

Top In-Migration Decline in Memphis Market — ALEX Intelligence 2026

Memphis Faces 2.5% In-Migration Decline

Top-ranked decline in U.S. metro in-migration flow — ALEX Intelligence 2026

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THE DATA

2.5%

Year-Over-Year Change in Households Moving In (2023)

Memphis recorded the largest decline in in-migration among all U.S. metropolitan areas with available data.

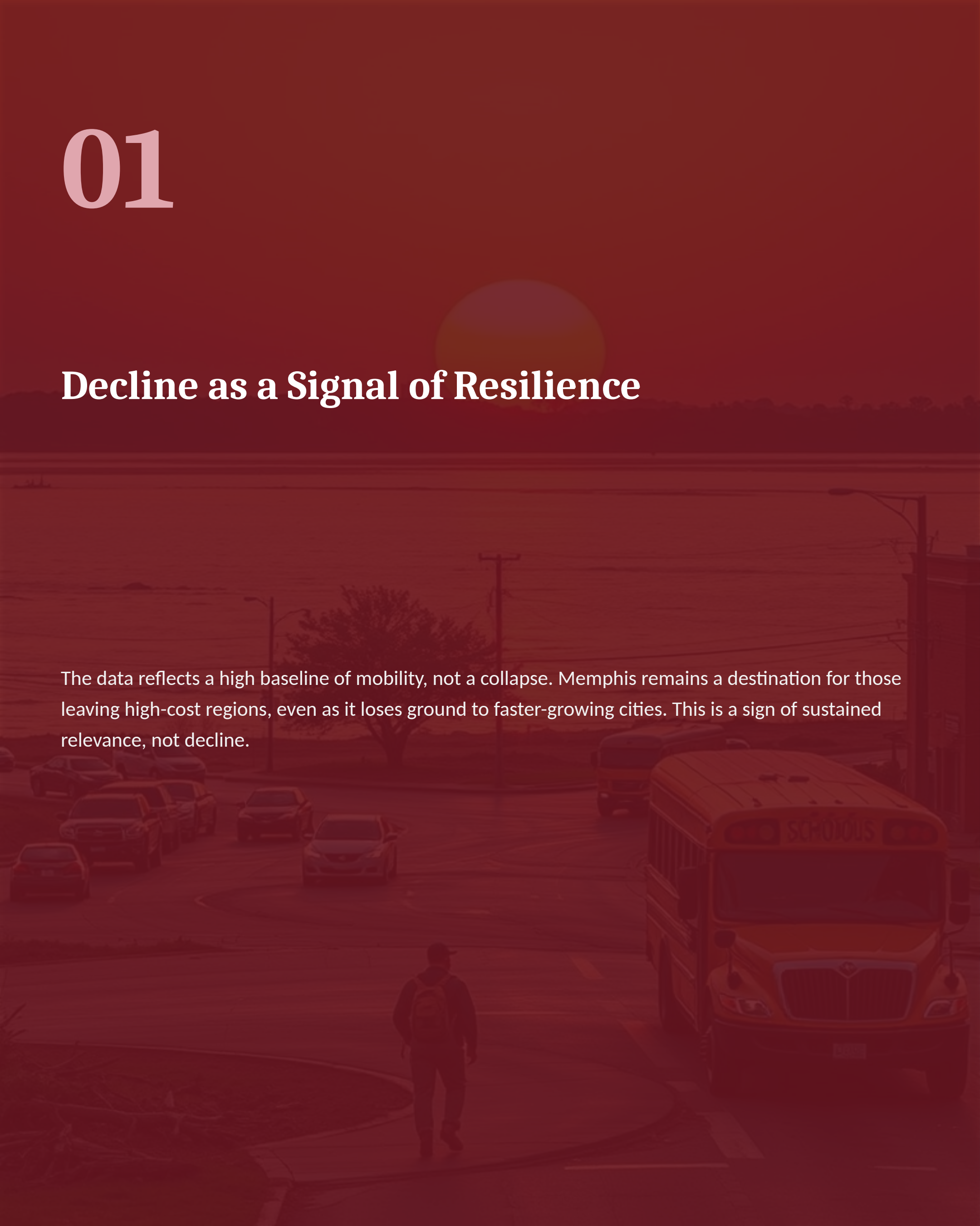
This 2.5% drop in households moving into the Memphis market between 2021-22 and 2022-23 reflects a structural shift in regional mobility patterns. While national trends show rising relocation, Memphis is bucking the trend with a sharp contraction in incoming households, suggesting a weakening of its economic or social pull.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2021-22 and 2022-23 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-13-memphis-mig-trend-in-total>

01

Decline as a Signal of Resilience

The data reflects a high baseline of mobility, not a collapse. Memphis remains a destination for those leaving high-cost regions, even as it loses ground to faster-growing cities. This is a sign of sustained relevance, not decline.





02

The Hidden Source of Stability

This pattern indicates that Memphis' appeal extends beyond its own borders, making it a regional anchor for those seeking affordability and access to infrastructure. The decline in net in-migration may reflect a saturation of nearby supply rather than a loss of demand.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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