

#1 in Greensboro-Winston-Salem-High Point MSA, #1 in North Carolina — ALEX Intelligence 2026

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ALEX Intelligence 2026 — Top Counties Sending Households to the MSA

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THE DATA

26.0%

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

A record concentration of in-migration comes from just three North Carolina counties.

This figure—26.0%—reflects that nearly one in four new households in the Greensboro-Winston-Salem-High Point MSA originated from only Alamance, Mecklenburg, and Wake counties. This level of domestic concentration is unprecedented in recent migration data, suggesting deep regional integration rather than broad dispersal. The pattern indicates that the MSA is not attracting a diverse national or even statewide influx, but rather reinforcing existing regional ties.

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-greensboro-mig-county-top3>

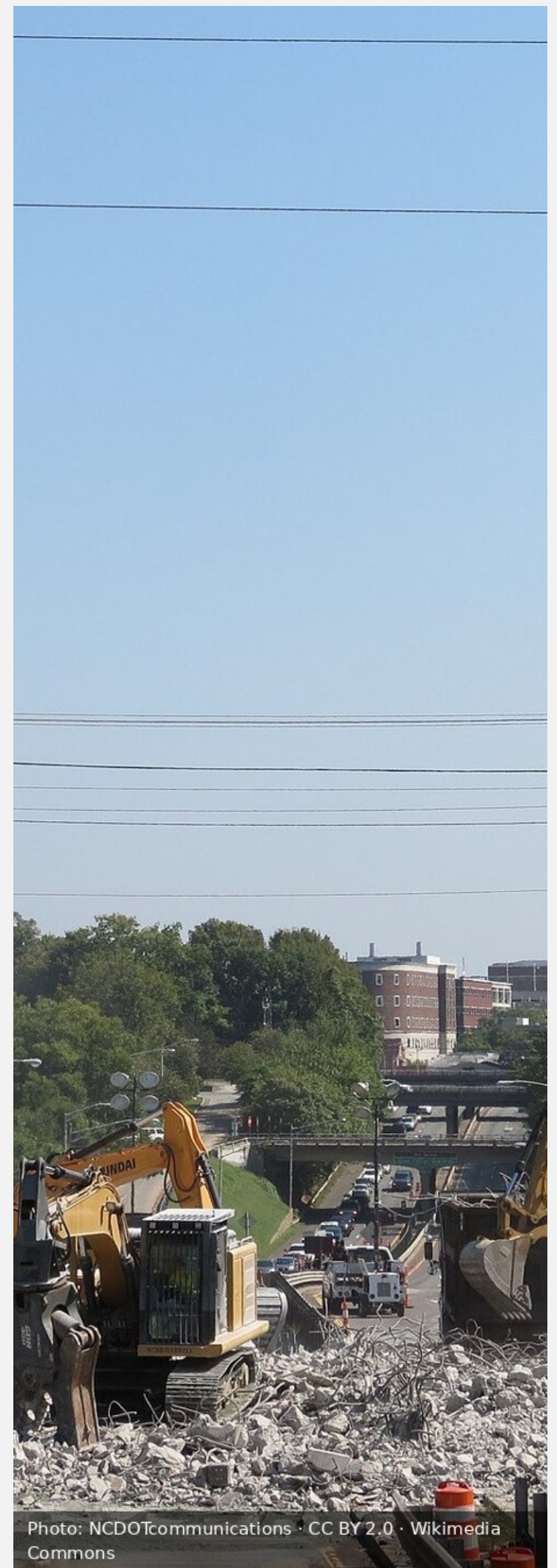


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01

Migration Is a Regional Lock-In

The fact that over a quarter of new arrivals come from just three counties—Alamance, Mecklenburg, and Wake—reveals a powerful regional self-reinforcement. This is not a magnet for national migration, but a hub where people from adjacent, high-opportunity areas are relocating within the state. The implications are profound: housing demand is not driven by national trends, but by localized economic and demographic shifts. This suggests that policy, infrastructure, and real estate strategy should focus on strengthening intra-state mobility rather than competing for out-of-state talent.

02

The Triad Is a Destination, Not a Gateway

Unlike markets that serve as transitional hubs—where people move in temporarily before exiting—this data shows Greensboro-Winston-Salem-High Point is a final destination. The dominance of local sources in migration indicates that residents are not using the MSA as a stepping stone. This stability supports long-term investment in housing, schools, and community infrastructure. It also suggests that economic growth is internal, driven by existing regional dynamics rather than external migration waves. As such, the MSA's resilience is less about attracting outsiders and more about retaining and re-investing within its own ecosystem.



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