

#1 in Memphis metro, #1 in Tennessee — ALEX Intelligence 2026

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Mississippi leads all states in inbound migration to Memphis — ALEX Intelligence 2026

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THE DATA

35.7%

Share of Arriving Households From One State (2023)

Mississippi accounts for more than one-third of all inbound migration to the Memphis market.

This figure represents the largest share of any single state contributing to Memphis's population growth. It reflects not just proximity, but deeper economic and social ties that are now translating into residential relocation. The data, drawn from IRS county-to-county inflow records, reveals a sustained trend in cross-state movement driven by affordability, cultural affinity, and labor mobility.

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-memphis-mig-state-leader>



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01

Affordability Drives Cross-State Migration

The dominance of Mississippi in inbound migration to Memphis is not accidental. It reflects a powerful realignment in regional housing economics: Memphis offers a significant cost-of-living advantage over major Southern metros, while maintaining access to infrastructure, employment, and cultural amenities. This makes it a natural destination for Mississippi residents seeking better housing options without relocating far from home. The data confirms that affordability is a primary engine of population growth, not just job creation or lifestyle appeal.

02

Migration Patterns Shape Housing Demand

As Mississippi leads in inbound migration, it also shapes the character of new housing demand in Memphis. This influx favors affordable, single-family homes and mid-tier rental units—particularly in suburban zones like Bartlett, Germantown, and South Memphis. These areas are seeing the fastest absorption of new inventory, driven not by high-end speculation but by family relocation. The demographic shift is reinforcing a long-term trend: Memphis is becoming a destination city for working-class and middle-income households from neighboring states, not just a regional transit hub.



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