

## Out-of-state driver license exchanges rose 16% in the first half of 2026

Out-of-state migration into South Florida is rising again in 2026 based on driver license exchanges data. In the first half of 2026, out-of-state driver license exchanges in South Florida counties rose 16% from one year ago to 39,698, according to MIAMI REALTORS® + RWorld analysis of driver license exchanges data obtained from the Florida Highway Safety and Motor Vehicles. 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.

Across Florida, out-of-state driver license exchanges rose just 3% in the first half compared to the level in the same period one year ago. Miami-Dade County led in driver license exchanges (12,769), followed by Palm Beach County (12,338), and Hillsborough County (11,715).

## New York, New Jersey, and California are top movers

New York, New Jersey, and California were the top states of origin of driver license exchanges in the first half of 2026, accounting for 38% of driver license exchanges in the South Florida counties of Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie. Driver license exchanges rose in these feeder states compared to the level in the first half of 2025: New York (+9%), New Jersey (+8%), California (+16%). In fact, out-of-state driver license exchanges increased across 45 states and the District of Columbia.

In Miami-Dade County, out-of-state driver license exchanges rose at a year-over-year pace of 20% in the first half of 2026, with 12,769 driver license exchanges, the highest level among Florida's counties. Driver license exchanges rose from one year ago among the largest feeder states: New York (+5%), California (+24%), Texas (+27%), New Jersey (+5%), and Georgia (+52%).

In Broward County, out-of-state driver license exchanges rose 23%, with 10,334 driver license exchanges. Driver license exchanges also rose at double-digit pace among the largest states of origin: New York (+12%), New Jersey (+17%), California (+19%), Texas (+30%), and Georgia (+28%).

In Palm Beach County, out-of-state driver license exchanges rose 14%, with 12,338 driver license exchanges. Driver license exchanges rose in the largest states of origin: New York (+11%), New Jersey (+5%), Pennsylvania (+8%), California (8%), and Massachusetts (6%).

In Martin County, out-of-state driver license exchanges decreased 3% to 1,224 driver license exchanges.

In St. Lucie County, out-of-state driver license exchanges were also down 4% to 3,033 driver license exchanges.

## Growing tax policy divide could increase out-of-state migration into South Florida

A growing tax policy divide between Florida and high-tax states like New York and California could increase out-of-state migration into South Florida.

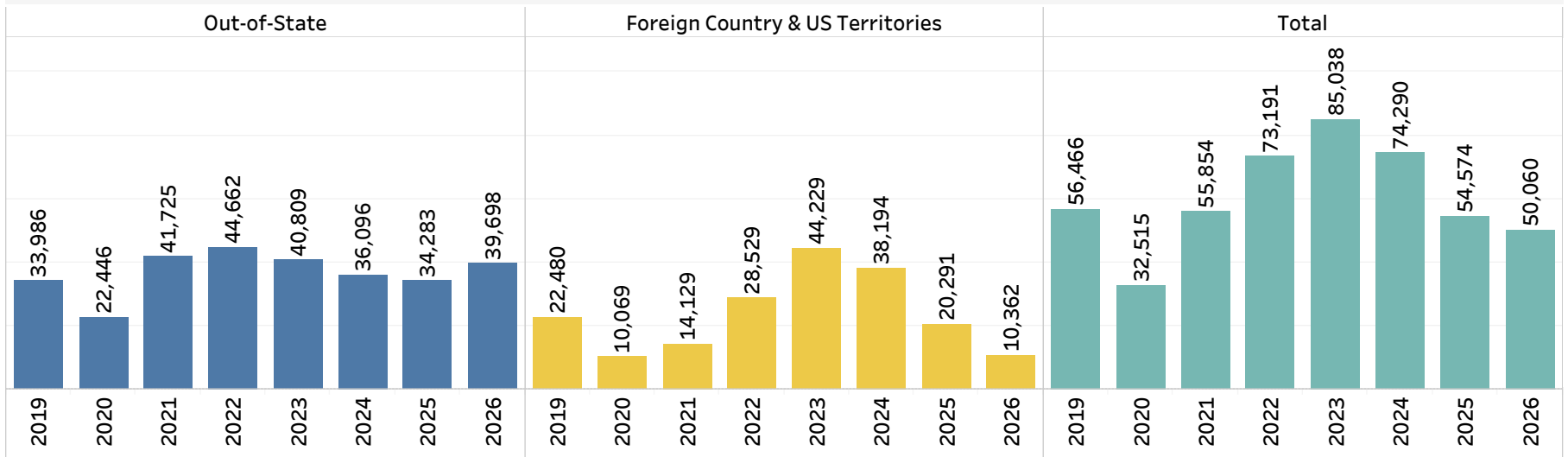
In New York, Governor Hochul signed into law on May 28, 2026 a pied-a-terre surcharge. In Phase 1 during July 1, 2026-June 30, 2028, non-primary residence condos/coops with assessed value at \$1 million or more will have a surcharge from 4% to 6.5% while 1-3 family homes with assessed value of \$5 million or more will have a surcharge from 0.8% to 1.3%. Homes leased for a term of 1 year or more are exempted. There are anecdotal reports of buyers pulling back on purchasing NYC homes or selling second homes. See [new york pied-a-terre tax impact on outmigration - Search](#). In California, the one-time 5% tax on net worth that affects 200 billionaires with a California residence as of January 1, 2026, will be in the November ballot for voter approval. The one-time tax has prompted billionaires like Larry Page, Sergei Brin, Mark Zuckerberg, and Peter Thiel to move out of California to South Florida. The expectation that this tax could just be the first tax on high-earners and on wealth could continue to induce outmigration. See [A billionaire tax is on the ballot in California. How could that affect Miami? - AOL](#)

While taxes are rising in New York and California, property taxes on primary residence homes could decline in Florida should the "Save our Homes from Excessive Property Taxes" bill pass voter approval in the November ballot. The bill increases the homestead exemption for non-school taxes from \$50,000 to \$150,000 in 2027 and to \$250,000 in 2028 [Florida Property Tax Elimination: DeSantis Plan 2026](#)

