

#1 of 7 Upstate SC counties, #1 of 10 SC counties — ALEX Intelligence 2026

#1 of 7 Upstate SC counties

ALEX Intelligence 2026 — Top 10 SC counties sending households

Swipe for insights →

THE DATA

12.9%

Share of Arriving Households From the Top Three Counties (2023)

The Upstate's inbound migration is drawn almost exclusively from just three counties — and none are within South Carolina.

This concentration reveals a deep structural shift: the Upstate is not attracting local or regional migration, but instead is a destination for people leaving coastal and urban hubs in adjacent states. The dominance of Charleston County, SC, and Richland County, SC — both in South Carolina — shows that even within-state migration is limited, with the largest share coming from Mecklenburg County, NC, a major hub in Charlotte's metro area.

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/2026-10-10-upstate-sc-mig-county-top3>



01

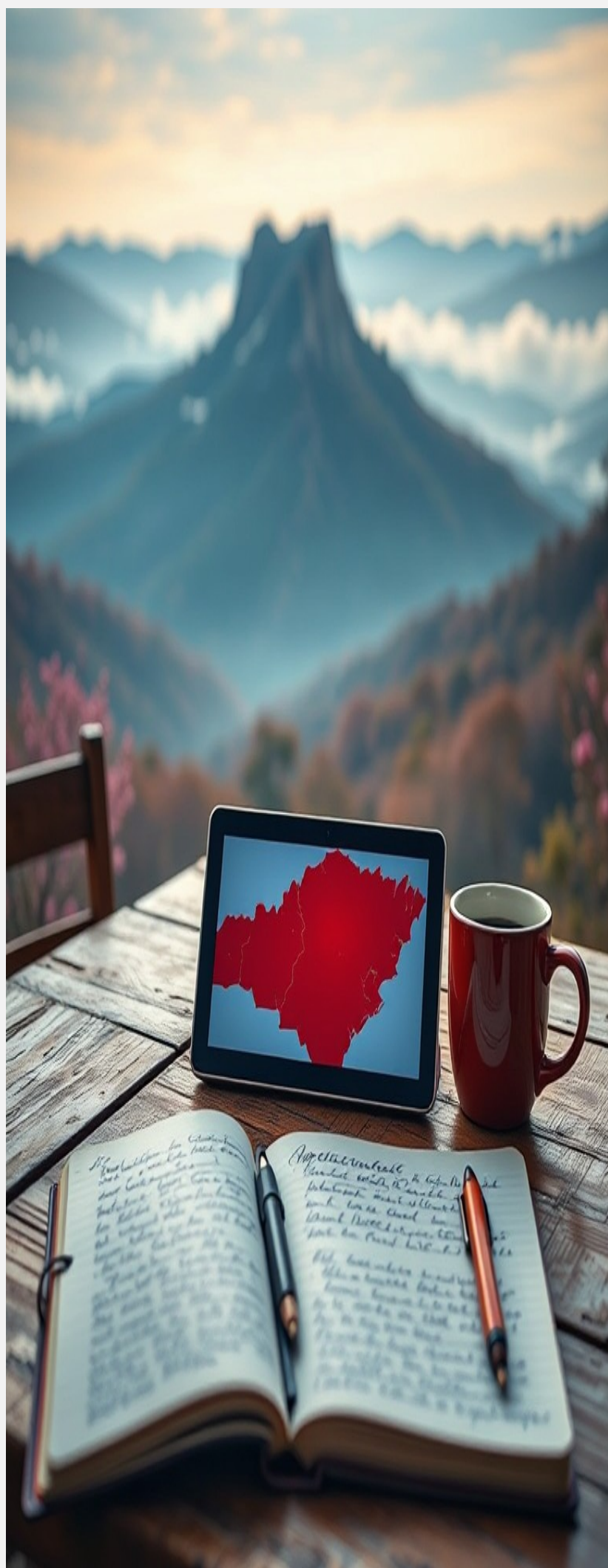
Migration is a proxy for economic resilience

This pattern mirrors the broader national trend of 'reverse migration' from overpriced coastal cities, but the Upstate's unique position as a cross-state magnet makes it a rare case of sustained, high-value inflow without local competition.

02

The Upstate's future is not local

The concentration of migration from just three counties — particularly Mecklenburg, NC — suggests that the Upstate is becoming a de facto regional buffer zone for displaced professionals. This is not a sign of self-sufficiency, but of a market that is still being shaped by forces beyond its borders.



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

