 2019-2023 due to migration from Illinois.

Of the 609,572 tax filers who left New Jersey, New York was the top destination and Florida was second, but New Yorkers who moved to Florida had the highest average income at \$176,837 (in Florida), resulting in the highest gain in income of \$17.9 billion in 2019-2023 from migration from New Jersey.

Top Destinations of Taxpayers Who Left California in 2019-2023

Y2 State Name	Aggregate Gross Income	Number of Tax Returns	Ave AGI
CA Total Migration-US	\$206.5B	1,837,406	\$111,262
Texas	\$27.9B	230,364	\$118,404
New York	\$12.5B	87,121	\$142,402
Washington	\$16.0B	131,992	\$120,715
Nevada	\$17.4B	145,133	\$118,364
Florida	\$16.9B	101,282	\$163,912
Arizona	\$14.7B	158,706	\$91,625
Oregon	\$8.7B	96,231	\$90,267
Colorado	\$9.0B	75,055	\$118,724
Tennessee	\$5.9B	48,855	\$116,652
Idaho	\$5.9B	50,948	\$114,338

Top Destinations of Taxpayers Who Left New York in 2019-2023

Y2 State Name	Aggregate Gross Income	Number of Tax Returns	Ave AGI
NY Total Migration-US	\$156.1B	1,349,815	\$114,633
Florida	\$37.4B	220,129	\$166,245
New Jersey	\$25.8B	224,481	\$114,182
California	\$14.5B	102,761	\$141,623
Connecticut	\$14.3B	82,923	\$168,964
Pennsylvania	\$7.5B	100,941	\$73,246
Texas	\$6.4B	63,171	\$100,805
Massachusetts	\$5.6B	50,978	\$109,813
North Carolina	\$5.4B	69,205	\$77,518
Virginia	\$3.5B	41,478	\$83,578

Top Destinations of Taxpayers Who Left Illinois in 2019-2023

Y2 State Name	Aggregate Gross Income	Number of Tax Returns	Ave AGI
IL Total Migration-US	\$82.0B	750,194	\$108,866
Florida	\$17.3B	79,541	\$215,588
Texas	\$6.5B	60,769	\$106,798
California	\$6.3B	54,767	\$116,038
Wisconsin	\$4.6B	55,401	\$82,543
Indiana	\$4.4B	65,349	\$67,603
Arizona	\$3.7B	31,617	\$116,372
Michigan	\$3.3B	27,967	\$116,812
Tennessee	\$3.2B	27,648	\$112,438
Colorado	\$3.2B	25,733	\$121,995
Missouri	\$2.8B	44,047	\$63,855

Top Destinations of Taxpayers Who Left New Jersey in 2019-2023

Y2 State Name	Aggregate Gross Income	Number of Tax Returns	Ave AGI
NJ Total Migration-US	\$70.4B	609,572	\$115,009
Florida	\$17.9B	99,390	\$176,837
New York	\$13.3B	121,755	\$109,195
Pennsylvania	\$8.1B	90,074	\$89,494
California	\$4.1B	32,808	\$124,551
Texas	\$3.2B	28,358	\$110,825
North Carolina	\$2.9B	30,100	\$97,768
South Carolina	\$2.0B	17,509	\$110,858
Massachusetts	\$1.9B	15,675	\$124,079
Virginia	\$1.8B	20,098	\$88,096
Georgia	\$1.5B	18,455	\$83,667

Source: Miami Association of Realtors® analysis of IRS Migration Data based on returns filed in the calendar year 2018-2023. IRS determines a mover based on a comparison of the prior and current year address. Returns received in 2023 represent income earned in 2022 and returns received in 2022 represent income earned in 2021.



Florida Attracts High-Income Earners More Than Any Other State, with Average Income of \$122,539

Florida attracts more high-income earners than any other state. In 2023, the average income (AGI) in Florida of tax filers who lived in another state in the prior year was \$122,530, the highest among all US states. The other states where the average income of out-of-state movers in the current state was over \$100,000 were Connecticut (\$100,822), New Hampshire (\$109,000), and New Jersey (\$102,190).

Average Income of Tax Filers in 2023 Who Moved from Another State in the Prior Year					
	2019	2020	2021	2022	2023
Florida	\$110,180	\$121,820	\$149,201	\$156,658	\$122,539
Connecticut	\$96,074	\$119,104	\$135,759	\$139,194	\$110,822
New Hampshire	\$82,115	\$95,989	\$117,102	\$119,367	\$109,318
New Jersey	\$88,279	\$98,771	\$102,327	\$112,796	\$102,190
California	\$84,050	\$83,066	\$87,072	\$111,689	\$95,523
New York	\$85,579	\$83,507	\$90,337	\$124,391	\$94,202
Washington	\$77,970	\$85,272	\$92,638	\$103,160	\$89,890
Massachusetts	\$88,863	\$94,551	\$98,945	\$119,730	\$89,890
South Carolina	\$76,969	\$85,853	\$87,516	\$96,350	\$88,476
Delaware	\$74,700	\$88,329	\$89,144	\$95,623	\$88,435
Arizona	\$77,959	\$86,255	\$89,898	\$97,495	\$87,497
Nevada	\$76,601	\$85,586	\$120,454	\$117,271	\$87,255
District of Columbia	\$81,245	\$81,932	\$95,091	\$100,872	\$86,003
Maine	\$73,965	\$87,905	\$93,153	\$99,204	\$85,446
Texas	\$75,200	\$81,165	\$88,798	\$96,508	\$83,632
Rhode Island	\$72,623	\$89,631	\$90,530	\$94,789	\$82,595
Colorado	\$78,797	\$84,665	\$91,221	\$98,744	\$82,532
Virginia	\$72,830	\$78,088	\$81,433	\$86,739	\$82,327
Vermont	\$69,291	\$95,948	\$92,349	\$99,747	\$82,099
Idaho	\$75,591	\$84,671	\$90,354	\$97,345	\$81,248
Maryland	\$69,224	\$75,492	\$81,613	\$88,530	\$80,821
North Carolina	\$71,345	\$76,681	\$79,123	\$87,068	\$80,162
Utah	\$76,422	\$88,031	\$95,022	\$104,817	\$80,129
Wyoming	\$84,598	\$133,748	\$101,287	\$152,716	\$79,888
Tennessee	\$68,459	\$75,092	\$82,581	\$93,996	\$79,430
Montana	\$73,402	\$89,824	\$90,507	\$102,673	\$79,110
Illinois	\$71,166	\$75,265	\$74,010	\$86,086	\$78,820
Hawaii	\$65,787	\$75,214	\$86,725	\$100,915	\$78,083
Pennsylvania	\$72,810	\$75,003	\$79,243	\$86,189	\$76,366
Oregon	\$70,605	\$71,885	\$74,227	\$84,749	\$74,782
Michigan	\$68,958	\$74,345	\$75,900	\$86,823	\$74,145
South Dakota	\$67,440	\$70,925	\$76,414	\$87,745	\$73,743
Wisconsin	\$68,184	\$72,182	\$75,319	\$81,184	\$72,373
Minnesota	\$65,422	\$71,661	\$70,215	\$76,790	\$70,476
Georgia	\$62,260	\$68,127	\$69,424	\$74,911	\$70,169
Ohio	\$63,141	\$66,211	\$64,769	\$77,890	\$67,237
Alabama	\$61,227	\$63,924	\$66,091	\$71,549	\$66,467
New Mexico	\$63,331	\$73,287	\$66,762	\$75,205	\$66,102
Missouri	\$60,589	\$63,025	\$63,480	\$73,102	\$65,825
Kansas	\$61,249	\$62,624	\$65,494	\$68,128	\$64,709
Indiana	\$58,798	\$61,723	\$61,674	\$69,612	\$64,349
Alaska	\$57,236	\$59,907	\$60,422	\$65,983	\$63,293
Arkansas	\$55,614	\$59,743	\$59,902	\$65,722	\$62,982
Iowa	\$56,641	\$58,460	\$53,359	\$63,607	\$61,608
Kentucky	\$54,823	\$58,220	\$57,746	\$65,580	\$60,483
Nebraska	\$56,051	\$58,392	\$61,661	\$65,432	\$59,868
Oklahoma	\$55,000	\$54,862	\$55,849	\$62,366	\$59,003
West Virginia	\$52,923	\$54,851	\$56,255	\$60,873	\$58,484
Louisiana	\$59,320	\$58,307	\$57,593	\$65,755	\$58,189
Mississippi	\$52,037	\$54,015	\$54,549	\$61,361	\$56,878
North Dakota	\$52,700	\$54,488	\$54,149	\$56,478	\$54,597

Source: Miami Association of Realtors® analysis of IRS Migration Data based on returns filed in the calendar year 2018-2023. IRS determines a mover based on a comparison of the prior and current year address. Returns received in 2023 represent income earned in 2022 and returns received in 2022 represent income earned in 2021.



