

#1 of 10: Share of Arriving Households From the Top Three Counties

12.6% of Charlotte's new arrivals come from just three counties

Source: ALEX Intelligence, 2023

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THE DATA

12.6%

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

This concentration reflects a deep, localized source of population growth, not broad national migration.

Charlotte's inbound migration is not dispersed across dozens of counties. Instead, over one in eight new households arrives from just three sources: York County, SC, Wake County, NC, and Guilford County, NC. This level of concentration suggests that Charlotte's growth is being driven by a narrow set of regional dynamics, not a nationwide exodus.

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/2026-10-13-charlotte-mig-county-top3>



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Migration is hyper-local, not national

The implications for real estate are clear: demand is not driven by nationwide desperation, but by localized opportunity. Builders and investors should focus on serving this specific cohort—families and professionals already in the region who are choosing to move to Charlotte for better housing, schools, or affordability.

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The market's resilience is rooted in this core

This dynamic makes Charlotte's market less vulnerable to national downturns. When the national economy slows, these counties may slow too—but their residents are still seeking better options, and Charlotte remains the most viable one.



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