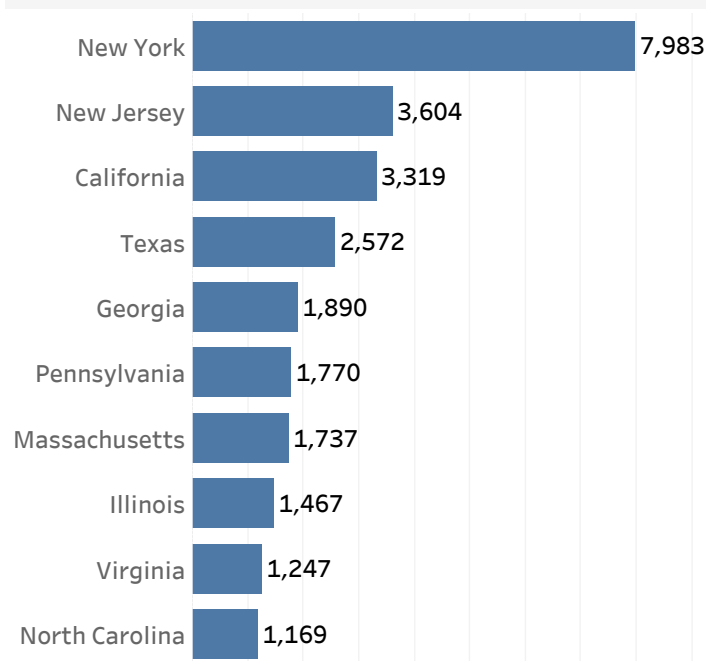
# Who's Moving to South Florida?

## Driver License Exchanges as of 2026 Q1-Q2

Driver License Exchanges in Q1-Q2 of 2019-2026



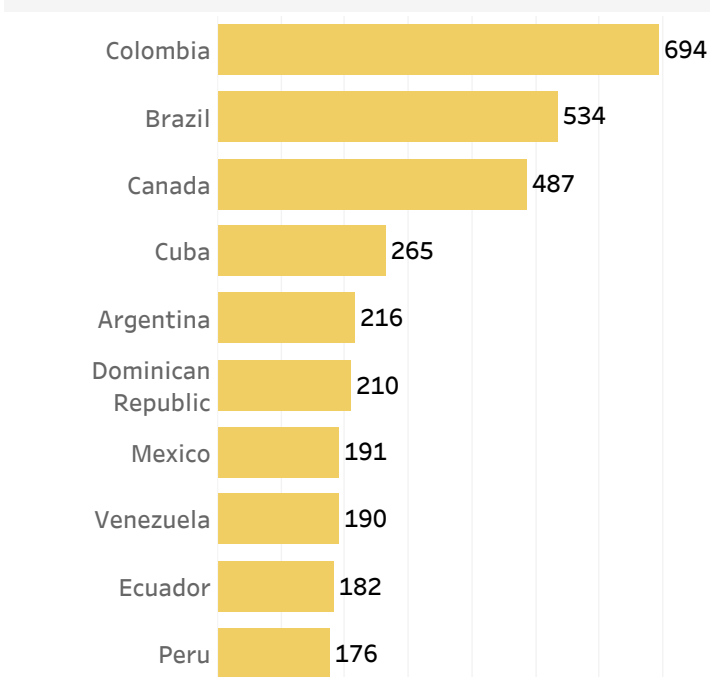
Top Origins of Out-of-State Driver License Exchanges in 2026 Q1-Q2



Out-of-State Driver License Exchanges in Q1-Q2 of 2019-2026

	2019	2020	2021	2022	2023	2024	2025	2026
New York	6,860	4,997	10,194	10,885	9,518	8,009	7,336	7,983
New Jersey	3,267	2,242	4,406	4,623	4,131	3,298	3,352	3,604
California	2,161	1,399	3,337	3,786	3,301	2,892	2,857	3,319
Texas	1,764	1,144	1,896	1,954	1,936	2,077	2,078	2,572
Georgia	1,568	920	1,482	1,494	1,484	1,485	1,433	1,890
Pennsylvania	1,715	1,069	1,888	2,207	1,976	1,753	1,584	1,770
Massachusetts	1,590	1,045	1,864	2,122	1,924	1,664	1,581	1,737
Illinois	1,324	884	1,861	1,826	1,755	1,503	1,390	1,467
Virginia	1,142	729	1,346	1,214	1,159	1,020	1,024	1,247
North Carolina	1,079	614	1,049	1,081	1,084	1,037	895	1,169

Top Origins of Foreign Driver License Exchanges in 2026 Q1-Q2



Foreign Driver License Exchanges in Q1-Q2 of 2021-2026

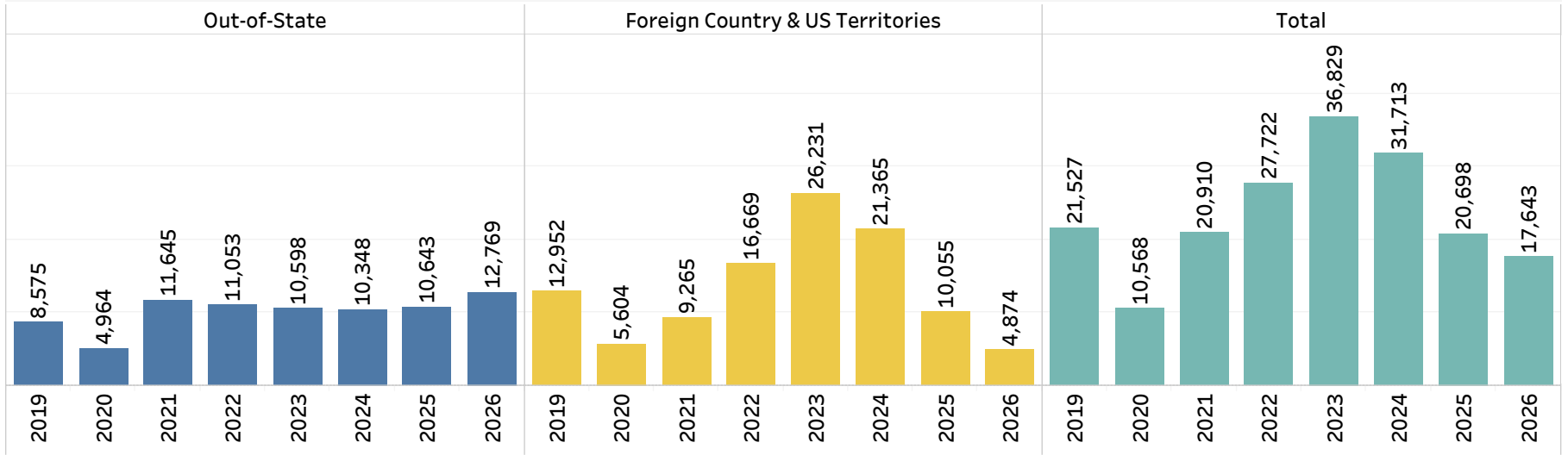
	2021	2022	2023	2024	2025	2026
Colombia	1,907	3,251	4,189	2,946	2,994	694
Brazil	509	1,365	1,750	1,300	1,462	534
Canada	410	975	1,022	771	729	487
Cuba	1,289	5,312	12,820	8,162	1,731	265
Argentina	537	888	935	686	722	216
Dominican Republic	396	497	490	596	460	210
Mexico	519	796	938	750	621	191
Venezuela	3,133	3,126	4,016	2,779	1,237	190
Ecuador	248	448	523	597	679	182
Peru	237	525	694	636	562	176