Florida: #2 in Number of Millionaire Tax Filers, Overtaking New York and Texas

Driven by a robust economy and a favorable tax environment, Florida finally overtook New York and Texas in the number of tax filers who reported an adjusted gross income of \$1 million, according to Miami Association of Realtors® (MIAMI) analysis of the IRS individual income tax data reports through tax year 2022 (latest data).

In tax year 2022, Florida had 77,760 millionaires, with 5,980 more millionaire tax filers compared to 2021. Texas had 73,930 tax returns, with an increase of just 1,050 millionaire tax filers.

On the other hand, California saw a 27,120 drop in the number of tax returns that reported an AGI of \$1 million or more, although California still has the most millionaire tax filers, at 128,900.

New York also saw a decline in the number of millionaire tax filers, falling to 69,780 in the tax year 2022.

South Florida could see more migration of millionaires in the coming years due to the widening gap in tax policies between Florida and other states that are eyeing higher taxes to raise revenues.

In New York City, Mayor Mamdani proposed to hike the city's top tax rate from 3.9% to 5.9%. If approved, combined with the state rates, the income of New York City's wealthiest would be subject to a tax of almost 17%, the highest in the country.

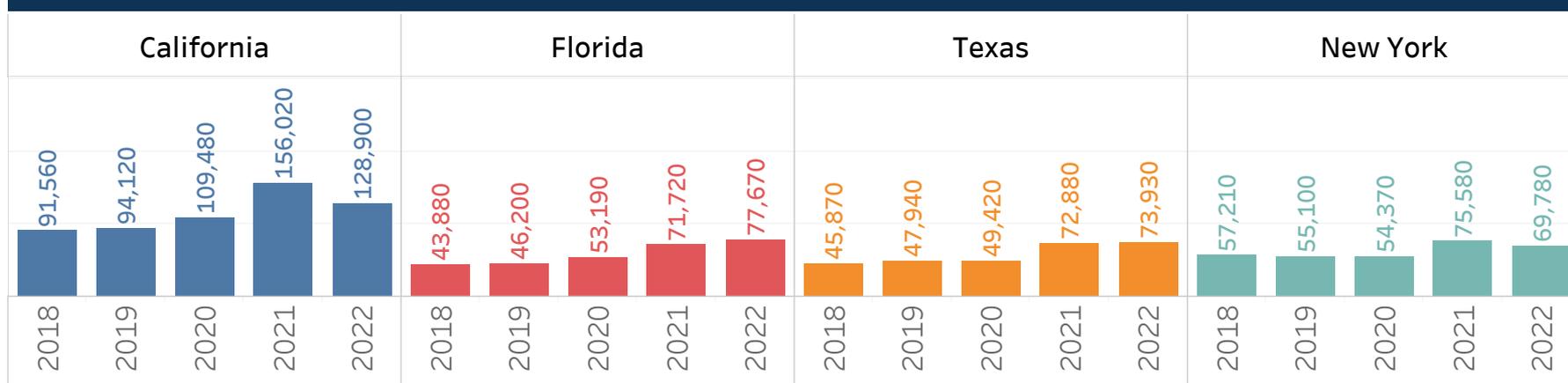
In the state of California, a proposal to impose a one-time 5% asset tax on individuals with a net worth of over \$1 billion is set to face a voter referendum in November 2026. In California, the top marginal tax rate is 13.3% and there is a 1% surcharge on income exceeding \$1 million.

The state of Washington just passed a 9.9% income tax on households earning above \$1 million, effective January 2028.

Massachusetts imposed a 4% surcharge on income exceeding \$1 million starting in 2023, on top of a 5% personal income tax rate.

The proposed income and wealth taxes in California has spurred the relocation or potential relocation of billionaires like Jeff Bezos, Larry Page, Sergei Brin, Peter Thiel, and Mark Zuckerberg Business moguls Stephen Ross and Ken Griffin, who relocated from New York and Illinois, are behind the \$10 million campaign to attract other CEOs to move to South Florid. See [Ken Griffin, Stephen Ross back South Florida business drive for CEOs | Fox Business](#)

Individual Income Tax Returns with Adjusted Gross Income of \$1M or More in Tax Years 2018-2022



Source: Miami Association of Realtors® analysis of IRS individual income tax data reports.

Palm Beach County: #1 in Net Income Inflow from Domestic Migration in 2019-2023 at \$23 Billion

At the county level, Palm Beach County is at the center of wealth migration. Over the period 2019 through 2023, the county saw a net income (AGI) inflow of \$22.74 billion. Only three other U.S. counties had a cumulative net income inflow of at least \$10 billion: Collier County (\$16.65 billion); Maricopa County (\$11.06 billion), and Miami-Dade County (\$10.50 billion).

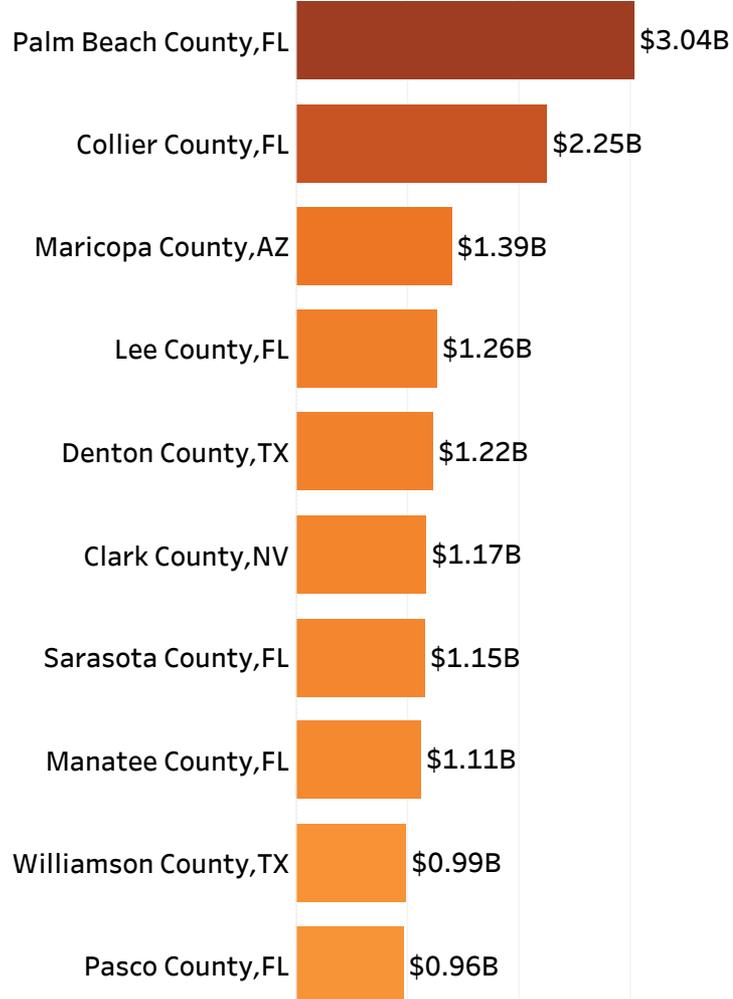
In 2023, Palm Beach County had a net income inflow of \$3.0 billion. Other Florida counties with the largest net income inflow were Collier County (\$2.25 billion), Lee County (\$1.26 billion), Sarasota County (\$1.15 billion), Manatee County (\$1.11 billion), and Pasco County (\$960 million).

