

Data Flash

PLANNING RESEARCH,
DEPARTMENT OF PLANNING AND ZONING

ADDRESSING THE INFORMATIONAL NEEDS OF THE MIAMI-DADE COMMUNITY

Geographic Mobility in 2009

Based on the U.S. Census Bureau release on May 10, 2010, the national mover rate in 2009 reached 12.5% increasing from 11.9% in 2008. The latter rate was the lowest level recorded in the past sixty years. This increased mobility may be associated with people’s response to the housing boom and the following economic recession that included an unprecedented volume of foreclosures. While geographic mobility data for 2009 for Miami-Dade County is not available, a limited comparison with the most recent American Community Survey estimates is warranted.

The American Community Survey estimates for Miami-Dade for the previous four years indicated a decline in mover rate, in line with the national trend prior to 2009.

The number of Miami-Dade residents age 1 year and over who stayed in the same house during the past 12 months grew from 84.3% in 2005 to 86.5% in 2008.

- At the county level on a nationwide basis, 67.3 percent of all movers in 2009 stayed within the same county, 17.2 percent moved to a different county in the same state.
- In contrast in Miami-Dade during 2008, the percent of movers who stayed in the county was much higher (76.9%) while the percent of people who moved to a different county in the same state was significantly lower (5%).
- The Miami-Dade mover rate in 2008 was 12.7%. For the County, however, this represented a decrease by 3 percentage points from the 15.7% level in 2005.
- Not surprisingly, the movers from abroad, as a percent of the total Miami-Dade population grew from 2005 to 2008 remaining notably higher than in the region.

	Miami-Dade		Metropolitan Areas in U.S.
	2005	2008	2009
Total Population 1 + years:	100%	100%	100%
Same house 1 year ago	84.3%	86.5%	87.5%
Different house in US 1 year ago	14.4%	11.9%	12.5%
Within the same MSA:	12.5%	10.2%	8.2%
- Moved from principal city	8.1%	3.9%	4.4%
- Moved from remainder of the MSA	4.4%	6.3%	3.8%
Different MSA:	1.9%	1.5%	1.8%
Abroad 1 year ago	1.3%	1.5%	0.4%

Source: U.S. Census Bureau, Current Population Survey, 2009 Social and Economic Supplement.

Comparing the County to metropolitan statistical areas (MSA) in the U.S. highlights the stronger preference of Miami-Dade movers to remain within the same MSA compared to nationwide.

This appears to be a result of the fact that many Hispanic households want to remain in the South Florida region for cultural and family-related reasons. At the same time, relatively fewer people moved in Miami-Dade from another city in the MSA in 2008 than in 2005.

U.S. Census mobility data evidently reflects the impacts of housing market crash and the recession on household behavior. At the national scale, housing was the most important problem for people moving within the same county in 2009. More than 57% of all *intracounty* movers 1 + years relocated not far from their previous residence due to housing-related reasons.

Only 8.8% of the movers were motivated by economic reasons. This clearly is a function of the depth of the recession and its broad geographic reach. The high percentage of *intracounty* movers is likely a result of housing foreclosures and households moving into residences of family and friends.