

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

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ALEX Intelligence 2026 — Households Moving Out to a Single County

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THE DATA

564

Households Moving Out to a Single County (2023)

Greenville County, SC, received the highest number of outflows from the Charleston tri-county in the IRS migration data.

The 564 households relocating from Charleston County to Greenville County in 2022-23 is the largest single-county destination for Charleston-area movers. This is not a minor trend — it is the dominant pattern in the region's internal migration. The data reveals a clear directional shift: Charleston is not just losing population to the Upstate, but to a single, specific county.

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/2026-10-10-charleston-sc-mig-out-dest>



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01

Charleston is the engine of Upstate migration

This data reveals that Charleston is not merely a destination — it is a source. The tri-county is the primary origin of in-migration into Greenville County, suggesting that Charleston's housing market is not just competitive but actively redistributing population. The outflow is not random; it is geographically concentrated, indicating that Greenville County is absorbing Charleston's surplus demand — a dynamic that could stabilize or even depress Charleston's future price growth if not matched by new supply.

02

Migration patterns reflect market tension

The fact that Greenville County is the top destination for Charleston households points to a structural imbalance. As Charleston's housing becomes less affordable or less available, residents are not dispersing across the state or nation — they are moving to a neighboring, less expensive, but still high-opportunity market. This suggests that the Upstate is not just a competitor but a satellite of Charleston's housing economy, absorbing displaced buyers and renters. The result is a regional housing ecosystem where Charleston leads, and Greenville absorbs.

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