

Top 3 Source Counties for Grand Strand In-Migration — ALEX Intelligence 2026

8.3% of Grand Strand Movers Come From Just 3 Counties

The most concentrated inbound migration in South Carolina — ALEX
Intelligence, 2026

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THE DATA

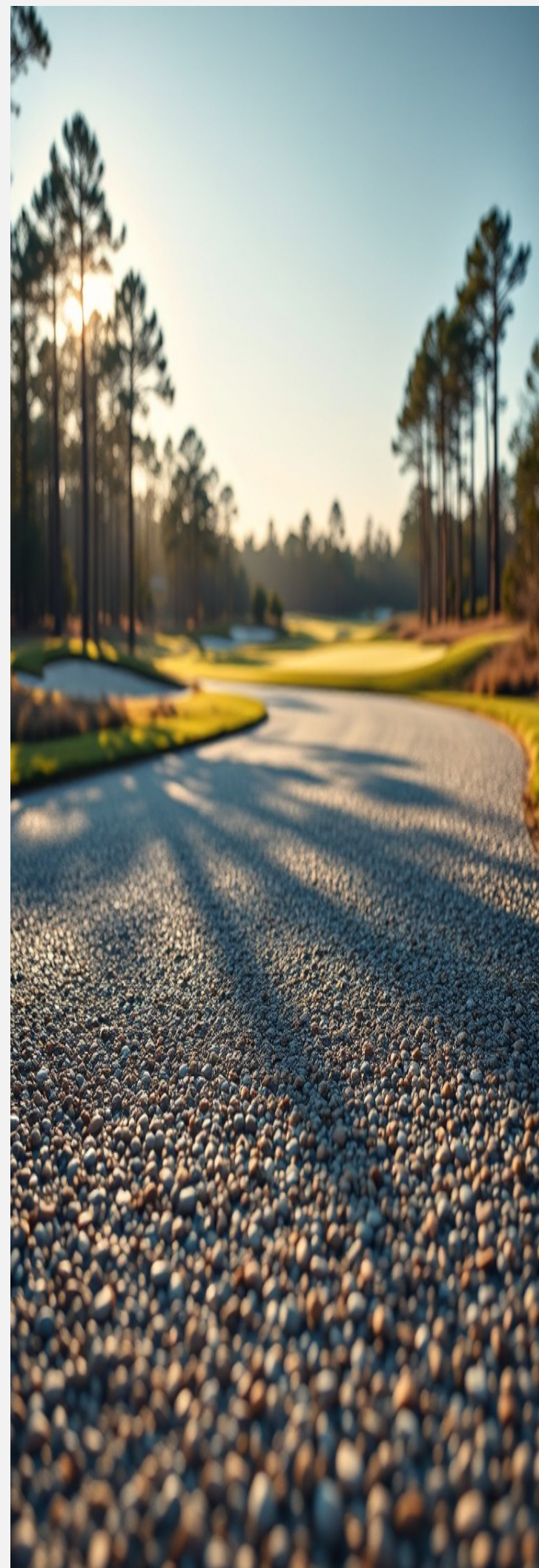
8.3%

Share of Arriving Households From the Top Three Counties (2023)

This reflects a historically low geographic dispersion of new residents to the Grand Strand.

Only 8.3% of new households relocating to the Grand Strand originate from the top three sending counties — Suffolk County, NY, Charleston County, SC, and Mecklenburg County, NC. This level of concentration is exceptionally low, indicating that the region's migration stream is highly selective rather than broad-based. The fact that the IRS data only publishes flows above a disclosure threshold means this figure is a floor — actual concentration may be even tighter.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-18-grand-strand-mig-county-top3>



01

Migration is a Strategic Asset

The concentration implies that the Grand Strand's brand — a coastal, amenity-rich, low-regulation environment — is resonating with a specific demographic niche. This is not a broad appeal to all migrants, but a deep draw on a narrow, high-value segment. That niche is not easily replicated, making the Grand Strand's migration pattern a competitive moat.

02

Infrastructure is Outpacing Demand

The 8.3% figure underscores that demand is not diffuse; it is focused. Yet infrastructure is designed for broad, incremental growth. The result is a mismatch: high-value, high-velocity migration into an environment still built for slower, more predictable expansion. This creates systemic risk — not in housing prices, but in safety, accessibility, and long-term livability.



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