

Miami Metro Area Job Migration Report

As of 2025 Q2



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August 2026

Job migration in the first half of 2025 fell nationally amid slower employment creation

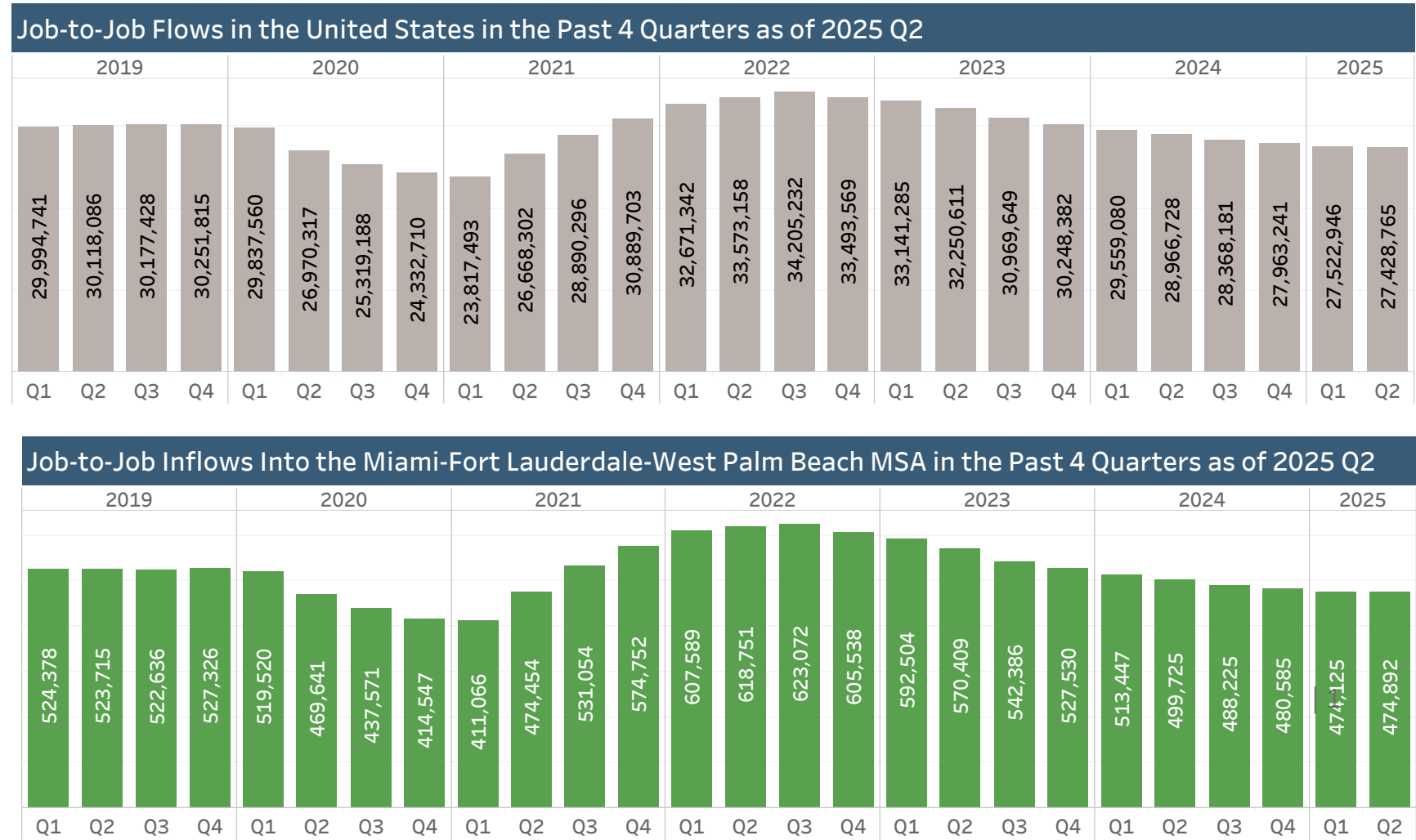
As employment conditions started to cool in 2023 as the interest rates began to rise under tighter monetary policy, job creation and job migration also slowed down.

Nationally, as of December 2025, the US economy created just 69,000 non-farm jobs from the prior year (1.46 million in 2024). Job openings at the end of 2025 fell to 6.65 million (7.3 million in 2024). Unemployment at the end of 2025 edged up to 7.50 million (6.9 million in 2024) , with more people looking for jobs than job openings. Employment creation is picking up, with 449,000 more jobs in June 2026 from the prior year. In the Miami-Fort Lauderdale-West Palm Beach Metro Area ("Miami MSA"), employment as of December 2025 was 13,000 lower than in the prior year, although employment is starting to pick up, with 5,300 more jobs in June 2026 from the prior year.

Nationally, the number of job-to-job flows in the past four quarters ended 2025 Q2 decreased 5.3% to 27.4 million (from 28.9 million in the four quarters ended 2024 Q2) , according to MIAMI REALTORS + RWorld analysis of US Census Bureau job-to-job flows data as of 2025 Q2.

With a national downtrend in job migration, the number of job moves to a Miami MSA destination job (including from within the Miami MSA) in the four quarters ended 2025 Q2 also decreased 5.0% to 474,892 (from 499,725 in the four quarters ended 2024 Q2).

The slowdown in job migration is one cause of the slowdown in home sales. In 2025, US existing home sales decreased 0.02% to 4.06 million and were sharply down from 5.026 million in 2022. In the counties of Miami-Dade, Broward, and Palm Beach where rising assessment fees from new condominium regulations were also a headwind, home sales decreased 3.8% to 68,685, with sales also sharply down from 93,515 in 2022.



Source: MIAMI REALTORS® + RWorld analysis of US Census Bureau Job-to-Job Flows as of 2025 Q2.

