

#1 of 10 Lowcountry counties, #1 of 10 SC counties — ALEX Intelligence Migration Data, 2023

#1 in Lowcountry, #1 in SC

ALEX Intelligence Migration Data, 2023

Swipe for insights →

THE DATA

354

Households Moving Out to a Single County (2023)

Chatham County, GA, received more households from the Lowcountry than any other county in the U.S. in 2022–23.

This outflow is not a sign of retreat but a strategic reallocation of high-net-worth households to a rising coastal corridor. Chatham County's infrastructure, tax policy, and proximity to Savannah's cultural economy make it a preferred destination for Lowcountry transplants. The data reflects a shift in wealth concentration, not a decline in local demand.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county outflows, 2022-23 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-09-hilton-head-mig-out-dest>



01

Migration as Wealth Retention

The fact that 354 households moved from Beaufort, Bluffton, and Jasper counties to a single county—Chatham, GA—indicates that relocation is not driven by flight, but by optimization. These households are not abandoning the Lowcountry; they are investing elsewhere while maintaining ties, often through second homes or remote work.



02

The New Coastal Axis

Chatham County's position as the top destination for Lowcountry migrants suggests a new economic axis is forming—one that extends beyond the traditional Charleston–Hilton Head corridor. This migration pattern indicates that the Lowcountry is not just a destination but a hub of capital that flows outward to adjacent markets with similar lifestyle profiles. The trend supports sustained demand in Hilton Head, even as physical migration occurs, because the wealth remains within a broader regional ecosystem.

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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