New York County: Largest Net Income Outflow from Domestic Migration in 2019-2023 at \$41 Billion

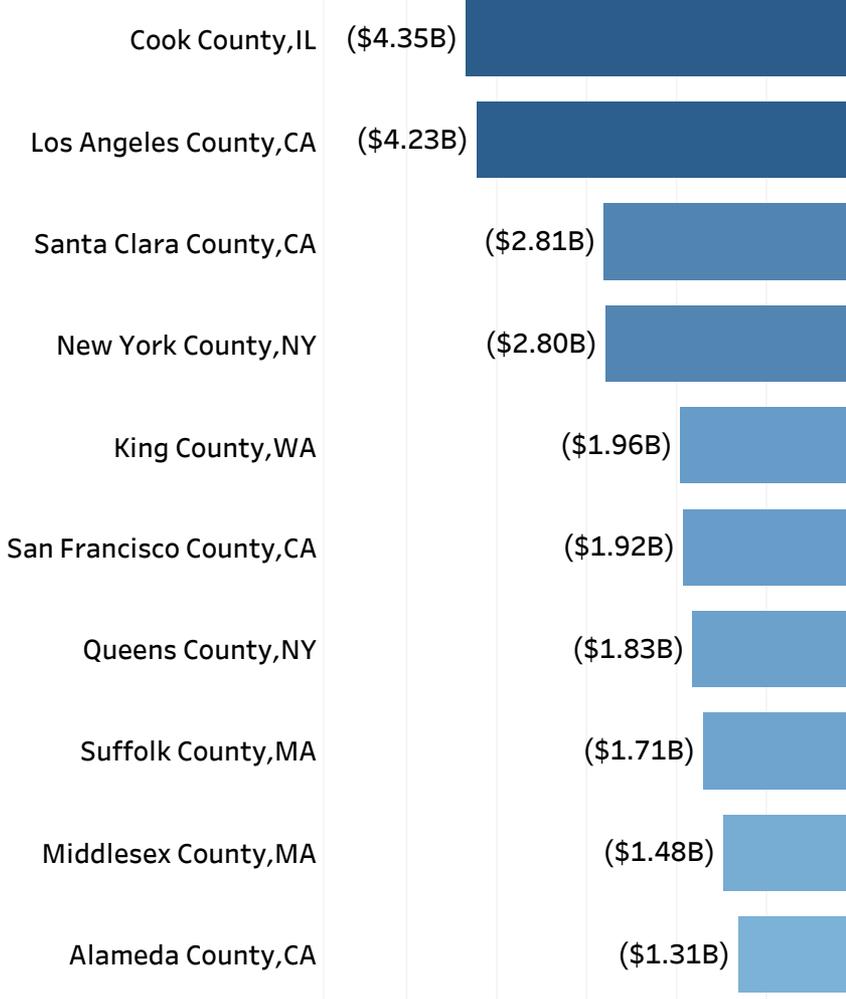
Cook County, Illinois had the largest net income outflow from domestic migration in 2023 of \$4.35 billion. Among California counties, the largest net income outflows in 2023 were in Angeles County (-\$4.23 billion) followed by Santa Clara (-\$2.81 billion), New York County (-\$2.8 billion), and King County, Washington (-\$1.96 billion).

However, over the period 2019 through 2023, eight counties had net income outflows of at least \$10 billion led by New York County (-\$40.73 billion), Cook County (-\$27.22 billion), Los Angeles County (-\$27.06 billion), San Francisco County (-\$22.84 billion), Kings County (-\$11.27 billion), Queens County (-\$10.78 billion), and King County, Washington (-\$10.24 billion).

Top 10 Counties with Largest Net Inflow of Income (AGI) from Domestic Migration in 2023



Top 10 Counties with Largest Net Outflow of Income (AGI) from Domestic Migration in 2023



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Net Flow of Income Due to Domestic Migration by County

Counties with the Largest Net Inflow of Income (AGI) from Domestic Migration Based on Tax Returns Filed in 2019-2023

County Name and State	2019	2020	2021	2022	2023	Grand Total
Palm Beach County,FL	\$3.37B	\$4.34B	\$7.04B	\$4.95B	\$3.04B	\$22.74B
Collier County,FL	\$2.39B	\$3.57B	\$4.03B	\$4.40B	\$2.25B	\$16.65B
Maricopa County,AZ	\$2.34B	\$2.91B	\$2.57B	\$1.84B	\$1.39B	\$11.06B
Miami-Dade County,FL	\$0.49B	\$0.94B	\$6.44B	\$2.14B	\$0.50B	\$10.50B
Lee County,FL	\$1.26B	\$2.01B	\$2.59B	\$2.24B	\$1.26B	\$9.36B
Clark County,NV	\$1.26B	\$1.41B	\$3.19B	\$2.27B	\$1.17B	\$9.30B
Sarasota County,FL	\$0.99B	\$1.63B	\$2.24B	\$2.59B	\$1.15B	\$8.61B
Denton County,TX	\$0.90B	\$0.90B	\$1.34B	\$1.37B	\$1.22B	\$5.72B
Pinellas County,FL	\$0.84B	\$1.04B	\$1.19B	\$1.36B	\$0.72B	\$5.15B
Williamson County,TX	\$0.77B	\$0.97B	\$1.22B	\$1.15B	\$0.99B	\$5.10B
Travis County,TX	\$1.10B	\$0.94B	\$1.86B	\$1.13B	(\$0.15B)	\$4.90B
Manatee County,FL	\$0.67B	\$0.92B	\$1.22B	\$0.92B	\$1.11B	\$4.85B
St. Johns County,FL	\$0.60B	\$0.93B	\$1.06B	\$1.12B	\$0.83B	\$4.54B
Collin County,TX	\$0.35B	\$1.03B	\$1.28B	\$0.87B	\$0.89B	\$4.42B
Pasco County,FL	\$0.48B	\$0.65B	\$0.87B	\$1.02B	\$0.96B	\$3.98B
Indian River County,FL	\$0.54B	\$1.04B	\$0.82B	\$0.73B	\$0.38B	\$3.52B
Riverside County,CA	\$0.39B	\$1.03B	\$1.02B	\$0.63B	\$0.40B	\$3.46B
Horry County,SC	\$0.43B	\$0.63B	\$0.73B	\$0.85B	\$0.75B	\$3.39B
Charleston County,SC	\$0.48B	\$0.72B	\$0.73B	\$0.73B	\$0.63B	\$3.28B
Washoe County,NV	\$0.54B	\$0.87B	\$0.93B	\$0.63B	\$0.23B	\$3.20B
Williamson County,TN	\$0.37B	\$0.60B	\$1.02B	\$0.75B	\$0.40B	\$3.13B
Volusia County,FL	\$0.44B	\$0.57B	\$0.74B	\$0.78B	\$0.55B	\$3.08B
Broward County,FL	\$0.34B	(\$0.36B)	\$1.21B	\$1.53B	\$0.35B	\$3.08B
Sussex County,DE	\$0.40B	\$0.70B	\$0.72B	\$0.69B	\$0.52B	\$3.03B
Polk County,FL	\$0.38B	\$0.62B	\$0.68B	\$0.75B	\$0.59B	\$3.01B
Brevard County,FL	\$0.41B	\$0.65B	\$0.67B	\$0.66B	\$0.60B	\$2.99B
Beaufort County,SC	\$0.38B	\$0.56B	\$0.72B	\$0.76B	\$0.53B	\$2.96B
Montgomery County,TX	\$0.32B	\$0.43B	\$0.73B	\$0.60B	\$0.85B	\$2.93B
Pinal County,AZ	\$0.39B	\$0.55B	\$0.60B	\$0.63B	\$0.62B	\$2.79B
Lake County,FL	\$0.46B	\$0.41B	\$0.52B	\$0.59B	\$0.78B	\$2.75B
Martin County,FL	\$0.32B	\$0.50B	\$0.68B	\$0.77B	\$0.38B	\$2.65B
St. Lucie County,FL	\$0.37B	\$0.43B	\$0.55B	\$0.70B	\$0.56B	\$2.61B
Sumter County,FL	\$0.36B	\$0.44B	\$0.59B	\$0.73B	\$0.40B	\$2.52B
Charlotte County,FL	\$0.29B	\$0.50B	\$0.51B	\$0.75B	\$0.39B	\$2.43B
Hillsborough County,FL	\$0.38B	\$0.00B	\$0.59B	\$1.14B	\$0.31B	\$2.42B
Ada County,ID	\$0.43B	\$0.68B	\$0.53B	\$0.44B	\$0.33B	\$2.40B
Hays County,TX	\$0.18B	\$0.44B	\$0.56B	\$0.66B	\$0.46B	\$2.31B
Brunswick County,NC	\$0.32B	\$0.45B	\$0.55B	\$0.49B	\$0.50B	\$2.31B
Comal County,TX	\$0.31B	\$0.44B	\$0.51B	\$0.59B	\$0.42B	\$2.28B
Barnstable County,MA	\$0.17B	\$0.74B	\$0.81B	\$0.37B	\$0.18B	\$2.28B
Douglas County,CO	\$0.30B	\$0.38B	\$0.47B	\$0.68B	\$0.35B	\$2.18B
Walton County,FL	\$0.17B	\$0.40B	\$0.64B	\$0.52B	\$0.38B	\$2.12B
Monroe County,FL	\$0.50B	\$0.29B	\$0.67B	\$0.46B	\$0.18B	\$2.09B
Marion County,FL	\$0.22B	\$0.28B	\$0.45B	\$0.59B	\$0.51B	\$2.04B

Source: Miami Association of Realtors® analysis of IRS Migration Data based on returns filed in the calendar year 2018-2023. IRS determines a mover based on a comparison of the prior and current year address. Returns received in 2023 represent income earned in 2022 and returns received in 2022 represent income earned in 2021. Only counties with at least 20 matched returns are separately reported by IRS.