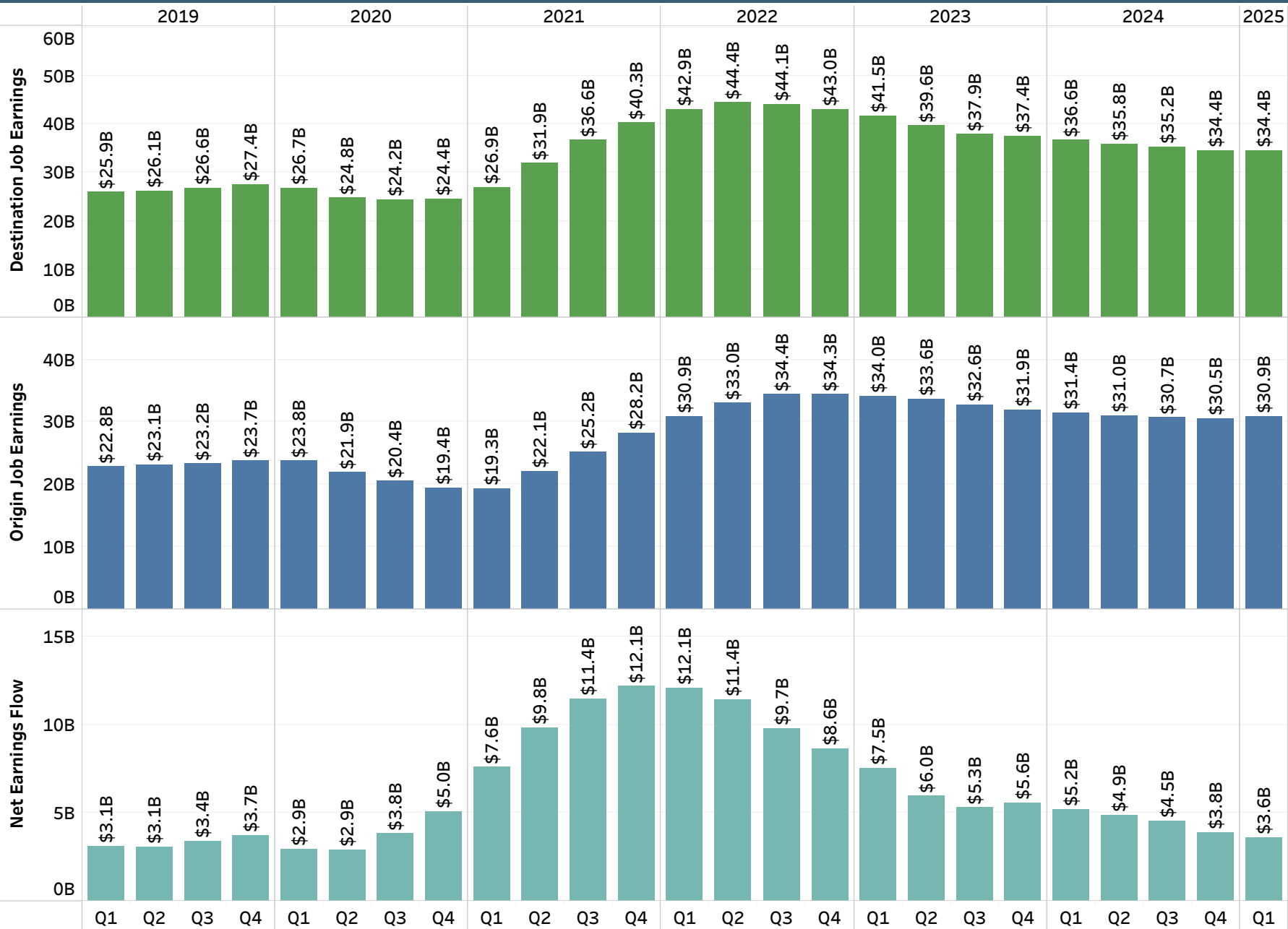
Net job migration in the Miami MSA in the past four quarters ended 2025 Q2 yielded \$3.6 Billion in wage gains

Total wages of job movers to a destination job in the Miami MSA in the past four quarters ended 2025 Q1 (474,125 job inflows) totaled \$34.4 billion.

Annualized earnings of workers who switched jobs to another area in the four quarters ended 2025 Q1 (487,285 job outflows) totaled \$30.9 billion.

On a net basis, the Miami MSA saw a net inflow of \$3.6 billion due to job migration despite a net job migration outward of the Miami MSA (-13,160) because workers moving into a Miami MSA destination job typically had higher wages than workers moving out of a Miami MSA job.

Earnings from Job-to-Job Flows in the Miami MSA in the Past For Quarters Ended 2025 Q1



Source: MIAMI REALTORS® + RWorld analysis of US Census Bureau Job-to-Job Flows as of 2025 Q2. The US Census Bureau reports the average wage for the quarter of jobs in the origin or destination job. The quarter average is then annualized by multiplying the quarter average earnings by four (this assumes that the job switcher stays in the destination job for one year). The annualized quarterly earnings are then summed up over four 4 quarters to get the annualized earnings flow over a 1-year period.

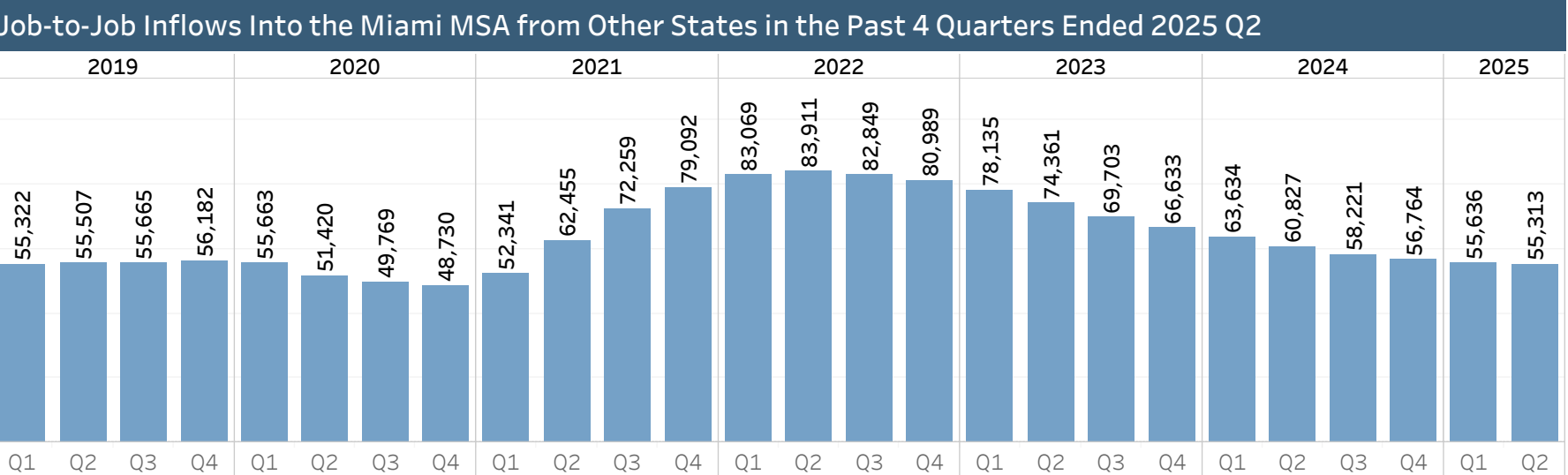
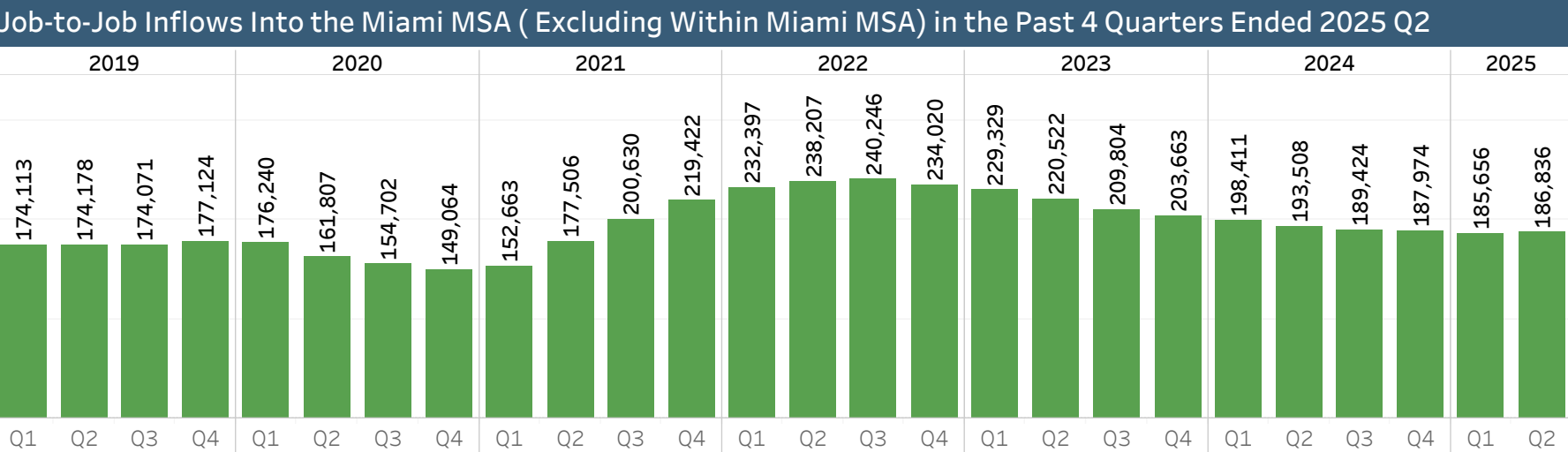
New York, Texas, and Georgia are top origins of out-of-state job movers in the Miami MSA

