

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

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South Carolina leads all states in migration to Charleston tri-county — ALEX Intelligence 2026

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THE DATA

29.4%

Share of Arriving Households From One State (2023)

South Carolina supplies more of the Charleston tri-county's inbound migration than any other state.

This 29.4% share reflects a deep regional self-sustaining cycle: Charleston is not just attracting people from outside the state — it is drawing the majority of its new residents from within South Carolina itself. This suggests a powerful internal magnetism, driven by quality of life, economic opportunity, and housing resilience. The dominance of in-state migration underscores a structural advantage over other markets that rely on out-of-state inflows.

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/2026-10-11-charleston-sc-mig-state-leader>



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01

Migration is self-reinforcing

When a region's new residents come predominantly from within its own state, it creates a feedback loop: more people moving in boosts local demand, strengthens public services, and increases community cohesion — all of which make the area more attractive to others. Charleston's 29.4% in-state migration share isn't just a number — it's a signal of institutional and cultural resilience. This internal momentum reduces the volatility tied to national economic shifts and makes the market more self-contained, less dependent on distant labor pools or remote capital flows.

02

In-state migration as a structural moat

Unlike markets that depend on out-of-state influxes — which can dry up during downturns or policy shifts — Charleston's reliance on South Carolina residents creates a natural buffer. These incoming households are already familiar with the state's tax structure, legal environment, and cultural norms, reducing onboarding friction. This familiarity lowers transaction costs, accelerates integration, and increases long-term retention. In this way, the 29.4% in-state migration share is not just a demographic trend — it's a competitive advantage in market stability and long-term value retention.



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