Net Flow of Income Due to Domestic Migration by County

Counties with the Largest Net Outflow of Income (AGI) from Domestic Migration Based on Tax Returns Filed in 2019-2023

County Name and State	2019	2020	2021	2022	2023	Grand Total
New York County,NY	(\$3.33B)	(\$14.49B)	(\$16.44B)	(\$3.67B)	(\$2.80B)	(\$40.73B)
Cook County,IL	(\$2.94B)	(\$5.13B)	(\$7.64B)	(\$7.16B)	(\$4.35B)	(\$27.22B)
Los Angeles County,CA	(\$2.36B)	(\$5.45B)	(\$8.76B)	(\$6.25B)	(\$4.23B)	(\$27.06B)
San Francisco County,CA	(\$2.60B)	(\$6.88B)	(\$7.99B)	(\$4.83B)	(\$1.92B)	(\$24.22B)
Santa Clara County,CA	(\$3.07B)	(\$5.04B)	(\$6.08B)	(\$5.83B)	(\$2.81B)	(\$22.84B)
Kings County,NY	(\$0.95B)	(\$3.45B)	(\$3.57B)	(\$2.50B)	(\$0.81B)	(\$11.27B)
Queens County,NY	(\$1.44B)	(\$2.13B)	(\$2.94B)	(\$2.45B)	(\$1.83B)	(\$10.78B)
King County,WA	(\$0.80B)	(\$1.43B)	(\$2.41B)	(\$3.63B)	(\$1.96B)	(\$10.24B)
Suffolk County,MA	(\$0.26B)	(\$1.93B)	(\$2.48B)	(\$2.18B)	(\$1.71B)	(\$8.56B)
Alameda County,CA	(\$0.84B)	(\$1.12B)	(\$2.61B)	(\$2.46B)	(\$1.31B)	(\$8.35B)
San Mateo County,CA	\$0.67B	(\$1.72B)	(\$3.23B)	(\$2.62B)	(\$0.89B)	(\$7.80B)
Harris County,TX	(\$1.61B)	(\$1.74B)	(\$1.69B)	(\$1.47B)	(\$1.27B)	(\$7.77B)
Middlesex County,MA	(\$1.23B)	(\$1.46B)	(\$2.10B)	(\$1.36B)	(\$1.48B)	(\$7.63B)
Hennepin County,MN	(\$0.45B)	(\$1.10B)	(\$1.40B)	(\$1.63B)	(\$1.08B)	(\$5.66B)
District of Columbia,DC	(\$0.60B)	(\$1.44B)	(\$1.62B)	(\$1.14B)	(\$0.83B)	(\$5.62B)
Philadelphia County,PA	(\$0.18B)	(\$1.02B)	(\$1.61B)	(\$1.48B)	(\$1.07B)	(\$5.36B)
Bronx County,NY	(\$0.64B)	(\$0.95B)	(\$1.08B)	(\$1.55B)	(\$1.03B)	(\$5.25B)
Hudson County,NJ	(\$0.36B)	(\$1.39B)	(\$1.58B)	(\$0.92B)	(\$0.83B)	(\$5.08B)
Orange County,CA	(\$0.20B)	(\$0.50B)	(\$1.92B)	(\$1.59B)	(\$0.67B)	(\$4.88B)
Fairfax County,VA	(\$0.74B)	(\$0.90B)	(\$1.17B)	(\$1.09B)	(\$0.80B)	(\$4.71B)
Montgomery County,MD	(\$0.60B)	(\$0.79B)	(\$0.69B)	(\$1.19B)	(\$0.70B)	(\$3.98B)
Dallas County,TX	(\$0.41B)	(\$0.79B)	(\$0.55B)	(\$0.82B)	(\$1.27B)	(\$3.84B)
Multnomah County,OR	(\$0.11B)	(\$0.39B)	(\$1.08B)	(\$1.22B)	(\$0.78B)	(\$3.58B)
Arlington County,VA	(\$0.59B)	(\$0.77B)	(\$0.83B)	(\$0.87B)	(\$0.49B)	(\$3.55B)
Franklin County,OH	(\$0.40B)	(\$0.69B)	(\$0.78B)	(\$0.94B)	(\$0.71B)	(\$3.52B)
Cuyahoga County,OH	(\$0.45B)	(\$0.43B)	(\$0.95B)	(\$0.91B)	(\$0.56B)	(\$3.30B)
Lake County,IL	(\$0.54B)	(\$0.94B)	(\$1.19B)	(\$0.43B)	(\$0.14B)	(\$3.26B)
DuPage County,IL	(\$0.60B)	(\$0.69B)	(\$0.71B)	(\$0.80B)	(\$0.36B)	(\$3.17B)
Wayne County,MI	(\$0.45B)	(\$0.48B)	(\$0.90B)	(\$0.68B)	(\$0.64B)	(\$3.14B)
Allegheny County,PA	(\$0.42B)	(\$0.49B)	(\$0.77B)	(\$0.78B)	(\$0.66B)	(\$3.13B)
Milwaukee County,WI	(\$0.32B)	(\$1.10B)	(\$0.61B)	(\$0.62B)	(\$0.41B)	(\$3.06B)
Westchester County,NY	(\$0.51B)	(\$0.07B)	(\$1.18B)	(\$0.80B)	(\$0.28B)	(\$2.85B)
Oakland County,MI	(\$0.30B)	(\$0.55B)	(\$0.47B)	(\$1.06B)	(\$0.45B)	(\$2.82B)
Middlesex County,NJ	(\$0.53B)	(\$0.43B)	(\$0.50B)	(\$0.79B)	(\$0.52B)	(\$2.76B)
Marion County,IN	(\$0.33B)	(\$0.62B)	(\$0.49B)	(\$0.61B)	(\$0.48B)	(\$2.53B)
Baltimore city,MD	(\$0.40B)	(\$0.58B)	(\$0.50B)	(\$0.60B)	(\$0.36B)	(\$2.45B)
Fulton County,GA	(\$0.10B)	(\$0.22B)	(\$0.64B)	(\$0.80B)	(\$0.43B)	(\$2.19B)
Hamilton County,OH	(\$0.24B)	(\$0.53B)	(\$0.57B)	(\$0.45B)	(\$0.36B)	(\$2.15B)

Source: Miami Association of Realtors® analysis of IRS Migration Data based on returns filed in the calendar year 2018-2023. IRS determines a mover based on a comparison of the prior and current year address. Returns received in 2023 represent income earned in 2022 and returns received in 2022 represent income earned in 2021. Only counties with at least 20 matched returns are separately reported by IRS.



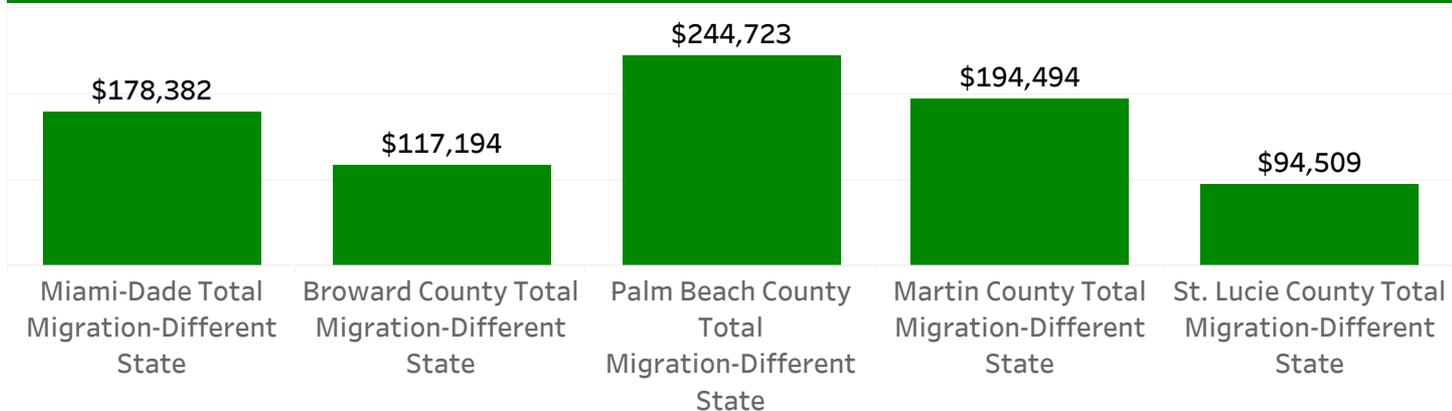
Out-of-State Tax Filers Who Moved to South Florida Had Higher Incomes on Average than Movers from Within Florida and Non-Movers

Tax filers who moved to South Florida in 2023 from other states had higher average income (AGI) than tax filers who moved from another county in Florida or those who did not move.