Source: MIAMI REALTORS® + RWorld analysis of Florida Highway Safety and Motor Vehicles driver license exchanges data. For questions, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), Chris Umpierre, Chief of Communication, at [chris@miamire.com](mailto:chris@miamire.com), or Anthony Acevedo, Chief of Communications, at [communications@rworld.com](mailto:communications@rworld.com).

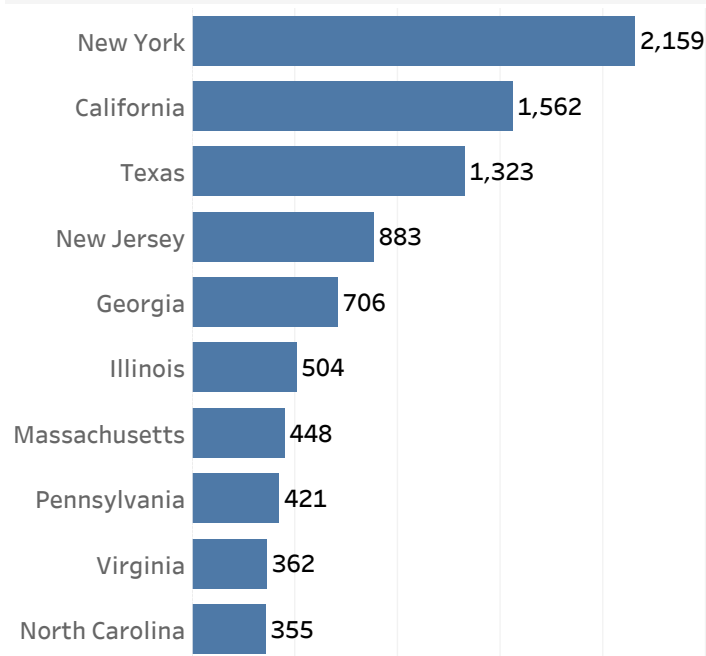
# Who's Moving to Miami-Dade County

## Driver License Exchanges as of 2026 Q1-Q2

Driver License Exchanges in Q1-Q2 of 2019-2026



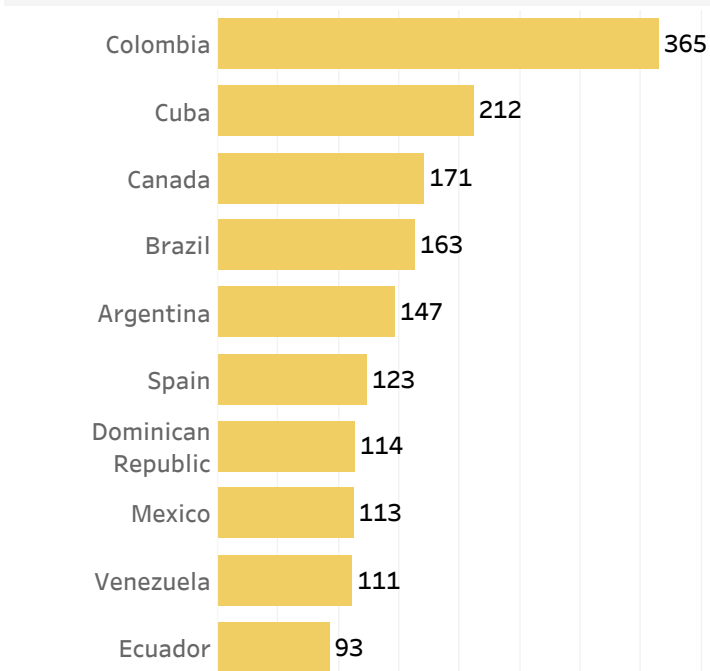
Top Origins of Out-of-State Driver License Exchanges in 2026 Q1-Q2



Out-of-State Driver License Exchanges in Q1-Q2 of 2019-2026

	2019	2020	2021	2022	2023	2024	2025	2026
New York	1,509	954	2,847	2,588	2,281	2,041	2,047	2,159
California	778	521	1,417	1,458	1,310	1,222	1,261	1,562
Texas	755	423	810	713	731	905	1,042	1,323
New Jersey	648	387	924	899	822	795	843	883
Georgia	479	247	434	408	390	453	465	706
Illinois	344	201	544	506	559	507	459	504
Massachusetts	356	216	409	419	412	416	391	448
Pennsylvania	338	178	375	417	383	382	348	421
Virginia	286	176	351	284	318	297	311	362
North Carolina	286	163	281	270	269	231	243	355