Out-of-state job migration into the Miami MSA in the past four quarters ended 2025 Q2 decreased 9.0% to 55,313 from the level in the four quarters ended 2024 Q2 (60,827).

New York (7,374), Texas (4,991), Georgia (4,246), California (3,334), and New Jersey (2,894) are the states of origin of job movers into the Miami MSA in the past four quarters ended 2025 Q4.

More recent data on driver license exchanges indicate a resurgence in out-of-state migration. In the first half of 2026, driver license exchanges from out-of-state into the South Florida counties rose 16% to 39,698 from the prior year. Across Florida, out-of-state driver license exchanges rose just 3%. 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%).

The resurgence in out-of-state migration comes at a time when New York has imposed an annual surcharge on pied-a-terre of \$1 million or more through 2031 and California is putting on the ballot box a proposal for a one-time 5% tax on net worth of \$1 billion or more, sparking high-profile tech titans (e.g. Sergei Brin, Larry Page, Mark Zuckerberg, Peter Thiel) to move to our purchase properties in South Florida. [More New Yorkers and Californians are Moving to South Florida in 2026 Based on Driver License Exchanges - MIAMI REALTORS® + RWorld](#)



Source: MIAMI REALTORS® + RWorld analysis of US Census Bureau Job-to-Job Flows as of 2025 Q2.

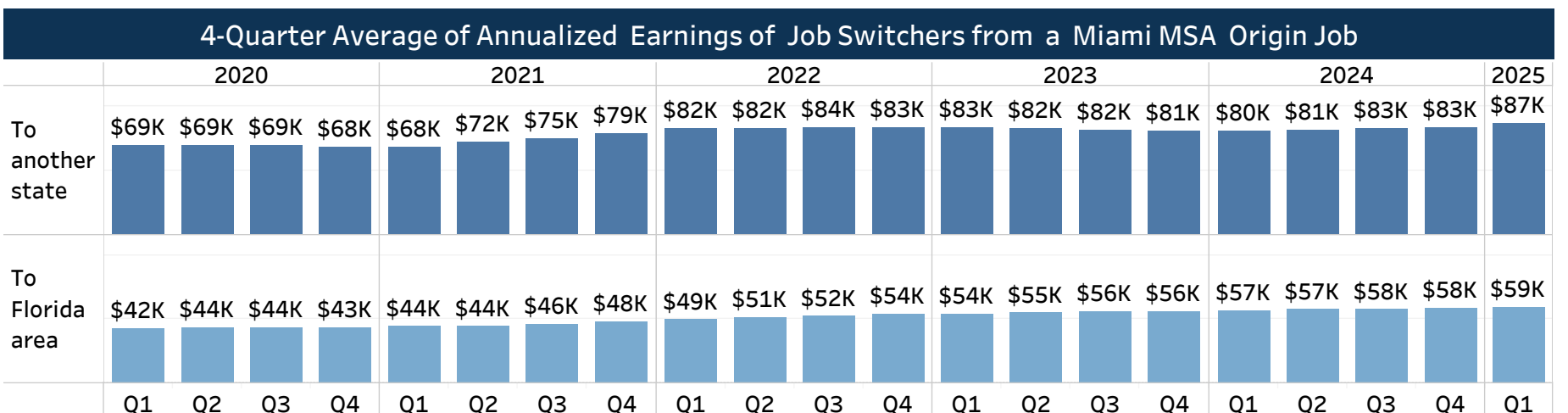
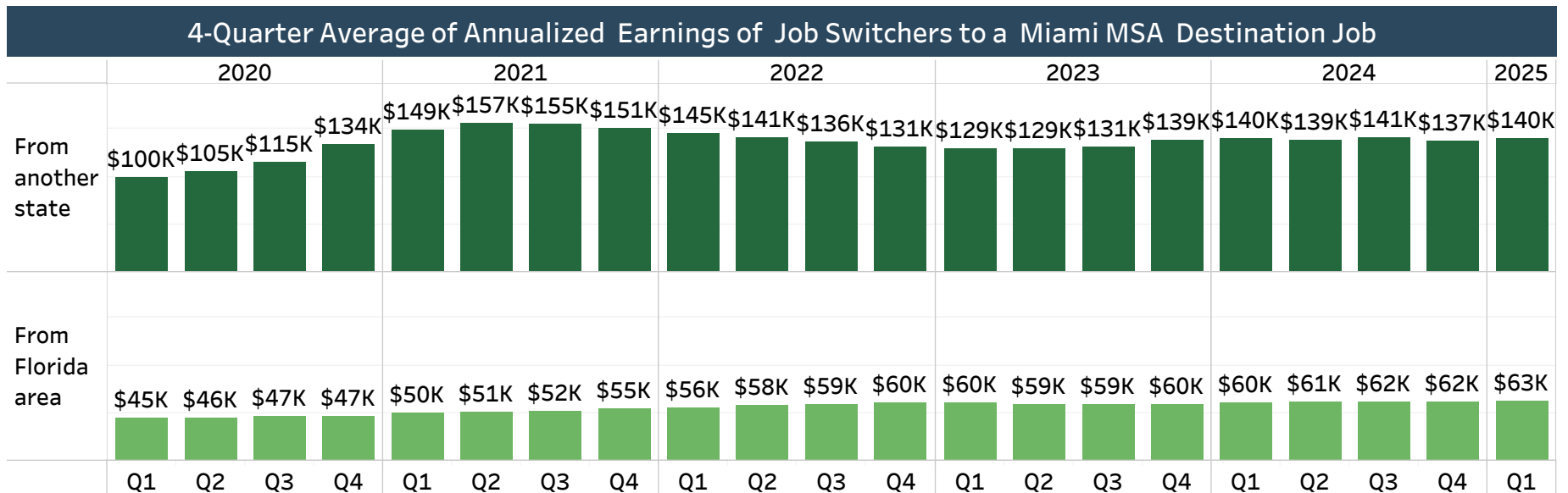
Average wage of out-of-state job movers in the past four quarters ended 2025 Q1 rose to \$140,000