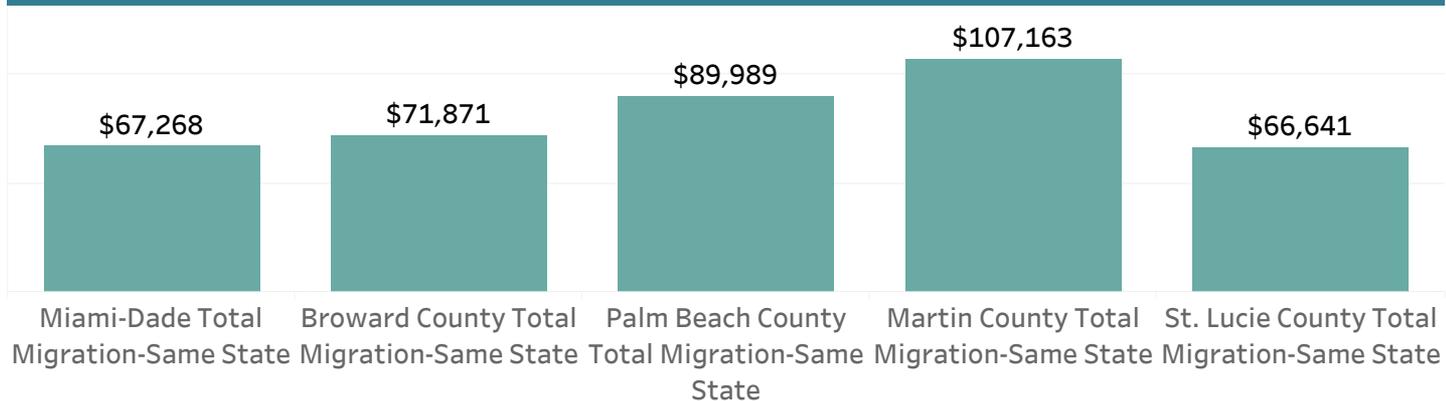
Palm Beach County had the highest average income among its out-of-state movers of \$244,723, followed by Martin County at \$194,494, Miami-Dade County at \$178,382, Broward County at \$117,194, and St. Lucie County at \$94,509.

One reason for the higher average income of movers is the rising share of professional, scientific, and technical service workers among job switchers into the Miami Metro Area, accounting for the largest share at 12.9% while the less-skilled and lower-earning retail trade workers accounted for just 6.8% of the 55,000 job switchers moving into the Miami Metro Area. Out-of-state job switchers had higher earnings in their Miami Metro Area destination jobs with a median of \$101,454 compared to \$61,716 among job switchers from Florida, according to an analysis by MIAMI Realtors. See [New York, Texas, and California: Top States Switching Jobs to South Florida - MIAMI REALTORS®](#)

Average Adjusted Gross Income of Out-of-State Tax Filers Who Moved to South Florida in 2023



Average Adjusted Gross Income of Tax Filers Who Moved to South Florida from Another Florida County in 2023



Average Adjusted Gross Income of Tax Filers Who Had the Same Residence in 2022 and 2023 (Non-Movers)



Source: Miami Association of Realtors® analysis of IRS Migration Data based on returns filed in the calendar year 2018-2023. IRS determines a mover based on a comparison of the prior and current year address. Returns received in 2023 represent income earned in 2022 and returns received in 2022 represent income earned in 2021.



Palm Beach County: \$22.7 Billion in Net Income Inflow from Domestic Migration in 2019-2023

Palm Beach County has topped all counties in the level of net income flowing to a county due to domestic (within US) migration, according to Miami Association of Realtors® (MIAMI) analysis of the IRS migration data from 2018-2019 to 2022-2023.

Over the period 2019 -2023, Palm Beach County had a net income (AGI) inflow of \$22.7 billion due to domestic (within US) migration. In 2023, net income inflow totaled \$3.04 billion, with \$7.07 billion in income due to in-migration and \$4.03 billion in net income outflow from out-migration. There was a net inflow even with slightly fewer tax filers who moved in (39,704) compared to those who moved out (40,922) because those who moved in had higher incomes than those who moved out.

In 2023, the average income of tax filers who moved to Palm Beach County was \$178,085 which is more than double the average income of tax filers who moved out at \$98,527 in the new place of residence. Out-of-state movers had the highest average income at \$244,700.

Within Florida, the top origin of tax filers who moved to Palm Beach County was Broward County, with a gross inflow of 7,488 and a net inflow of 1,807 tax filers.

The top out-of-state movers were from from counties in the state of New York: Nassau County (959), New York County (734), and Suffolk County (732).

Miami-Dade County: \$10.5 Billion in Net Income Inflow from Domestic Migration in 2019-2023

Over the period 2019 -2023, Miami-Dade County had a net income (AGI) inflow of \$10.5 billion due to domestic migration. In 2023, net income inflow totaled \$500 million, with \$5.48 billion in income due to in-migration and \$4.98 billion in net income outflow from out-migration. There was a net inflow even with fewer tax filers who moved in (42,843) compared to those who moved out (64,022) because those who moved in had higher incomes than those who moved out.

The average income of tax filers who moved into Miami-Dade County in 2023 was higher (\$127,902) than the average income in the new place of tax filers who moved out of Miami-Dade County (\$77,809). Out-of-state movers had the highest average income at \$178,400.

The top out-of-state movers in 2023 were from New York County (1,445), Los Angeles County (1,049), and Kings County, New York (843).

Broward County: \$3.1 Billion in Net Income Inflow from Domestic Migration in 2019-2023

Over the period 2019 -2023, Broward County saw a net income (AGI) inflow of \$3.08 billion due to domestic migration. In 2023, net income inflow totaled \$350 million, with \$4.68 billion in income due to in-migration and \$4.33 billion in net income outflow from out-migration. There was a net inflow of income even with fewer tax filers who moved in to Broward County (51,216) than those who moved out (57,798) due to higher average incomes of those who moved in than moved out.

In 2023, the average income of tax filers who moved to Broward County was higher (\$90,659) than the average income in the new state of tax filers who moved out of Broward County (\$74,964). Out-of-state movers had the highest average income at \$117,200.

Within Florida, the top origin of tax filers who moved to Broward County in 2023 was Miami-Dade County with a gross inflow of 17,471 and a net inflow of 7,259 tax filers.

The top out-of-state movers were from Kings County, New York (828); Queens County, New York (745); and Los Angeles County, California (548).



Martin County: \$2.65 Billion in Net Income Inflow from Domestic Migration in 2019-2023

Over the period 2019 -2023, Martin County saw a net income inflow of \$2.65 billion. In 2023, net income inflow totaled \$380 million, with \$890 million in income due to in-migration and \$510 million in net income outflow from out-migration.

There was a net income inflow as the number of tax filers who moved to Martin County in 2023 (6,226) outnumbered the tax filers who moved out (5,639).

Moreover, the average income of tax filers who moved to Martin County was higher (\$143,338) compared to the average income in the new place of residence of tax filers who moved out (\$90,202). Out-of-state movers had the highest average income at \$194,500.

Within Florida, the top origins of tax filers who moved to Martin County were Palm Beach County (gross inflow of 1,407, net inflow of 693) and St. Lucie County (gross inflow of 1,048 and net flow of 114).

The top out-of-state movers were from Suffolk County, New York (116); Nassau County, New York (61); and Ocean City, New Jersey (46).