Top Origins of Foreign Driver License Exchanges in 2026 Q1-Q2



Foreign Driver License Exchanges in Q1-Q2 of 2021-2026

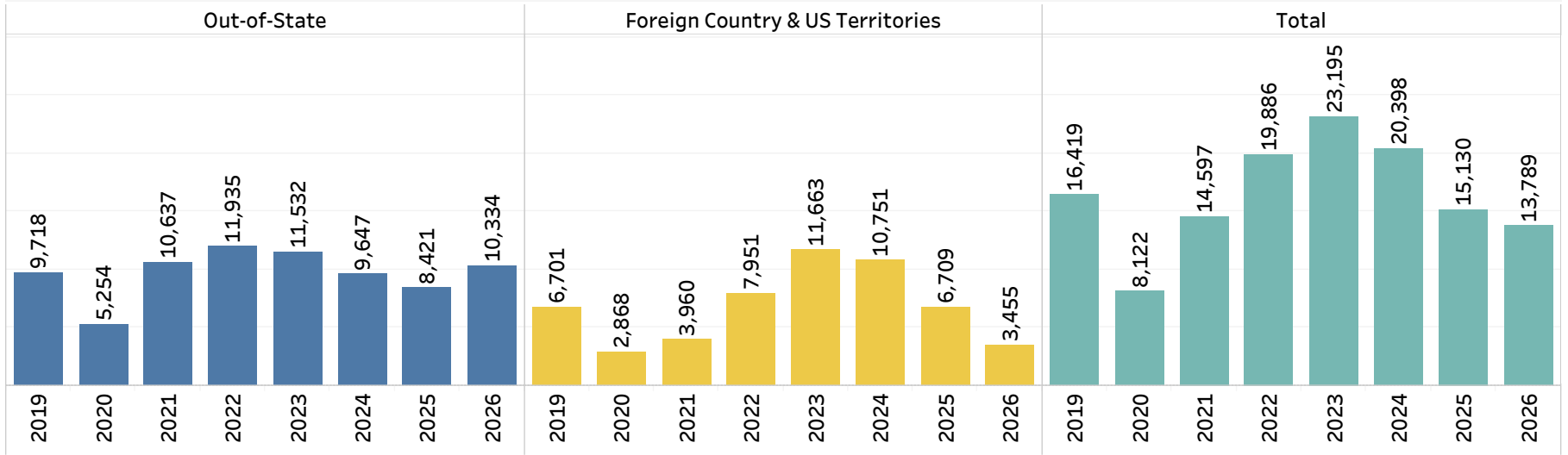
	2021	2022	2023	2024	2025	2026
Colombia	1,227	1,800	2,196	1,913	1,542	365
Cuba	1,178	4,741	11,046	7,245	1,447	212
Canada	164	312	319	325	267	171
Brazil	215	441	464	386	376	163
Argentina	391	557	584	507	484	147
Spain	207	322	485	405	302	123
Dominican Republic	258	323	297	341	234	114
Mexico	422	519	528	411	333	113
Venezuela	2,320	2,178	2,548	1,746	772	111
Ecuador	167	267	284	315	325	93

Source: MIAMI REALTORS® + RWorld analysis of Florida Highway Safety and Motor Vehicles driver license exchanges data. For questions, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), Chris Umpierre, Chief of Communication, at [chris@miamire.com](mailto:chris@miamire.com), or Anthony Acevedo, Chief of Communications, at [communications@rworld.com](mailto:communications@rworld.com).

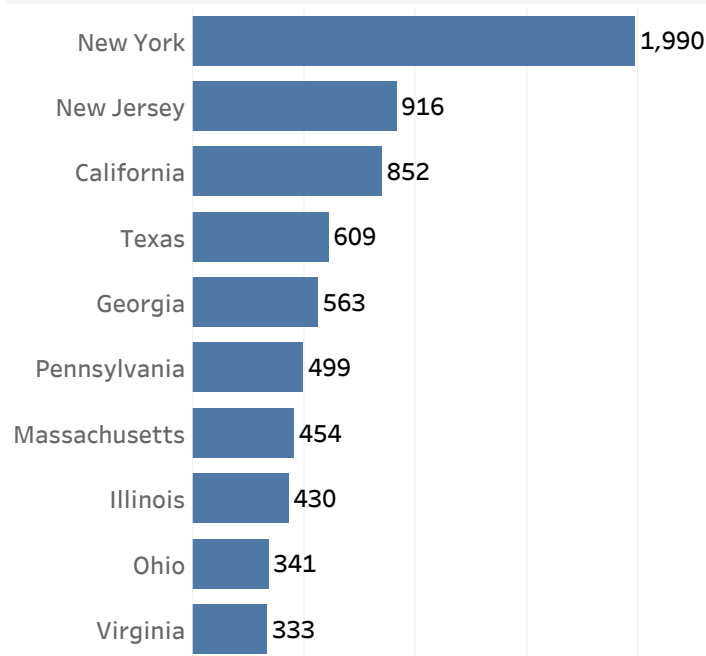
# Who's Moving to Broward County

## Driver License Exchanges as of 2026 Q1-Q2

Driver License Exchanges in Q1-Q2 of 2019-2026



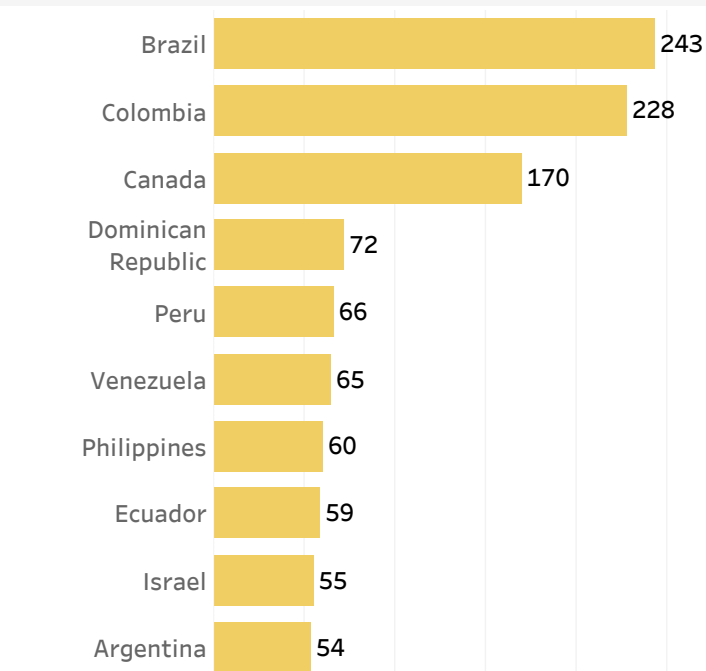
Top Origins of Out-of-State Driver License Exchanges in 2026 Q1-Q2



Out-of-State Driver License Exchanges in Q1-Q2 of 2019-2026

	2019	2020	2021	2022	2023	2024	2025	2026
New York	1,909	1,066	2,368	2,811	2,647	2,073	1,769	1,990
New Jersey	838	467	993	1,088	1,102	822	781	916
California	662	350	844	1,006	928	729	713	852
Texas	514	319	511	587	574	561	468	609
Georgia	519	274	455	471	509	462	441	563
Pennsylvania	502	249	501	572	526	482	409	499
Massachusetts	454	218	470	556	488	419	372	454
Illinois	428	212	511	523	509	458	379	430
Ohio	286	154	276	303	292	278	206	341
Virginia	376	195	388	347	319	272	271	333