Out-of-state job movers into a Miami MSA destination jobs tend to have higher wages than in-state job movers (including within Miami MSA job moves). Among out-of-state job movers in the past four quarters ended 2025 Q1, the average wage in the Miami MSA destination job rose 0.7% from one year ago to \$140,000 (\$139,000 in the four quarters ended 2024 Q1).

Based on average wages in the four quarters ended 2025 Q1, the highest wage earners were job movers from Ohio (\$328,632), Illinois (\$248,926), California (\$208,521), Minnesota (\$203,896), and Washington (\$186,436). Job movers from these states could be in higher-paying industries such as professional/technical services, financial activities, or medical/health.

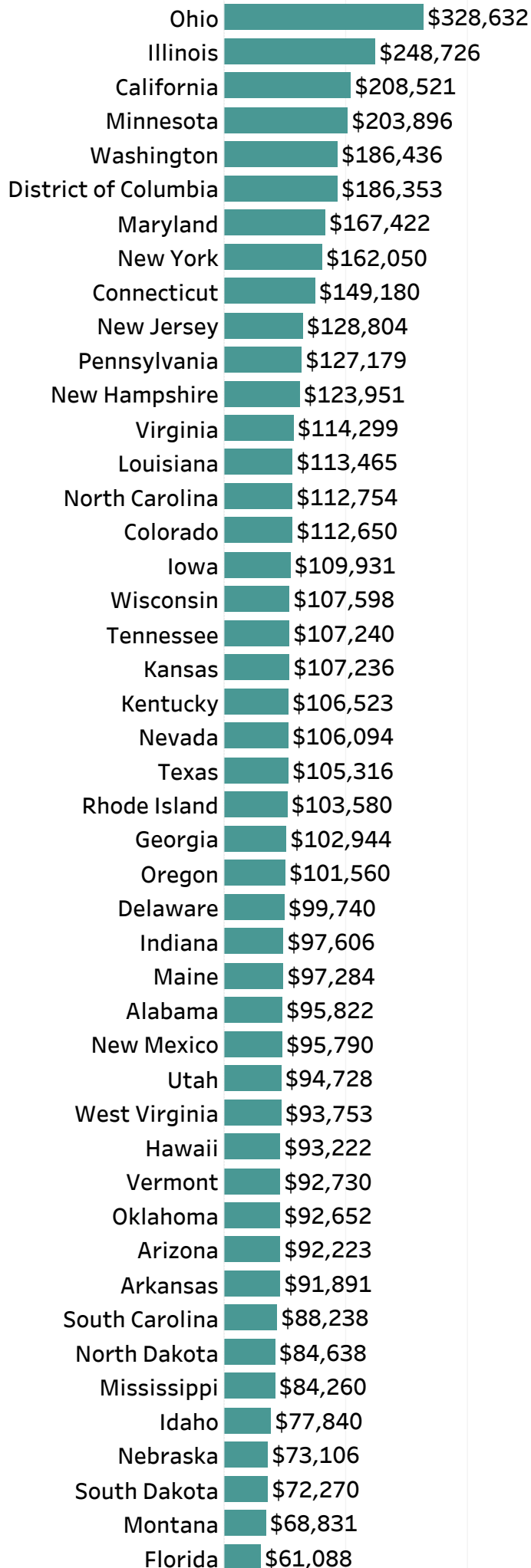
For comparison, the annual median household income in the Miami MSA in 2024 (latest data) was \$80,625, based on the US Census Bureau 2024 American Community Survey.

Meanwhile, lower-wage workers tend to move out of a Miami MSA job. Among workers who moved to another state in the four quarters ended 2025 Q1, the average annual wage was \$87,000 while among workers who moved to another job within Florida (including within the Miami MSA), the average annual wage was \$59,000. Workers who moved out of a Miami MSA job tended to be in retail trade; accommodation and food services; and administrative, support, waste management, and remediation services.