St. Lucie County: \$2.61 Billion in Net Income Inflow from Domestic Migration in 2019-2023

Over the period 2019 -2023, St. Lucie County saw a net income inflow of \$2.61 billion. In 2023, net income inflow totaled \$560 million, with \$1.22 billion in income due to in-migration and \$670 million in net income outflow from out-migration.

There was a net income inflow as the number of tax filers who moved to St. Lucie County in 2023 (15,912) outnumbered the tax filers who moved out (10,952).

Moreover, the average income of tax filers who moved to St. Lucie County was higher (\$76,934) compared to the average income in the new place of residence of tax filers who moved out (\$60,901). Out-of-state movers had the highest average income at \$94,500.

Within Florida, the top origins of tax filers who moved to St. Lucie County were Palm Beach County (3,326), Broward County (2,072), and Martin County (1,293).

The top out-of-state movers were from Suffolk County, New York(234); Nassau County, New York (145); and Queens County, New York (138).

Dirver License Exchanges (Leading Indicator of Domestic Migration) Rose in 2025

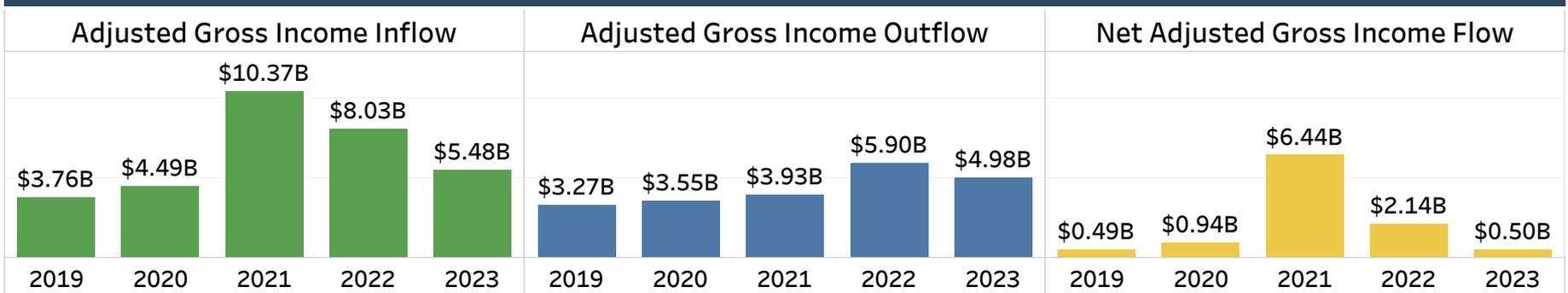
IRS migration data is released with a long lag time. As an early indicator of domestic migration inflows, MIAMI Realtors® tracks driver license exchanges. See [Domestic Migration to Miami-Dade, Broward Increases with New York Again as Top Feeder State - MIAMI REALTORS®](#)

In 2025, out-of-state driver license exchanges in Miami-Dade County rose 12% after stabilizing in 2022-2024. In Broward County, driver license exchanges were up 6%. However, driver license exchanges modestly declined in Palm Beach County (-2%), Martin County (-3%), and St. Lucie County (-1%).

MIAMI Realtors® expects out-of-state migration to pick up in 2026 with high-tax states like New York, California, and Washington eyeing to increase income and wealth taxes on millionaires and billionaires to raise revenues.

Income Flows from Domestic Migration To/From Miami-Dade County

Total Adjusted Gross Income (AGI) Flows from U.S. Income Tax Filers Moving To/From Miami-Dade County



Average Adjusted Gross Income (Per Tax Return) of U.S. Income Tax Filers Moving To/From Miami-Dade County



Top Origins of Tax Filers Moving To Miami-Dade County in 2023

	Tax Returns	Average AGI
Miami-Dade Total Migration-US	42,843	\$127.9K
Miami-Dade Total Migration-Same State	19,464	\$67.3K
Miami-Dade Total Migration-Different State	23,379	\$178.4K
Broward County, FL	10,482	\$63.1K
Palm Beach County, FL	1,755	\$108.4K
New York County, NY	1,445	\$357.6K
Los Angeles County, CA	1,049	\$228.2K
Orange County, FL	1,018	\$62.2K
Hillsborough County, FL	848	\$55.9K
Kings County, NY	843	\$143.9K
Cook County, IL	739	\$711.1K
Lee County, FL	707	\$53.7K
Queens County, NY	590	\$111.2K
Harris County, TX	522	\$88.1K
Collier County, FL	392	\$99.8K
Hudson County, NJ	360	\$145.8K
Monroe County, FL	337	\$73.4K
Nassau County, NY	331	\$207.9K
Duval County, FL	324	\$58.8K
Clark County, NV	320	\$106.5K
Bronx County, NY	309	\$45.3K
Suffolk County, MA	289	\$408.4K
Bergen County, NJ	286	\$303.9K
Fulton County, GA	284	\$323.8K
Pinellas County, FL	278	\$66.1K
Osceola County, FL	277	\$40.7K
Polk County, FL	276	\$86.2K
Dallas County, TX	266	\$108.6K
Suffolk County, NY	262	\$289.0K
San Diego County, CA	260	\$107.9K
District of Columbia, DC	255	\$180.3K
St. Lucie County, FL	254	\$65.0K

Top Destinations of Tax Filers Leaving Miami-Dade County in 2022

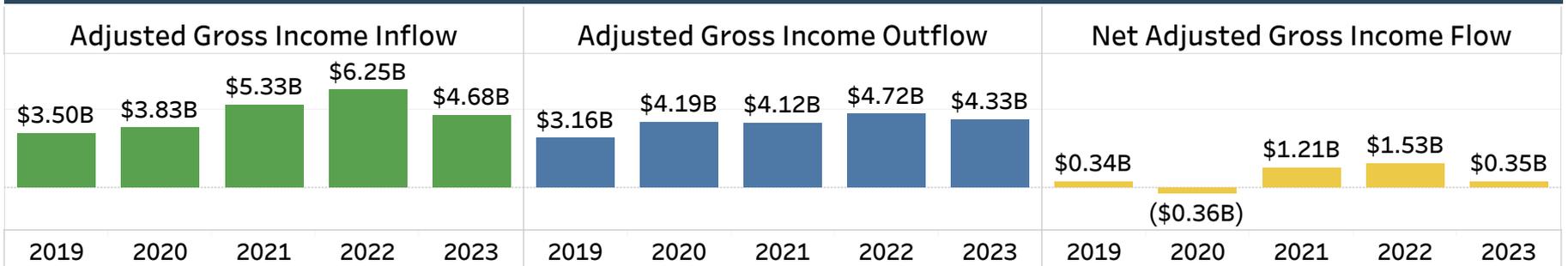
	Tax Returns	Average AGI
Miami-Dade Total Migration-US	64,022	\$77.8
Miami-Dade Total Migration-Same State	37,210	\$70.0
Miami-Dade Total Migration-Different State	26,812	\$88.6
Broward County	17,471	\$71.4
Palm Beach County	2,734	\$112.0
Orange County	2,238	\$249.8
Lee County	2,131	\$45.4
Hillsborough County	1,651	\$108.0
New York County	1,149	\$294.4
Harris County	1,094	\$61.7
Polk County	1,049	\$48.4
St. Lucie County	898	\$65.3
Marion County	859	\$127.7
Duval County	781	\$59.7
Osceola County	775	\$51.6
Collier County	741	\$86.9
Los Angeles County	722	\$175.9
Brevard County	570	\$69.0
Jefferson County	528	\$192.1
Cook County	521	\$101.9
Kings County	503	\$97.2

Source: Miami Association of Realtors® analysis of IRS Migration Data based on returns filed in the calendar year 2018-2023. IRS determines a mover based on a comparison of the prior and current year address. Returns received in 2023 represent income earned in 2022 and returns received in 2022 represent income earned in 2021. Only counties with at least 20 matched returns are reported by IRS.



