

#1 in Charleston tri-county, #1 in SC — ALEX Intelligence 2026

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ALEX Intelligence 2026: In-migration to Charleston surges 33.0%

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THE DATA

33.0%

Five-Vintage Change in Households Moving In (2023)

Charleston tri-county saw the highest growth in inbound households among all U.S. counties reporting data in both 2017-18 and 2022-23.

This 33.0% increase in households moving into the Charleston tri-county reflects a deepening shift in regional economic gravity. The data suggests that the area has become a preferred destination not just for South Carolinians, but for residents from across the Southeast and even distant states. The sustained inflow signals long-term demand, particularly in housing, services, and infrastructure — all of which are likely to outpace supply in the near term.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2017-18 and 2022-23 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-09-charleston-sc-mig-trend-in-long>



01

Migration is the new engine of value

The 33.0% rise in inbound households is not just a demographic blip — it's a structural reconfiguration of the regional economy. Unlike markets driven by transient tourism or speculative investment, Charleston's growth is rooted in permanent relocation. This shift favors long-term homeownership, especially in neighborhoods with established amenities, schools, and walkability. It also signals that property values will continue to appreciate not through short-term speculation, but through sustained population-driven demand.



02

In-migration fuels price resilience

Even as national mortgage rates remain elevated, Charleston's in-migration trend has insulated the market from broader volatility. The influx of new residents, many relocating from high-cost or high-taxed states, brings capital and demand that absorb higher financing costs. The data suggests that in-migration is not just a trend — it's a self-reinforcing cycle that enhances market resilience.

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