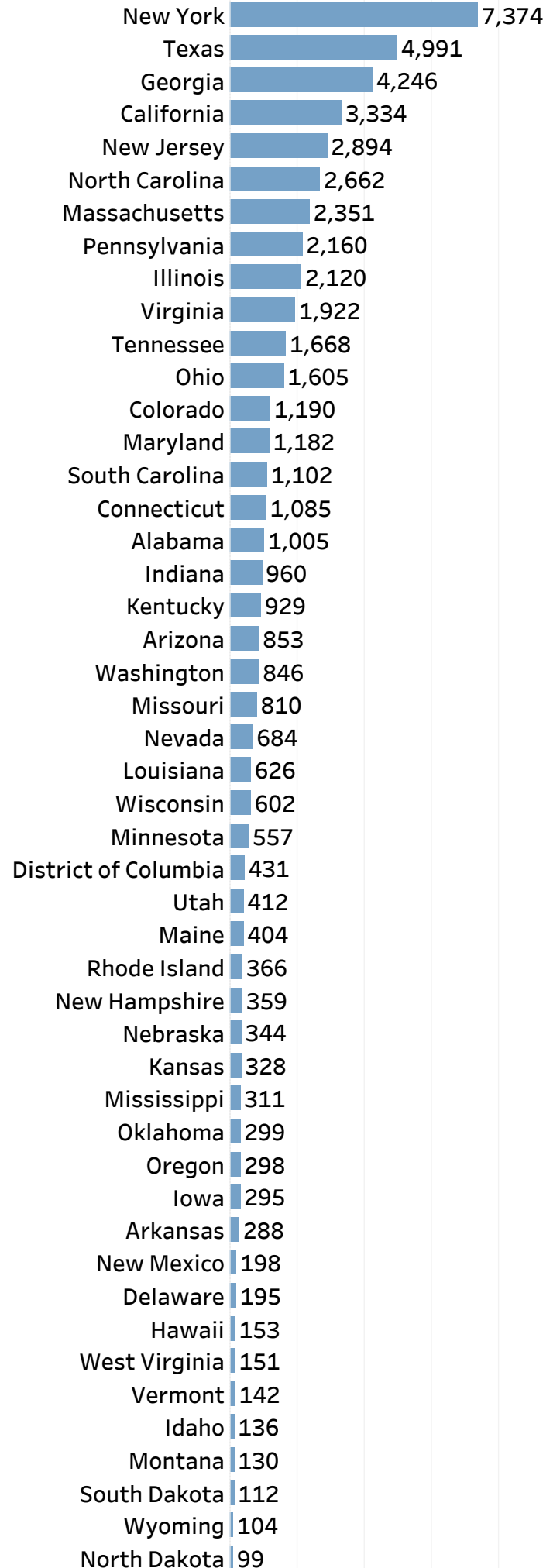


Source: MIAMI REALTORS® + RWorld analysis of US Census Bureau Job-to-Job Flows as of 2025 Q2. The program reports average quarterly wages which can vary widely from quarter to quarter.

Average Wages of Job Movers in the Past Four Quarters Ended 2025 Q1 in the Miami MSA



Out-of-State Job Inflows to the Miami MSA in the Past 4 Quarters Ended 2025 Q2



Rising net job migration in health care and professional/scientific/technical jobs in the Miami MSA

With the rise in the number of people 65 and older and South Florida's economic transformation as a tech and finance hub, the Miami MSA is seeing a net job migration in the health care and social assistance industry and in the professional, scientific, and technical services industry. In the first half of 2026, health care and social assistance industry net job migration increased to 2,743 jobs (1,589 in the first half of 2024). In the professional, scientific, and technical services industry, net job migration rose to 2,156 (1,828 in the first half of 2024). The Miami MSA also saw a net job migration in the first half of 2025 in public administration (1,569), wholesale trade (1,194), real estate and rental and leasing (577), finance and insurance (437), manufacturing (282), and utilities (3).

However, there was a net job outmigration in other industries, with the largest net outflow in lower-paying jobs such as the retail trade industry (-6,318); accommodation and food services (-5,270); administrative, support, waste management and remediation (-2,745); arts, entertainment and recreation (-1,626); transportation and warehousing (-903); education services (-903); construction (-489), educational services (-449); and agriculture (-363). There was also a net outflow in information services (-159) and management of companies (-14) as other tech hubs like Atlanta, Dallas, and The Carolinas attracted workers.

Housing affordability is a key reason low-wage workers are moving out. The Live Local Act and the ROAD to Housing Affordability Act are intended to make housing more affordable for lower income households by increasing the supply of low-cost housing options (e.g. manufactured homes), easing zoning regulations (NAHB estimates that 25% of housing cost is due to regulation), and providing downpayment assistance (Hometown Heroes).

Net Job-to-Job Flow to a Miami MSA Industries in the First Half of 2019-2026							
	2019	2020	2021	2022	2023	2024	2025
Health Care and Social Assistance	1,780	3,415	1,870	2,643	2,681	1,589	2,743
Professional, Scientific, and Technical Services	2,424	1,270	4,020	5,608	2,666	1,828	2,156
Public Administration	1,774	1,344	868	693	1,860	1,766	1,569
Wholesale Trade	1,395	775	2,398	2,559	1,918	1,195	1,194
Other Services (except Public Administration)	-47	-738	616	251	107	393	602
Real Estate and Rental and Leasing	992	624	831	1,261	564	546	577
Finance and Insurance	1,185	1,017	2,995	2,945	2,148	1,295	437
Manufacturing	675	793	806	1,090	-10	325	282
Utilities	79	177	72	61	298	62	3
Mining, Quarrying, and Oil and Gas Extraction	12	12	35	39	1	28	-14
Management of Companies and Enterprises	238	221	407	388	375	36	-21
Information	64	8	1,156	1,842	175	-46	-159
Agriculture, Forestry, Fishing and Hunting	-873	-513	-783	-554	-509	-611	-363
Educational Services	-689	-933	-454	-705	290	247	-449
Construction	658	905	612	333	176	697	-489
Transportation and Warehousing	1,698	-908	1,880	248	-1,403	-2,084	-903
Arts, Entertainment, and Recreation	-1,517	-1,579	-1,132	-1,065	-1,491	-1,607	-1,626
Administrative and Support and Waste Management	-3,192	-3,268	688	-4,843	-5,155	-1,241	-2,745
Accommodation and Food Services	-5,156	-7,872	-2,940	-4,505	-4,781	-5,895	-5,270
Retail Trade	-7,889	-909	-7,124	-7,015	-7,310	-7,279	-6,318
Grand Total	-6,389	-6,159	6,821	1,274	-7,400	-8,756	-8,794

Finance/insurance and information service workers have highest wages in the Miami MSA destination job

Workers who switched to a finance and insurance job in 2025 Q1 had the highest annual earnings in (\$155,564) among job movers into the Miami MSA. Workers in the information services industry had the second highest annual earnings (\$125,248), followed by workers in the management of companies and enterprises (\$119,944). Health care and social assistance workers who are the largest sources of net job inflows had a median earnings of \$72,476 in the Miami MSA destination job.

The workers with the lowest earnings were those in accommodation and food services (\$45,604), retail trade (\$55,888), and other services (\$56,520). These industries also saw the largest net outflow of workers from the Miami MSA.

The Miami MSA attracted the most workers from the metro areas of Orlando, Tampa, Jacksonville, New York, and Port St. Lucie.

Miami MSA workers who moved to another Florida area or another states mostly moved to Orlando, Tampa, Jacksonville, Cape Coral, and Port St. Lucie. Among workers who moved to another state, the top destinations were Atlanta, Houston, Dallas, and Charlotte.