Income Flows from Domestic Migration To/From Broward County

Total Adjusted Gross Income (AGI) Flows from U.S. Income Tax Filers Moving To/From Broward County



Average Adjusted Gross Income (Per Tax Return) of U.S. Income Tax Filers Moving To/From Broward County



Top Origins of Tax Filers Moving To Broward County in 2023

	Tax Returns	Average AGI
Broward County Total Migration-US	51,616	\$90.7K
Broward County Total Migration-Same State	30,220	\$71.9K
Broward County Total Migration-Different State	21,396	\$117.2K
Miami-Dade County,FL	17,471	\$71.4K
Palm Beach County,FL	5,681	\$83.2K
Orange County,FL	1,035	\$51.0K
Kings County,NY	828	\$74.5K
Queens County,NY	745	\$69.2K
Hillsborough County,FL	593	\$79.8K
St. Lucie County,FL	558	\$55.4K
Los Angeles County,CA	548	\$103.4K
Lee County,FL	518	\$62.8K
New York County,NY	506	\$157.3K
Cook County,IL	476	\$262.5K
Nassau County,NY	434	\$130.0K
Bronx County,NY	351	\$48.8K
Suffolk County,NY	347	\$133.7K
Duval County,FL	340	\$61.6K
Harris County,TX	296	\$116.1K
Fulton County,GA	289	\$135.0K
Brevard County,FL	280	\$54.0K
Polk County,FL	277	\$52.9K

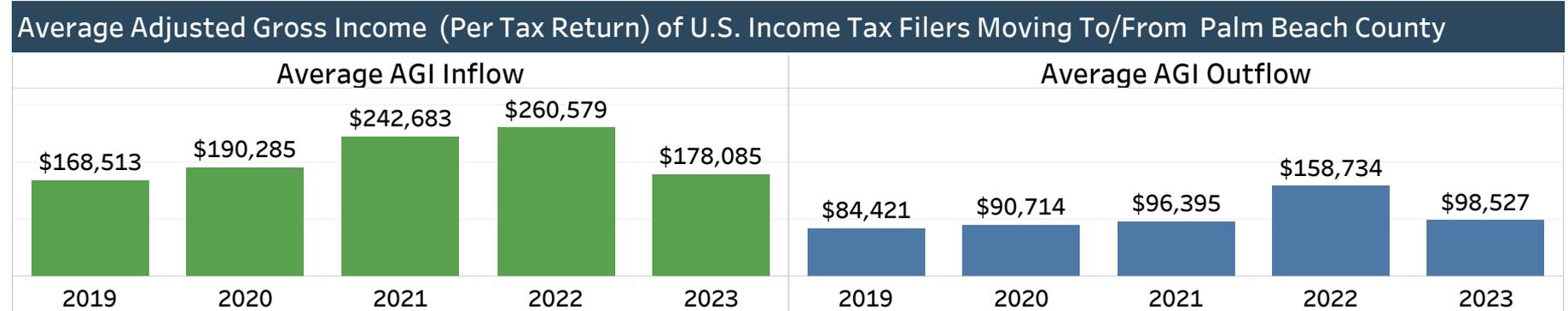
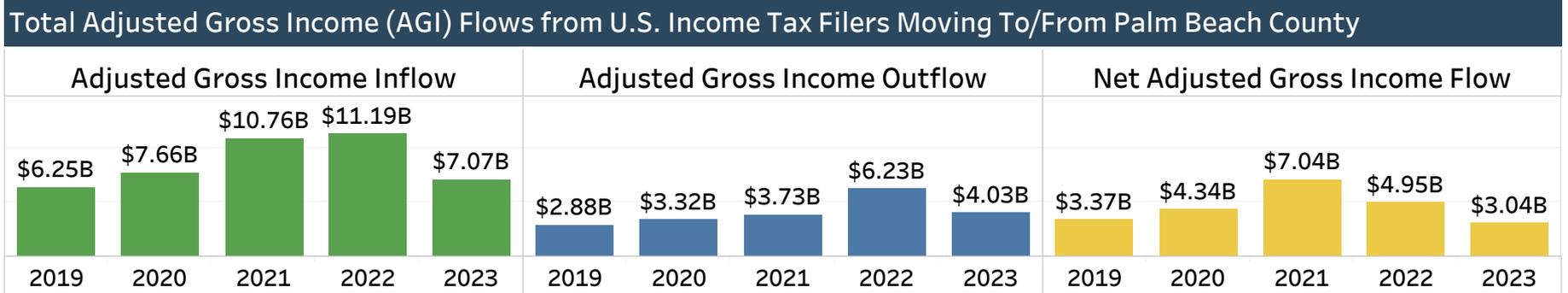
Top Destinations of Tax Filers Leaving Broward County in 2022

	Tax Returns	Average AGI
Broward County Total Migration-US	57,798	\$75.0
Broward Total Migration-Same State	34,313	\$75.4
Broward Total Migration-Different State	23,485	\$74.3
Miami-Dade County	10,482	\$63.1
Palm Beach County	7,488	\$94.3
Orange County	2,182	\$195.5
St. Lucie County	2,072	\$62.4
Hillsborough County	1,094	\$125.5
Lee County	1,040	\$65.8
Marion County	871	\$103.3
Polk County	855	\$56.5
Brevard County	788	\$72.2
Duval County	710	\$58.5
Osceola County	590	\$62.8
Harris County	585	\$63.6
Lake County	513	\$230.5
New York County	499	\$106.4
Seminole County	496	\$53.7
Collier County	471	\$141.1
Fulton County	444	\$76.3
Volusia County	438	\$68.6
Los Angeles County	422	\$95.5
Pinellas County	415	\$109.7
Kings County	412	\$53.9
Cook County	398	\$95.2

Source: Miami Association of Realtors® analysis of IRS Migration Data based on returns filed in the calendar year 2018-2023. IRS determines a mover based on a comparison of the prior and current year address. Returns received in 2023 represent income earned in 2022 and returns received in 2022 represent income earned in 2021. Only counties with at least 20 matched returns are reported by IRS.



Income Flows from Domestic Migration To/From Palm Beach County



Top Origins of Tax Filers Moving To Palm Beach County in 2023

	Tax Returns	Average AGI
Palm Beach County Total Migration-US	39,704	\$178.1K
Palm Beach County Total Migration-Same State	17,099	\$90.0K
Palm Beach County Total Migration-Different State	22,605	\$244.7K
Broward County,FL	7,488	\$94.3K
Miami-Dade County,FL	2,734	\$112.0K
St. Lucie County,FL	1,085	\$60.7K
Nassau County,NY	959	\$234.6K
New York County,NY	734	\$578.1K
Suffolk County,NY	732	\$302.7K
Martin County,FL	714	\$118.2K
Orange County,FL	684	\$63.7K
Queens County,NY	572	\$96.9K
Kings County,NY	542	\$130.1K
Cook County,IL	461	\$530.2K
Westchester County,NY	457	\$528.3K
Los Angeles County,CA	419	\$167.2K
Bergen County,NJ	416	\$469.9K
Hillsborough County,FL	403	\$66.6K
Lee County,FL	342	\$103.7K
Monmouth County,NJ	339	\$412.8K
Western Connecticut Plann. Reg.,CT	301	\$465.6K

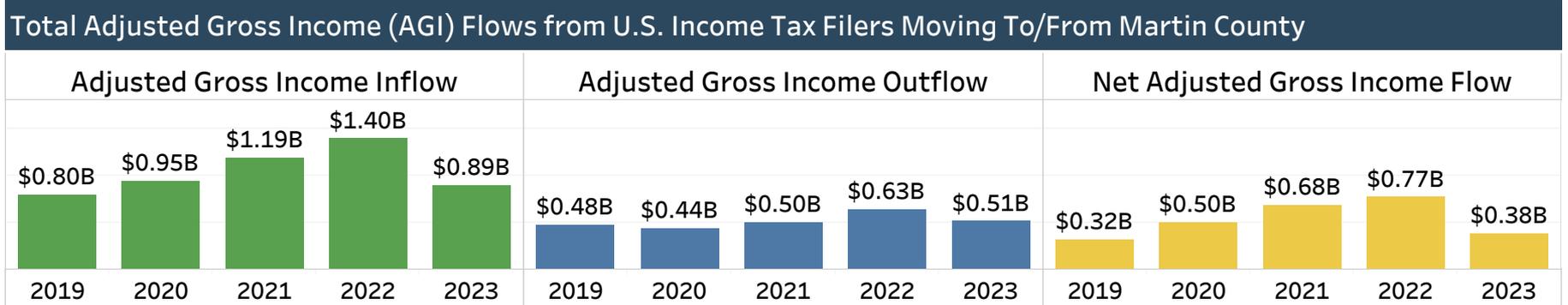
Top Destinations of Tax Filers Leaving Palm Beach County in 2022

	Tax Returns	Average AGI
Palm Beach County Total Migration-US	40,922	\$98.5
Palm Beach Total Migration-Same State	21,035	\$86.0
Palm Beach Total Migration-Different State	19,887	\$111.8
Broward County	5,681	\$83.2
St. Lucie County	3,326	\$67.8
Miami-Dade County	1,755	\$108.4
Martin County	1,407	\$128.7
Orange County	1,210	\$386.9
Hillsborough County	651	\$221.7
New York County	649	\$196.4
Brevard County	618	\$74.1
Marion County	547	\$86.4
Lee County	480	\$91.1
Suffolk County	463	\$214.8
Duval County	420	\$59.1
Nassau County	381	\$312.5
Polk County	370	\$60.4
Cook County	335	\$414.8
Montgomery County	325	\$562.7
Los Angeles County	325	\$91.7
Seminole County	320	\$66.1
Indian River County	317	\$142.6
Pinellas County	313	\$74.0
Middlesex County	302	\$381.7

Source: Miami Association of Realtors® analysis of IRS Migration Data based on returns filed in the calendar year 2018-2023. IRS determines a mover based on a comparison of the prior and current year address. Returns received in 2023 represent income earned in 2022 and returns received in 2022 represent income earned in 2021. Only counties with at least 20 matched returns are reported by IRS.