Top Origins of Foreign Driver License Exchanges in 2026 Q1-Q2



Foreign Driver License Exchanges in Q1-Q2 of 2021-2026

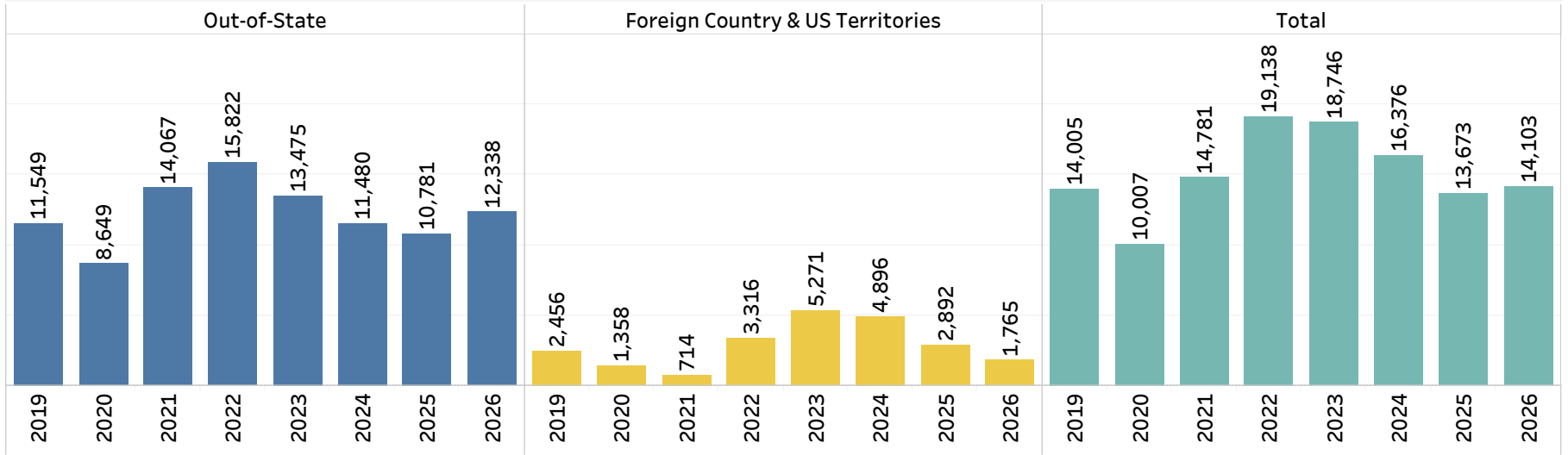
	2021	2022	2023	2024	2025	2026
Brazil	217	623	800	417	675	243
Colombia	585	1,046	1,442	640	1,087	228
Canada	177	354	362	150	245	170
Dominican Republic	112	162	170	181	161	72
Peru	70	204	268	237	214	66
Venezuela	733	755	1,095	786	365	65
Philippines	74	244	273	176	168	60
Ecuador	67	130	165	190	249	59
Israel	34	70	70	92	122	55
Argentina	122	263	271	116	195	54

Source: MIAMI REALTORS® + RWorld analysis of Florida Highway Safety and Motor Vehicles driver license exchanges data. For questions, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), Chris Umpierre, Chief of Communication, at [chris@miamire.com](mailto:chris@miamire.com), or Anthony Acevedo, Chief of Communications, at [communications@rworld.com](mailto:communications@rworld.com).

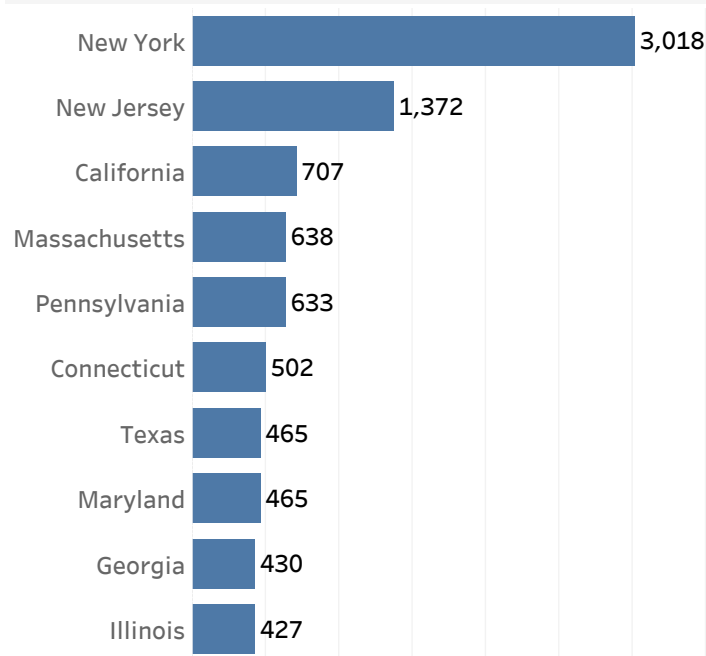
# Who's Moving to Palm Beach County

## Driver License Exchanges as of 2026 Q1-Q2

Driver License Exchanges in Q1-Q2 of 2019-2026



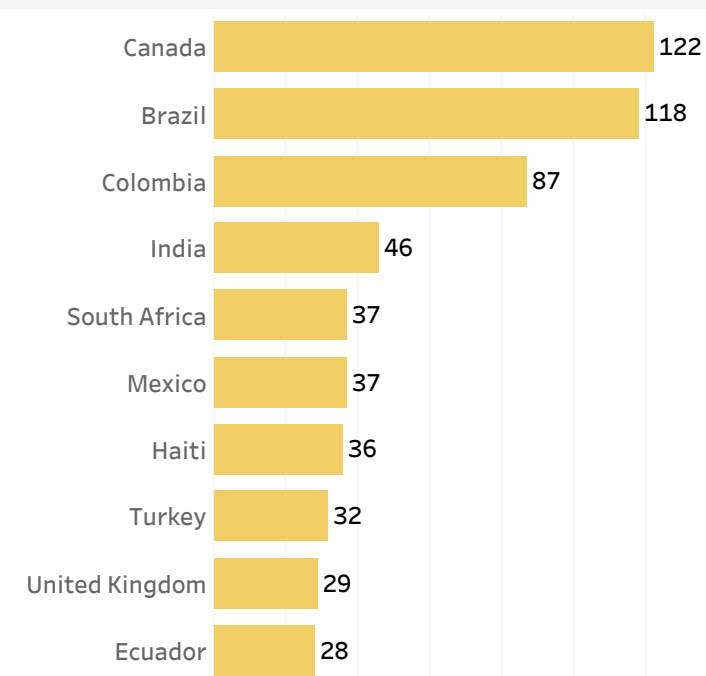
Top Origins of Out-of-State Driver License Exchanges in 2026 Q1-Q2