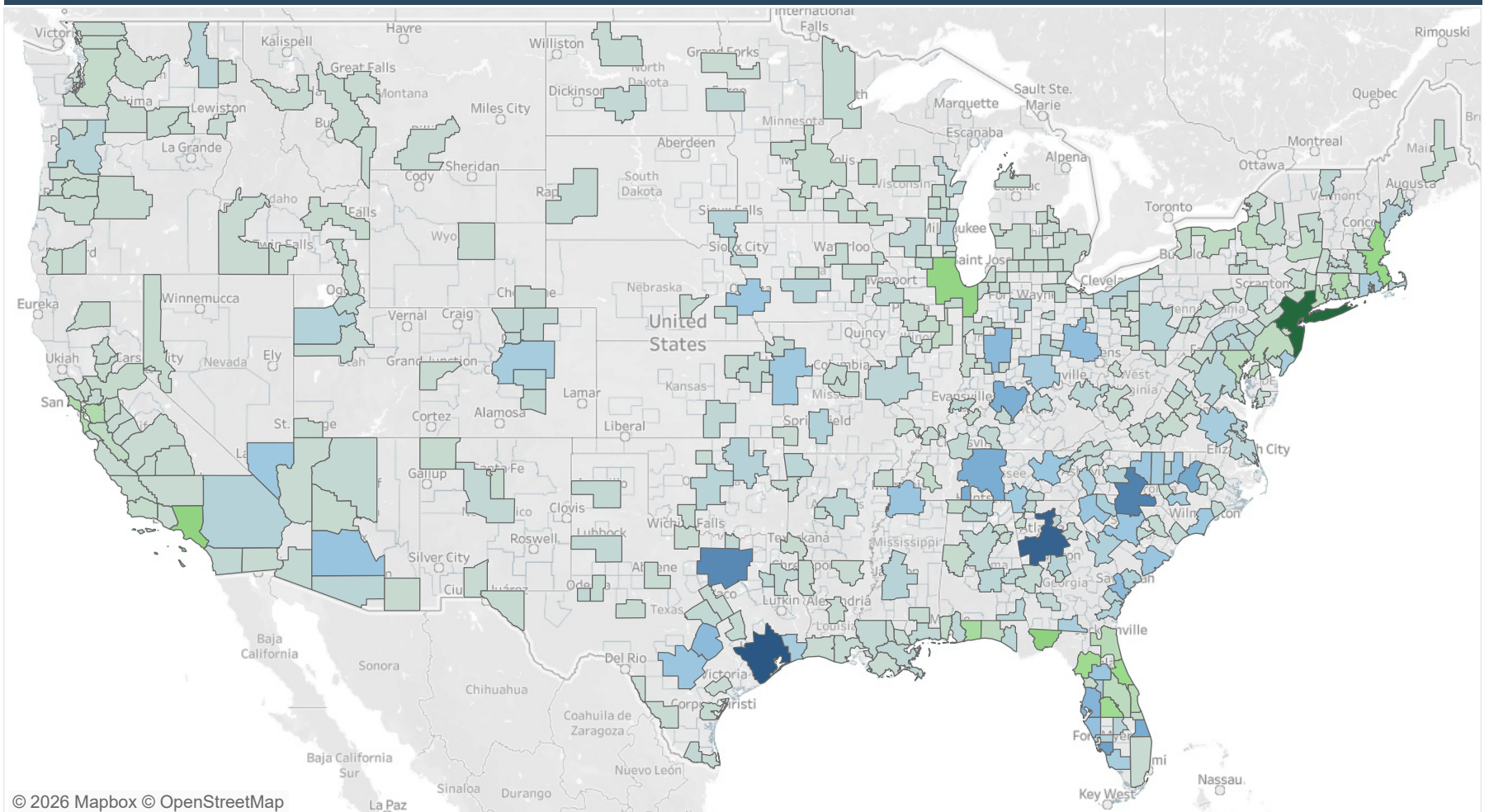
Annualized Earnings of Job Movers to a Miami MSA Destination Job

	2019	2020	2021	2022	2023	2024	2025
Finance and Insurance	\$90,160	\$92,680	\$140,312	\$118,332	\$118,008	\$123,984	\$155,564
Information	\$83,844	\$97,248	\$130,212	\$144,576	\$115,744	\$148,368	\$125,248
Management of Companies and Enterprises	\$98,812	\$102,948	\$113,896	\$139,644	\$113,040	\$123,824	\$119,944
Utilities	\$84,468	\$88,072	\$124,780	\$102,784	\$105,104	\$126,588	\$117,840
Professional, Scientific, and Technical Services	\$80,216	\$78,136	\$112,696	\$110,676	\$108,196	\$103,612	\$109,720
Wholesale Trade	\$85,312	\$77,812	\$98,624	\$92,256	\$94,720	\$103,956	\$100,856
Manufacturing	\$52,980	\$50,312	\$62,192	\$72,148	\$70,144	\$77,492	\$85,764
Arts, Entertainment, and Recreation	\$47,860	\$41,828	\$66,332	\$85,348	\$84,884	\$82,112	\$79,880
Transportation and Warehousing	\$57,060	\$50,408	\$58,404	\$69,752	\$65,904	\$75,484	\$74,988
Construction	\$52,880	\$50,684	\$60,364	\$65,144	\$66,240	\$68,340	\$74,408
Real Estate and Rental and Leasing	\$50,836	\$49,992	\$75,156	\$79,732	\$66,852	\$68,536	\$74,168
Health Care and Social Assistance	\$52,520	\$49,352	\$60,220	\$61,100	\$65,024	\$62,980	\$72,476
Public Administration	\$44,380	\$45,500	\$50,636	\$51,044	\$55,852	\$58,852	\$63,892
Administrative, Support, Waste Management	\$41,888	\$40,716	\$63,576	\$66,784	\$59,688	\$57,948	\$60,492
Educational Services	\$43,028	\$46,148	\$52,952	\$57,536	\$54,244	\$61,136	\$59,004
Other Services (except Public Administration)	\$40,584	\$37,280	\$51,160	\$56,476	\$54,496	\$56,120	\$57,132
Agriculture, Forestry, Fishing and Hunting	\$35,312	\$36,064	\$52,368	\$48,856	\$46,468	\$50,588	\$56,520
Retail Trade	\$37,440	\$33,764	\$53,340	\$49,408	\$48,796	\$51,580	\$55,888
Accommodation and Food Services	\$30,276	\$18,692	\$38,892	\$40,276	\$41,296	\$44,364	\$45,604

Source: MIAMI REALTORS® + RWorld analysis of US Census Bureau Job-to-Job Flows as of 2025 Q2.

