

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

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Highest-earning arrivals come from New York County — ALEX Intelligence 2026

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## THE DATA

# \$364,503

### Average Income of Arriving Households (2023)

This figure reflects a structural shift in migration patterns: affluent households are not moving from traditional Southern hubs but from major financial centers like New York County. The influx of such high-net-worth individuals signals a revaluation of Charleston not just as a retirement or coastal destination, but as a full-fledged economic alternative for elite professionals.

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/2026-10-12-charleston-sc-mig-in-agi>



Photo: Warren LeMay from Covington, KY, United States · CC0 · Wikimedia Commons

# 01

## Wealth is redefining the market

This shift suggests that Charleston's real estate market is no longer defined by proximity to legacy industries but by its ability to attract and retain top-tier human capital. The city's future growth is not just about volume, but about the quality of its economic ecosystem—where wealth follows opportunity, not just climate.

# 02

## Infrastructure lags behind capital

This creates a second-order effect: even as demand for premium real estate grows, the physical environment may degrade the very quality of life these newcomers seek. Without coordinated investment in transportation and safety, Charleston risks becoming a high-cost destination with low mobility—where wealth is concentrated but access is constrained.



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