Out-of-State Driver License Exchanges in Q1-Q2 of 2019-2026

	2019	2020	2021	2022	2023	2024	2025	2026
New York	2,700	2,268	3,925	4,275	3,559	2,934	2,710	3,018
New Jersey	1,408	1,049	1,942	2,039	1,668	1,226	1,310	1,372
California	559	398	878	990	808	726	657	707
Massachusetts	629	457	729	877	774	632	603	638
Pennsylvania	627	441	684	829	781	655	588	633
Connecticut	586	471	628	736	537	454	418	502
Texas	373	266	409	457	410	441	414	465
Maryland	412	283	424	536	416	394	316	465
Georgia	390	258	394	426	392	369	328	430
Illinois	431	346	609	613	546	414	419	427

Top Origins of Foreign Driver License Exchanges in 2026 Q1-Q2



Foreign Driver License Exchanges in Q1-Q2 of 2021-2026

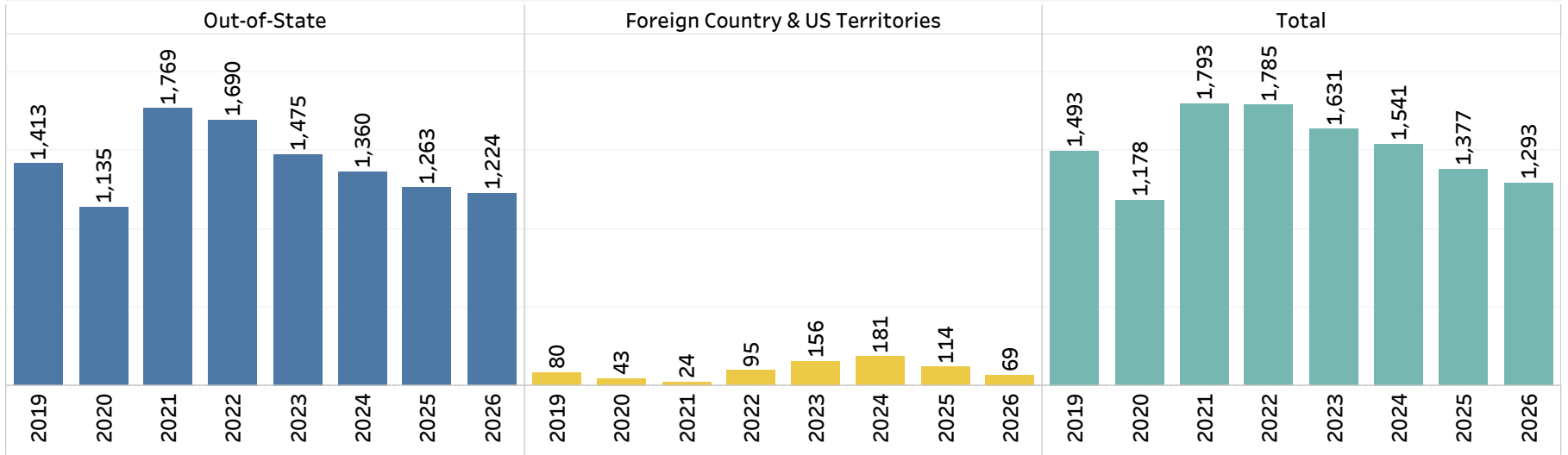
	2021	2022	2023	2024	2025	2026
Canada	39	244	279	246	181	122
Brazil	65	259	418	388	349	118
Colombia	75	350	484	331	307	87
India	13	30	92	145	158	46
South Africa	8	56	54	56	44	37
Mexico	17	113	154	122	95	37
Haiti	80	437	920	1,385	291	36
Turkey	9	28	63	84	87	32
United Kingdom	14	63	49	38	45	29
Ecuador	9	40	60	68	82	28

Source: MIAMI REALTORS® + RWorld analysis of Florida Highway Safety and Motor Vehicles driver license exchanges data. For questions, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), Chris Umpierre, Chief of Communication, at [chris@miamire.com](mailto:chris@miamire.com), or Anthony Acevedo, Chief of Communications, at [communications@rworld.com](mailto:communications@rworld.com).