Net Job Flows to the Miami MSA in the Past Four Quarters Ended 2025 Q2

(Green areas show a net job inflow to the MSA from that area, blue areas show a net job outflow from the Miami MSA to that area)



Metro Areas with Highest Job Inflows to the Miami MSA in Past Four Quarters Ended 2025 Q2

Orlando-Kissimmee-Sanford, FL	30,348
Tampa-St. Petersburg-Clearwater, FL	28,835
Jacksonville, FL	13,552
New York-Newark-Jersey City, NY-NJ	8,334
Port St. Lucie, FL	7,746
Cape Coral-Fort Myers, FL	7,742
North Port-Bradenton-Sarasota, FL	6,205
Lakeland-Winter Haven, FL	4,876
Palm Bay-Melbourne-Titusville, FL	4,339
Naples-Marco Island, FL	4,189
Not in metropolitan area, FL	3,822
Tallahassee, FL	3,600
Deltona-Daytona Beach-Ormond Beach, FL	3,381
Atlanta-Sandy Springs-Roswell, GA	2,744
Pensacola-Ferry Pass-Brent, FL	2,597
Gainesville, FL	2,263
Chicago-Naperville-Elgin, IL-IN	1,849
Dallas-Fort Worth-Arlington, TX	1,777
Ocala, FL	1,725
Washington-Arlington-Alexandria, DC-VA-MD	1,677
Sebastian-Vero Beach-West Vero Corridor, FL	1,651
Boston-Cambridge-Newton, MA-NH	1,642
Houston-Pasadena-The Woodlands, TX	1,607
Crestview-Fort Walton Beach-Destin, FL	1,532
Los Angeles-Long Beach-Anaheim, CA	1,423
Philadelphia-Camden-Wilmington, PA-NJ-DE	1,392

Metro Areas with Highest Job Outflows to the Miami MSA in Past Four Quarters Ended 2025 Q2

Orlando-Kissimmee-Sanford, FL	-30,300
Tampa-St. Petersburg-Clearwater, FL	-29,136
Jacksonville, FL	-13,482
Cape Coral-Fort Myers, FL	-8,221
Port St. Lucie, FL	-8,128
North Port-Bradenton-Sarasota, FL	-6,393
New York-Newark-Jersey City, NY-NJ	-6,356
Lakeland-Winter Haven, FL	-4,715
Naples-Marco Island, FL	-4,276
Palm Bay-Melbourne-Titusville, FL	-4,258
Atlanta-Sandy Springs-Roswell, GA	-3,828
Tallahassee, FL	-3,270
Deltona-Daytona Beach-Ormond Beach, FL	-3,200
Houston-Pasadena-The Woodlands, TX	-2,793
Dallas-Fort Worth-Arlington, TX	-2,486
Pensacola-Ferry Pass-Brent, FL	-2,464
Gainesville, FL	-2,096
Ocala, FL	-1,868
Washington-Arlington-Alexandria, DC-VA-MD	-1,721
Charlotte-Concord-Gastonia, NC-SC	-1,675
Sebastian-Vero Beach-West Vero Corridor, FL	-1,631
Chicago-Naperville-Elgin, IL-IN	-1,588
Crestview-Fort Walton Beach-Destin, FL	-1,487
Boston-Cambridge-Newton, MA-NH	-1,428
Philadelphia-Camden-Wilmington, PA-NJ-DE	-1,349
Punta Gorda, FL	-1,243

Destination Industries of Jobs from New York to the Miami MSA in the First Half of 2019-2025

	2019	2020	2021	2022	2023	2024	2025
Professional, Scientific, and Technical Services	386	380	901	1,003	730	663	602
Administrative and Support and Waste Management	306	297	562	609	421	301	325
Accommodation and Food Services	427	242	433	412	384	303	317
Health Care and Social Assistance	267	264	381	481	381	334	299
Finance and Insurance	249	253	656	631	525	367	296
Retail Trade	372	266	386	455	342	247	204
Transportation and Warehousing	356	255	268	355	291	250	188
Wholesale Trade	175	164	295	271	211	160	172
Arts, Entertainment, and Recreation	121	123	110	148	119	133	155
Construction	144	107	157	181	124	111	122
Information	100	96	251	329	220	141	116
Other Services (except Public Administration)	97	86	120	136	108	103	111
Real Estate and Rental and Leasing	87	71	140	164	127	108	81
Manufacturing	62	44	67	96	79	63	62
Educational Services	72	64	89	103	98	80	61
Management of Companies and Enterprises	54	48	115	86	79	51	60
Public Administration	28	16	35	46	34	19	25
Agriculture, Forestry, Fishing and Hunting	9	13	8	18	9	17	11
Utilities	5	1	2	7	7	5	2
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0	1	0
Grand Total	3,317	2,790	4,976	5,531	4,289	3,457	3,209

	2019	2020	2021	2022	2023	2024	2025
Professional, Scientific, and Technical Services	11.6%	13.6%	18.1%	18.1%	17.0%	19.2%	18.8%
Administrative and Support and Waste Management	9.2%	10.6%	11.3%	11.0%	9.8%	8.7%	10.1%
Accommodation and Food Services	12.9%	8.7%	8.7%	7.4%	9.0%	8.8%	9.9%
Health Care and Social Assistance	8.0%	9.5%	7.7%	8.7%	8.9%	9.7%	9.3%
Finance and Insurance	7.5%	9.1%	13.2%	11.4%	12.2%	10.6%	9.2%
Retail Trade	11.2%	9.5%	7.8%	8.2%	8.0%	7.1%	6.4%
Transportation and Warehousing	10.7%	9.1%	5.4%	6.4%	6.8%	7.2%	5.9%
Wholesale Trade	5.3%	5.9%	5.9%	4.9%	4.9%	4.6%	5.4%
Arts, Entertainment, and Recreation	3.6%	4.4%	2.2%	2.7%	2.8%	3.8%	4.8%
Construction	4.3%	3.8%	3.2%	3.3%	2.9%	3.2%	3.8%
Information	3.0%	3.4%	5.0%	5.9%	5.1%	4.1%	3.6%
Other Services (except Public Administration)	2.9%	3.1%	2.4%	2.5%	2.5%	3.0%	3.5%
Real Estate and Rental and Leasing	2.6%	2.5%	2.8%	3.0%	3.0%	3.1%	2.5%
Manufacturing	1.9%	1.6%	1.3%	1.7%	1.8%	1.8%	1.9%
Educational Services	2.2%	2.3%	1.8%	1.9%	2.3%	2.3%	1.9%
Management of Companies and Enterprises	1.6%	1.7%	2.3%	1.6%	1.8%	1.5%	1.9%
Public Administration	0.8%	0.6%	0.7%	0.8%	0.8%	0.5%	0.8%
Agriculture, Forestry, Fishing and Hunting	0.3%	0.5%	0.2%	0.3%	0.2%	0.5%	0.3%
Utilities	0.2%	0.0%	0.0%	0.1%	0.2%	0.1%	0.1%
Mining, Quarrying, and Oil and Gas Extraction	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Destination Industries of Jobs from California to the Miami MSA in the First Half of 2019-2025

