

#1 of 3 tri-county metros, #1 of 8 SC counties — ALEX Intelligence 2026

#1 in SC, #1 in Tri-County Metro

Greenville County is the top destination for Charleston's outbound migration

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THE DATA

564

Households Moving Out to a Single County (2023)

Greenville County, SC, received more households from the Charleston tri-county than any other county in the U.S. during 2022–23.

This figure represents a concentrated exodus of households from the Charleston tri-county to a single destination—Greenville County. The data, drawn from IRS Statistics of Income Migration Data, reveals not a diffuse dispersal but a directional shift. This is not a sign of market weakness, but of deep regional integration within South Carolina's core growth corridor.

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>



01

Migration as Market Integration

This pattern contradicts the narrative of coastal isolation. Instead, it signals that Charleston's housing market is not operating in a vacuum, but as a node in a larger regional network—one where people move between high-opportunity counties within the same state, not across state lines or to lower-cost areas.



02

The Hidden Strength of Local Demand

This is not a brain drain—it is a brain reshuffle. Charleston is not losing its population to the void; it is redistributing it to another high-performing market in the same state. The data suggests that the city is not a terminal point, but a launchpad for regional mobility.

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