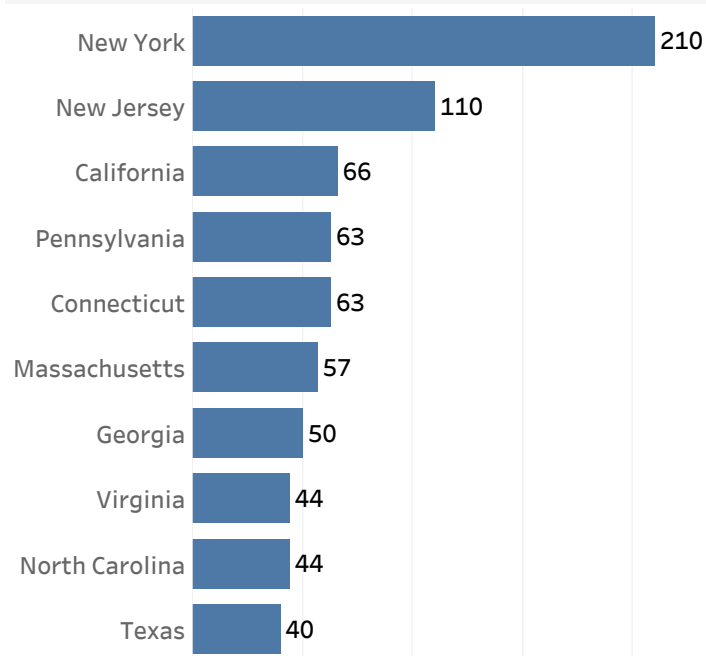
# Who's Moving to Martin County

## Driver License Exchanges as of 2026 Q1-Q2

Driver License Exchanges in Q1-Q2 of 2019-2026



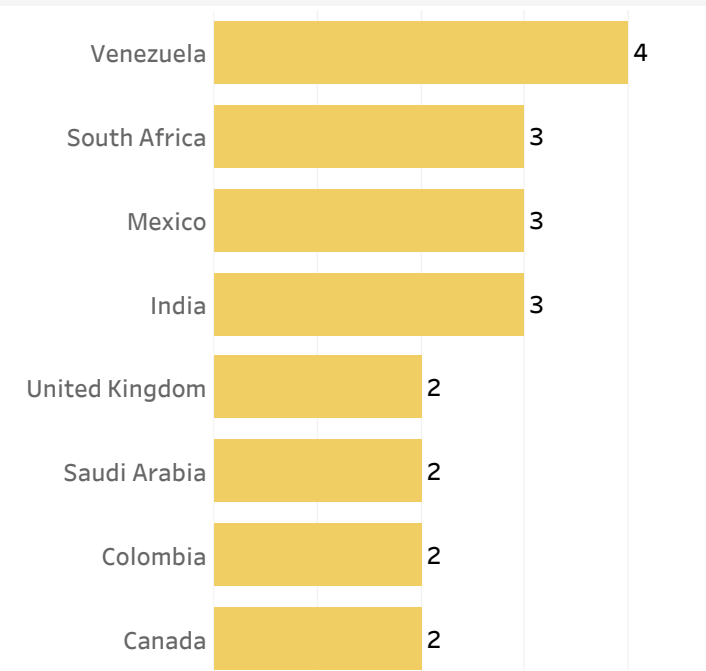
Top Origins of Out-of-State Driver License Exchanges in 2026 Q1-Q2



Out-of-State Driver License Exchanges in Q1-Q2 of 2019-2026

	2019	2020	2021	2022	2023	2024	2025	2026
New York	184	190	299	272	246	231	189	210
New Jersey	136	114	196	166	140	121	118	110
California	54	34	68	117	85	80	82	66
Pennsylvania	73	59	95	109	67	66	57	63
Connecticut	92	67	109	87	79	78	72	63
Massachusetts	61	61	92	84	85	76	51	57
Georgia	68	37	62	50	39	43	46	50
Virginia	57	36	80	60	61	48	39	44
North Carolina	59	32	55	70	58	62	45	44
Texas	35	40	47	70	57	38	38	40

Top Origins of Foreign Driver License Exchanges in 2026 Q1-Q2



Foreign Driver License Exchanges in Q1-Q2 of 2021-2026

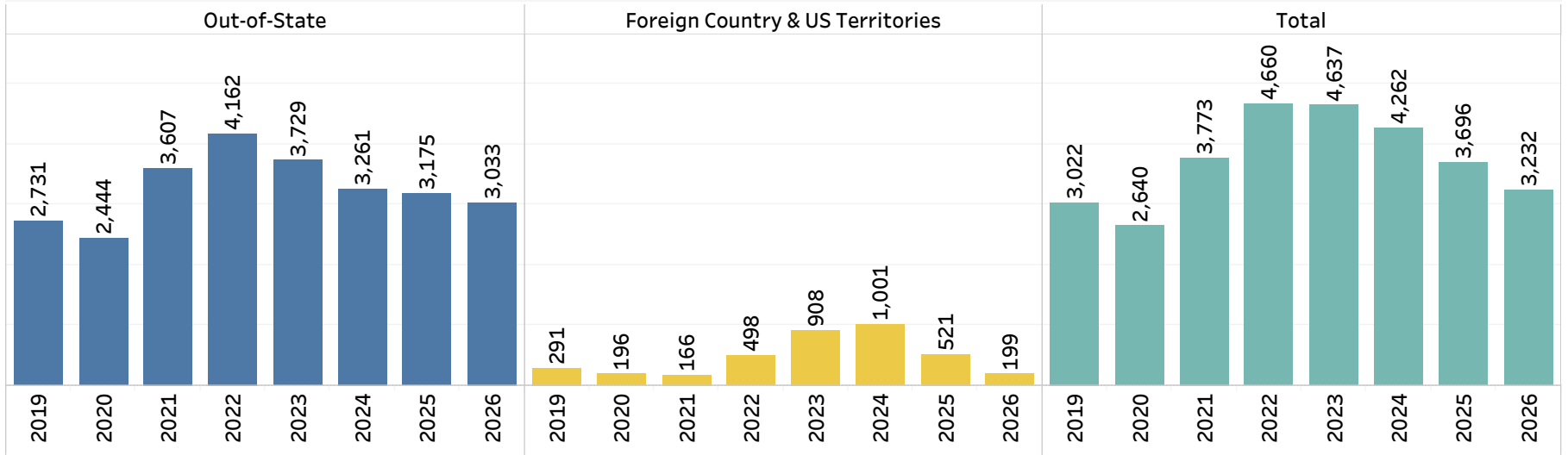
	2021	2022	2023	2024	2025	2026
Venezuela	2	14	27	30	9	4
South Africa	2	4	8	10	10	3
Mexico	0	7	8	3	7	3
India	0	3	17	15	8	3
United Kingdom	3	2	2	2	3	2
Saudi Arabia	3	0	1		0	2
Colombia	0	4	5	7	7	2
Canada	4	16	12	11	7	2

Source: MIAMI REALTORS® + RWorld analysis of Florida Highway Safety and Motor Vehicles driver license exchanges data. For questions, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), Chris Umpierre, Chief of Communication, at [chris@miamire.com](mailto:chris@miamire.com), or Anthony Acevedo, Chief of Communications, at [communications@rworld.com](mailto:communications@rworld.com).

