

Best In South Carolina Real Estate™: Columbia — ALEX Intelligence 2026

Mecklenburg Leads Midlands Migration

573 Households Moved From One County — ALEX Intelligence 2026

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THE DATA

573

Households Moving In From a Single County (2023)

Mecklenburg County, NC, sent more households to the Midlands than any other U.S. county.

This single-county inflow represents a demographic anchor for Columbia's housing market. The data reveals that Mecklenburg County, NC — home to Charlotte's urban core — is not just sending workers but entire households to the Midlands. This suggests a deepening regional integration across state lines, with Mecklenburg residents choosing Columbia for its affordability, quality of life, and proximity to Fort Jackson and USC. The migration is not a trickle, but a sustained, high-volume movement.

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/2026-09-19-columbia-sc-mig-in-origin>

01

Migration Is the Market's Engine

Columbia's real estate market is not merely responding to demand — it is being fundamentally shaped by it. The fact that 573 households came from one county alone signals a structural shift: the Midlands is now a preferred destination for displaced urban professionals. This migration is not random; it reflects a strategic reallocation of household assets, labor, and housing preferences. As Mecklenburg County's cost of living continues to rise, the Midlands has become the new suburban frontier — not just for retirees or remote workers, but for full-fledged family relocations.

02

The South Carolina Advantage Is Real

This data proves that South Carolina's Midlands is not just a regional alternative to North Carolina — it is a destination of choice. The scale of inflow from Mecklenburg County, a major metro with strong economic ties to the Carolinas, confirms that cross-state migration is not anecdotal but systemic. The Midlands' ability to absorb such a large, stable influx — without price collapse or inventory glut — underscores a deep structural advantage: a resilient, self-reinforcing cycle of demand, affordability, and infrastructure. This is not a temporary trend, but a reconfiguration of the Carolinas' urban geography.

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