Income Flows from Domestic Migration To/From Martin County



Top Origins of Tax Filers Moving To Martin County in 2023

	Tax Returns	Average AGI
Martin County Total Migration-US	6,226	\$143.3K
Martin County Total Migration-Same State	3,647	\$107.2K
Martin County Total Migration-Different State	2,579	\$194.5K
Palm Beach County,FL	1,407	\$128.7K
St. Lucie County,FL	1,048	\$69.4K
Broward County,FL	271	\$177.0K
Miami-Dade County,FL	131	\$201.7K
Suffolk County,NY	116	\$136.0K
Orange County,FL	70	\$58.9K
Nassau County,NY	61	\$606.6K
Indian River County,FL	61	\$94.5K
Brevard County,FL	57	\$75.8K
Lee County,FL	48	\$94.6K
Ocean County,NJ	46	\$103.0K
Hillsborough County,FL	45	\$73.5K
Okeechobee County,FL	41	\$38.6K
Monmouth County,NJ	38	\$110.1K
Monroe County,FL	36	\$76.9K
Pinellas County,FL	35	\$102.5K
Los Angeles County,CA	35	\$151.8K
Western Connecticut Plann. Reg.,CT	32	\$466.9K
Westchester County,NY	30	\$136.6K
Alachua County,FL	29	\$70.6K
Capitol Planning Region,CT	28	\$150.0K
Volusia County,FL	27	\$79.4K
Seminole County,FL	27	\$79.7K
New York County,NY	27	\$173.3K
Duval County,FL	27	\$108.1K
Middlesex County,MA	26	\$284.2K
Cook County,IL	26	\$167.8K

Top Destinations of Tax Filers Leaving Martin County in 2022

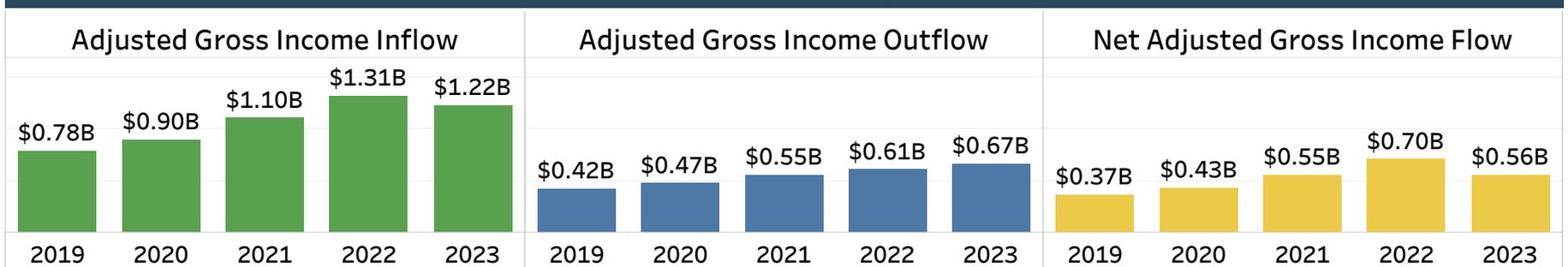
	Tax Returns	Average AGI
Martin County Total Migration-US	5,639	\$90.3
Martin County Total Migration-Same State	3,336	\$82.6
Martin County Total Migration-Different State	2,303	\$101.4
St. Lucie County	1,293	\$75.4
Indian River County	112	\$84.4
Brevard County	107	\$59.9
Broward County	101	\$68.5
Orange County	94	\$46.9
Hillsborough County	79	\$84.5
Duval County	64	\$80.1
Miami-Dade County	63	\$74.4
Lee County	54	\$103.1
Suffolk County	41	\$134.0
Marion County	38	\$64.6
Seminole County	37	\$54.4
Pinellas County	36	\$63.9
Alachua County	34	\$58.8
Polk County	32	\$41.8
New York County	31	\$98.7
Volusia County	28	\$35.5
Los Angeles County	28	\$47.9
Lake County	25	\$61.7
Leon County	24	\$60.8
Cook County	23	\$112.5

Source: Miami Association of Realtors® analysis of IRS Migration Data based on returns filed in the calendar year 2018-2023. IRS determines a mover based on a comparison of the prior and current year address. Returns received in 2023 represent income earned in 2022 and returns received in 2022 represent income earned in 2021. Only counties with at least 20 matched returns are reported by IRS.



Income Flows from Domestic Migration To/From St. Lucie County

Total Adjusted Gross Income Flows from U.S. Households Moving To/From St. Lucie County



Average Adjusted Gross Income of U.S. Households (Tax Returns) Moving To/From St. Lucie County



Top Origins of Tax Filers Moving To St. Lucie County in 2023

	Tax Returns	Average AGI
St. Lucie County Total Migration-US	15,912	\$76.9K
St. Lucie County Total Migration-Same State	10,035	\$66.6K
St. Lucie County Total Migration-Different State	5,877	\$94.5K
Palm Beach County,FL	3,326	\$67.8K
Broward County,FL	2,072	\$62.4K
Martin County,FL	1,293	\$75.4K
Miami-Dade County,FL	898	\$65.3K
Indian River County,FL	545	\$64.5K
Orange County,FL	249	\$57.5K
Suffolk County,NY	234	\$92.9K
Brevard County,FL	217	\$60.7K
Nassau County,NY	145	\$104.0K
Hillsborough County,FL	144	\$71.3K
Queens County,NY	138	\$80.3K
Okeechobee County,FL	119	\$56.1K
Kings County,NY	115	\$56.1K
Lee County,FL	103	\$70.4K
Polk County,FL	102	\$58.1K
Westchester County,NY	92	\$197.2K
Bronx County,NY	84	\$76.7K
Duval County,FL	83	\$81.0K
Volusia County,FL	75	\$102.4K
Seminole County,FL	73	\$59.9K
Middlesex County,NJ	65	\$77.8K
Ocean County,NJ	64	\$124.0K
Osceola County,FL	58	\$44.6K
Pasco County,FL	57	\$59.9K
Monmouth County,NJ	56	\$173.0K

Top Destinations of Tax Filers Leaving St. Lucie County in 2022

	Tax Returns	Average AGI
St. Lucie County Total Migration-US	10,952	\$60.9
St. Lucie County Total Migration-Same State	6,376	\$60.1
St. Lucie County Total Migration-Different State	4,576	\$62.0
Martin County	1,048	\$69.4
Indian River County	809	\$56.8
Broward County	558	\$55.4
Brevard County	384	\$61.9
Orange County	307	\$47.6
Miami-Dade County	254	\$65.0
Hillsborough County	145	\$49.6
Marion County	124	\$85.2
Polk County	110	\$48.6
Seminole County	107	\$49.3
Duval County	105	\$61.7
Volusia County	95	\$51.8
Lee County	94	\$49.7
Lake County	85	\$63.8
Alachua County	65	\$39.3
Harris County	63	\$64.4
Pinellas County	60	\$72.4
Suffolk County	57	\$61.4
Leon County	53	\$27.0
Fulton County	41	\$50.8
Los Angeles County	38	\$41.7
Kings County	36	\$59.3
Nassau County	34	\$66.6
Cook County	28	\$80.7
Middlesex County	26	\$68.2

Source: Miami Association of Realtors® analysis of IRS Migration Data based on returns filed in the calendar year 2018-2023. IRS determines a mover based on a comparison of the prior and current year address. Returns received in 2023 represent income earned in 2022 and returns received in 2022 represent income earned in 2021. Only counties with at least 20 matched returns are reported by IRS.





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

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