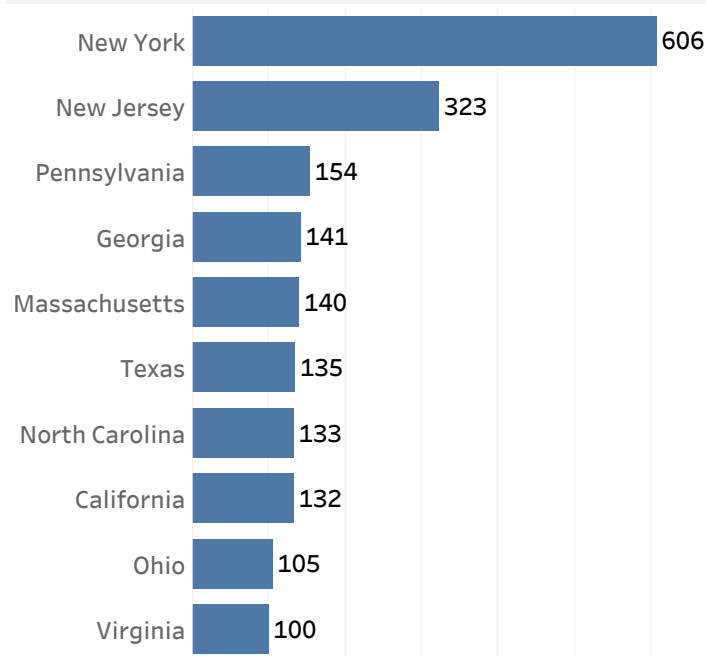
# Who's Moving to St. Lucie County

## Driver License Exchanges as of 2026 Q1-Q2

Driver License Exchanges in Q1-Q2 of 2019-2026



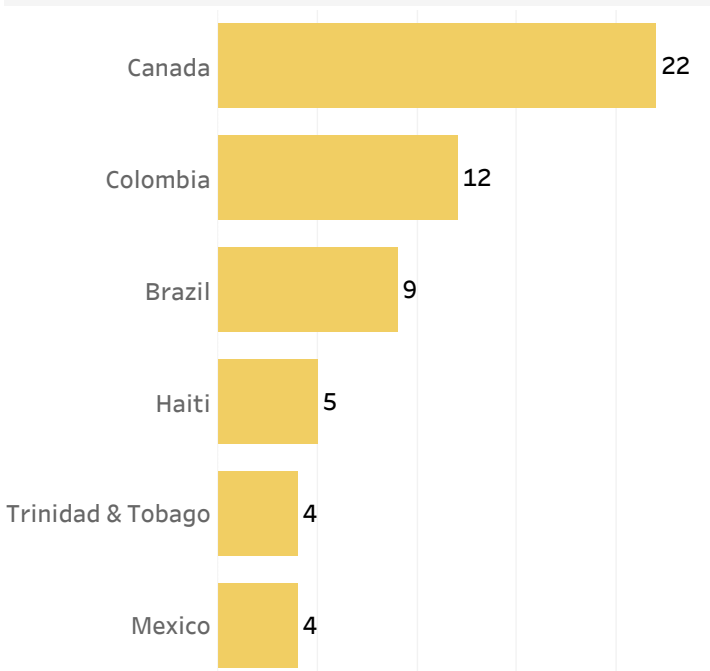
Top Origins of Out-of-State Driver License Exchanges in 2026 Q1-Q2



Out-of-State Driver License Exchanges in Q1-Q2 of 2019-2026

	2019	2020	2021	2022	2023	2024	2025	2026
New York	558	519	755	939	785	730	621	606
New Jersey	237	225	351	431	399	334	300	323
Pennsylvania	175	142	233	280	219	168	182	154
Georgia	112	104	137	139	154	158	153	141
Massachusetts	90	93	164	186	165	121	164	140
Texas	87	96	119	127	164	132	116	135
North Carolina	110	70	143	135	125	134	106	133
California	108	96	130	215	170	135	144	132
Ohio	101	96	114	118	93	78	87	105
Virginia	78	83	141	114	98	104	101	100

Top Origins of Foreign Driver License Exchanges in 2026 Q1-Q2



Foreign Driver License Exchanges in Q1-Q2 of 2021-2026

	2021	2022	2023	2024	2025	2026
Canada	26	49	50	39	29	22
Colombia	20	51	62	55	51	12
Brazil	11	40	67	103	58	9
Haiti	18	68	192	343	62	5
Trinidad & Tobago	1	5	1	7	5	4
Mexico	6	22	32	42	36	4

Source: MIAMI REALTORS® + RWorld analysis of Florida Highway Safety and Motor Vehicles driver license exchanges data. For questions, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), Chris Umpierre, Chief of Communication, at [chris@miamire.com](mailto:chris@miamire.com), or Anthony Acevedo, Chief of Communications, at [communications@rworld.com](mailto:communications@rworld.com).





[The MIAMI Association of REALTORS® \(MIAMI\)](#) and [Broward, Palm Beaches & St. Lucie Realtors® \(RWorld\)](#), are now one association, bringing together two legacies for one shared future. The partnership strengthens our collective voice and brings more resources and opportunities while preserving local engagement, building a stronger future for our region.

The organization closed the historic merger on May 11, 2026, setting a record for the largest, fastest, and most seamless merger in the history of the National Association of REALTORS® (NAR). As a unified association now encompassing 93,000 members, it is the largest local Realtor® association in the world. The organization’s proposed new name will be the Miami and South Florida REALTORS®, pending approval by NAR.

The two leaders who led the merger effort will be the first to lead the combined organization. Alfredo Pujol, chairman of the board of MIAMI, will serve as the first Chairman of the Board. RWorld President Jonathan Dolphus will be the 2026 Chair-Elect and 2027 Chairman of the Board. Katherine Arteta will be the 2027 Chair-Elect.

Teresa King Kinney and Dionna Hall will lead the newly formed association as Co-CEOs, carrying forward a legacy of more than 60 years of women’s leadership. At the end of 2026, Kinney will retire from her 33-year career leading MIAMI REALTORS. Hall remaining in the role as CEO of Miami and South Florida REALTORS® & BeachesMLS in 2027 and beyond.

More information about this historic merger is available at [MiamiandRworld.com](https://MiamiandRworld.com).

**For questions about this report, contact:**

Gay Cororaton, CBE®, CRE®  
Chief Economist  
[gay@miamire.com](mailto:gay@miamire.com)

Chris Umpierre, AWHD  
Chief of Communication  
[chris@miamire.com](mailto:chris@miamire.com)

Anthony Acevedo  
Chief of Communications  
[communications@rworld.com](mailto:communications@rworld.com)



MIAMI REALTORS® + RWorld  
1800 Oakwood Drive  
Miami, FL 33166  
[www.miamirealtors.com](http://www.miamirealtors.com)