

#1 in Upstate, #1 in SC — ALEX Intelligence 2026

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Income Gap Between Arriving and Departing Households — ALEX Intelligence, 2026

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THE DATA

15.9%

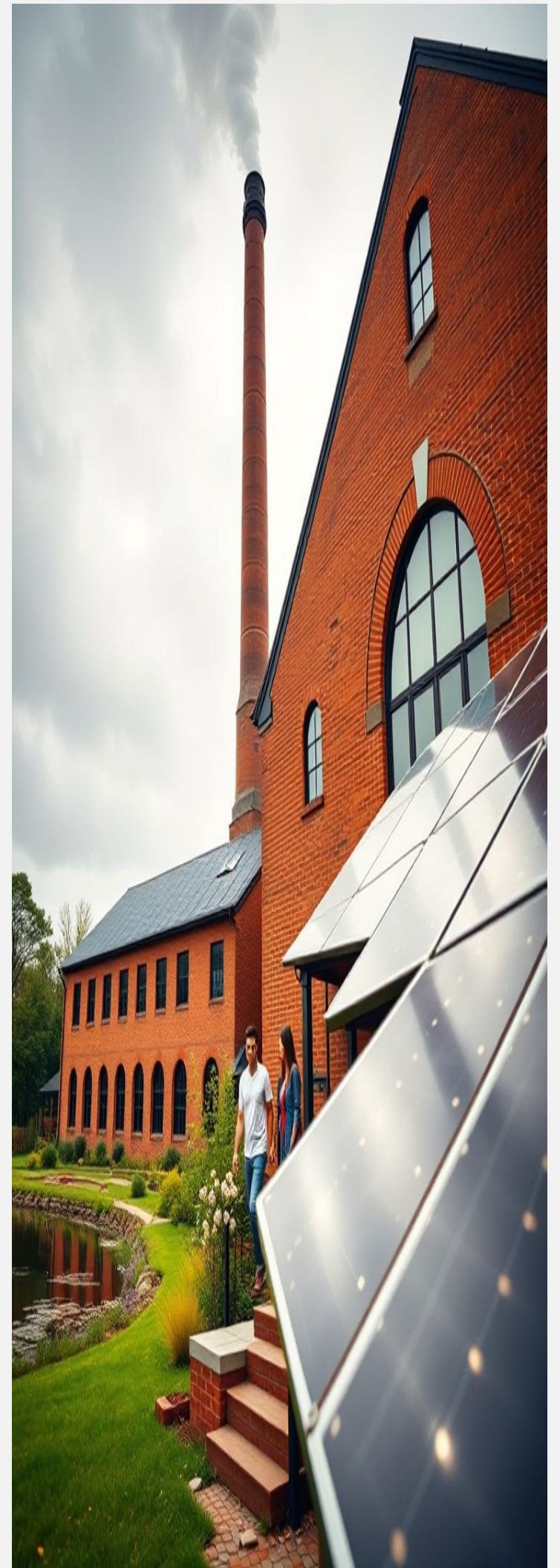
Income Gap Between Arriving and Departing Households (2023)

The Upstate's net migration is not just about volume—it's about economic quality.

Households moving into the Upstate earn 15.9% more on average than those leaving, according to ALEX Intelligence's analysis of IRS county-to-county migration flows. This is not a regional anomaly—it reflects a structural shift in talent and capital inflow. The data shows that the Upstate is becoming a net receiver of higher-earning households, which strengthens household stability, increases local spending, and supports higher property values over time.

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/2026-10-09-upstate-sc-mig-agi-gap>



01

Migration Quality Drives Long-Term Resilience

The fact that the Upstate leads South Carolina in this metric—ranking #1 among all SC counties in the IRS dataset—means it is outperforming even coastal and urban hubs in economic selectivity. This is not about growth for growth's sake; it's about growth that is economically self-sustaining.



02

Capital Flows Follow Income Quality

This pattern aligns with FEDS Notes on heterogeneity in the marginal propensity to consume, which shows that higher-income households exhibit more stable spending behaviors. In the Upstate, this translates to consistent demand for housing, retail, and education—key drivers of long-term market health. The region is not just attracting people; it's attracting the kind of people who sustain a mature, resilient economy.

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

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