	2019	2020	2021	2022	2023	2024	2025
Professional, Scientific, and Technical Services	189	163	431	570	379	279	250
Administrative Support and Waste Management	202	244	486	514	336	186	185
Health Care and Social Assistance	117	119	212	261	257	144	156
Accommodation and Food Services	174	119	173	195	220	151	142
Wholesale Trade	87	92	186	169	153	133	118
Transportation and Warehousing	111	118	113	206	161	109	107
Information	66	69	168	302	134	94	101
Finance and Insurance	69	66	181	178	134	84	91
Retail Trade	138	131	192	219	143	123	90
Construction	66	76	69	99	84	91	77
Arts, Entertainment, amd Recreation	56	39	63	66	72	70	70
Manufacturing	44	37	76	85	64	47	65
Other Services	34	41	58	66	41	51	55
Real Estate,Rental, Lease	32	30	62	81	62	32	39
Educational Services	32	34	54	46	45	30	34
Management of Companies and Enterprises	24	26	49	51	40	26	26
Public Administration	9	3	4	11	12	8	8
Utilities	1	5	3	1	7	3	6
Agriculture, Forestry, Fishing and Hunting	21	9	14	16	22	10	4
Grand Total	1,473	1,421	2,594	3,136	2,366	1,671	1,624

	2019	2020	2021	2022	2023	2024	2025
Professional, Scientific, and Technical Services	12.8%	11.5%	16.6%	18.2%	16.0%	16.7%	15.4%
Administrative Support and Waste Management	13.7%	17.2%	18.7%	16.4%	14.2%	11.1%	11.4%
Health Care and Social Assistance	7.9%	8.4%	8.2%	8.3%	10.9%	8.6%	9.6%
Accommodation and Food Services	11.8%	8.4%	6.7%	6.2%	9.3%	9.0%	8.7%
Wholesale Trade	5.9%	6.5%	7.2%	5.4%	6.5%	8.0%	7.3%
Transportation and Warehousing	7.5%	8.3%	4.4%	6.6%	6.8%	6.5%	6.6%
Information	4.5%	4.9%	6.5%	9.6%	5.7%	5.6%	6.2%
Finance and Insurance	4.7%	4.6%	7.0%	5.7%	5.7%	5.0%	5.6%
Retail Trade	9.4%	9.2%	7.4%	7.0%	6.0%	7.4%	5.5%
Construction	4.5%	5.3%	2.7%	3.2%	3.6%	5.4%	4.7%
Arts, Entertainment, amd Recreation	3.8%	2.7%	2.4%	2.1%	3.0%	4.2%	4.3%
Manufacturing	3.0%	2.6%	2.9%	2.7%	2.7%	2.8%	4.0%
Other Services	2.3%	2.9%	2.2%	2.1%	1.7%	3.1%	3.4%
Real Estate,Rental, Lease	2.2%	2.1%	2.4%	2.6%	2.6%	1.9%	2.4%
Educational Services	2.2%	2.4%	2.1%	1.5%	1.9%	1.8%	2.1%
Management of Companies and Enterprises	1.6%	1.8%	1.9%	1.6%	1.7%	1.6%	1.6%
Public Administration	0.6%	0.2%	0.2%	0.4%	0.5%	0.5%	0.5%
Agriculture, Forestry, Fishing and Hunting	1.4%	0.6%	0.5%	0.5%	0.9%	0.6%	0.2%
Utilities	0.1%	0.4%	0.1%	0.0%	0.3%	0.2%	0.4%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Destination Industries of Job Inflows from Illinois to the Miami MSA in the First Half of 2019-2025

	2019	2020	2021	2022	2023	2024	2025
Professional, Scientific, and Technical Services	145	125	275	307	218	181	140
Finance and Insurance	54	58	162	166	166	122	119
Administrative Support and Waste Management	94	95	204	239	240	143	109
Wholesale Trade	94	88	142	151	135	95	85
Accommodation and Food Services	105	53	111	111	98	80	78
Health Care and Social Assistance	62	56	87	114	96	70	77
Transportation and Warehousing	150	133	192	167	162	73	65
Retail Trade	96	56	101	111	86	69	42
Construction	47	29	62	52	56	48	40
Arts, Entertainment, and Recreation	29	33	37	33	23	26	35
Manufacturing	28	18	25	37	26	24	30
Information	16	24	56	68	45	36	28
Educational Services	20	19	22	29	24	17	25
Other Services (except Public Administration)	28	20	24	45	27	24	23
Real Estate and Rental and Leasing	24	12	45	38	40	30	17
Management of Companies and Enterprises	13	15	29	30	30	21	13
Public Administration	6	2	5	7	4	8	5
Agriculture, Forestry, Fishing and Hunting	1	3	4	4	6	1	3
Grand Total	1,012	839	1,583	1,709	1,482	1,068	934

	2019	2020	2021	2022	2023	2024	2025
Professional, Scientific, and Technical Services	14.3%	14.9%	17.4%	18.0%	14.7%	16.9%	15.0%
Finance and Insurance	5.3%	6.9%	10.2%	9.7%	11.2%	11.4%	12.7%
Administrative Support and Waste Management	9.3%	11.3%	12.9%	14.0%	16.2%	13.4%	11.7%
Wholesale Trade	9.3%	10.5%	9.0%	8.8%	9.1%	8.9%	9.1%
Accommodation and Food Services	10.4%	6.3%	7.0%	6.5%	6.6%	7.5%	8.4%
Health Care and Social Assistance	6.1%	6.7%	5.5%	6.7%	6.5%	6.6%	8.2%
Transportation and Warehousing	14.8%	15.9%	12.1%	9.8%	10.9%	6.8%	7.0%
Retail Trade	9.5%	6.7%	6.4%	6.5%	5.8%	6.5%	4.5%
Construction	4.6%	3.5%	3.9%	3.0%	3.8%	4.5%	4.3%
Arts, Entertainment, and Recreation	2.9%	3.9%	2.3%	1.9%	1.6%	2.4%	3.7%
Manufacturing	2.8%	2.1%	1.6%	2.2%	1.8%	2.2%	3.2%
Information	1.6%	2.9%	3.5%	4.0%	3.0%	3.4%	3.0%
Educational Services	2.0%	2.3%	1.4%	1.7%	1.6%	1.6%	2.7%
Other Services (except Public Administration)	2.8%	2.4%	1.5%	2.6%	1.8%	2.2%	2.5%
Real Estate and Rental and Leasing	2.4%	1.4%	2.8%	2.2%	2.7%	2.8%	1.8%
Management of Companies and Enterprises	1.3%	1.8%	1.8%	1.8%	2.0%	2.0%	1.4%
Public Administration	0.6%	0.2%	0.3%	0.4%	0.3%	0.7%	0.5%
Agriculture, Forestry, Fishing and Hunting	0.1%	0.4%	0.3%	0.2%	0.4%	0.1%	0.3%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%



[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).

Coming off the heels of the largest merger in National Association of REALTORS® history, MIAMI REALTORS® + RWorld continues to build momentum. In July, it merged with [Martin County REALTORS® of the Treasure Coast \(MCRTC\)](#) further strengthening the world's largest local REALTOR® association and the nation's third-largest MLS.

The merger creates the most complete South Florida MLS dataset and expands the association to approximately 94,000 members across a five-county region of Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie counties.

MIAMI REALTORS® + RWorld now serves a region of nearly 7 million residents through 15 offices across Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie counties.

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