

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

74.8% of New Households Come From Just 3 States

Top 3 states dominate Midlands migration, per ALEX Intelligence data

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THE DATA

74.8%

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

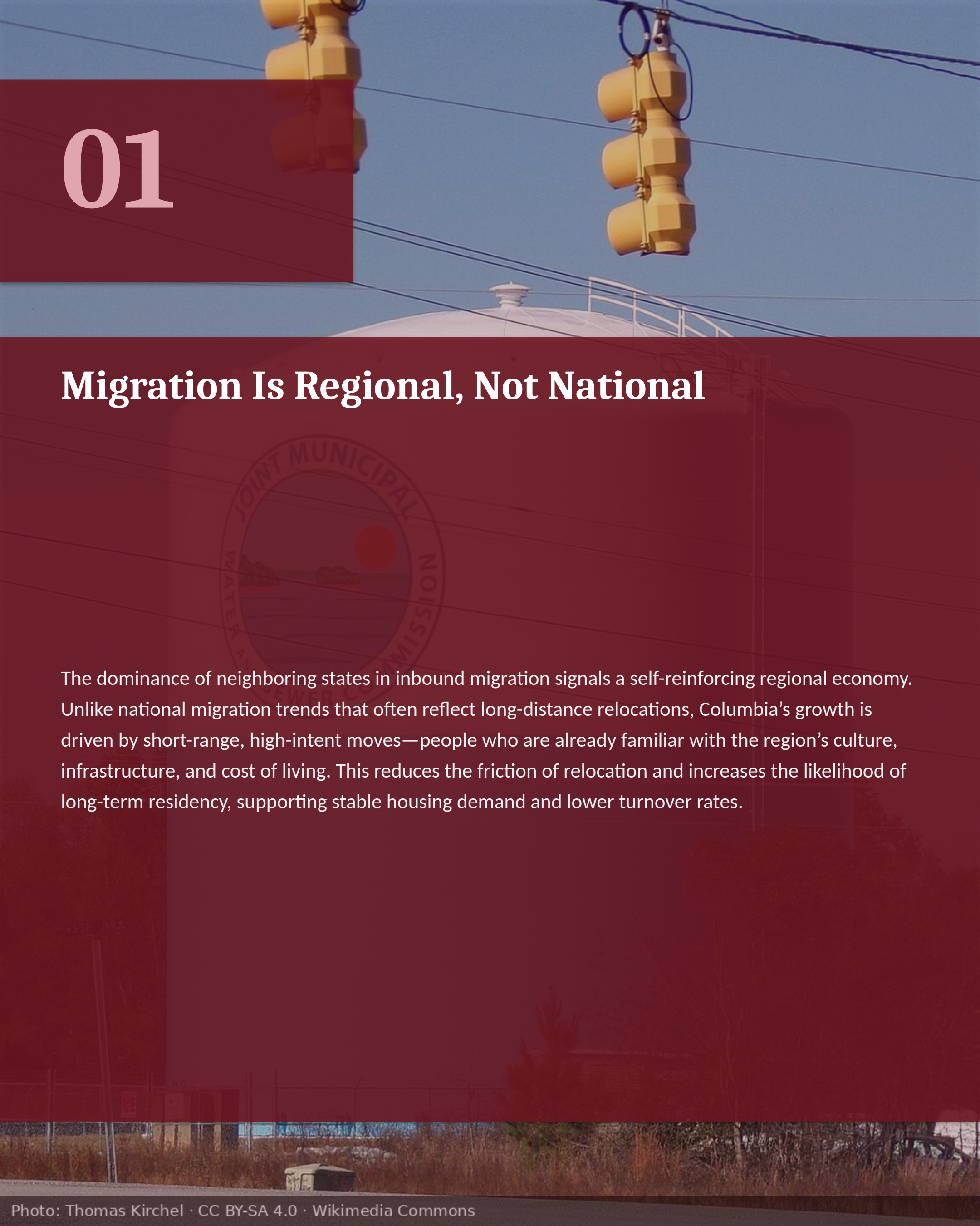
This concentration reflects deep regional integration across the Carolinas and Georgia.

The data reveals that nearly three-quarters of new households moving into the Midlands metro (Richland and Lexington counties) originate from just three states: South Carolina, North Carolina, and Georgia. This level of intra-regional migration underscores the growing economic and demographic cohesion of the Southeastern corridor, where workforce mobility, shared infrastructure, and cultural proximity are driving settlement patterns.

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-columbia-sc-mig-state-top3>





01

Migration Is Regional, Not National

The dominance of neighboring states in inbound migration signals a self-reinforcing regional economy. Unlike national migration trends that often reflect long-distance relocations, Columbia's growth is driven by short-range, high-intent moves—people who are already familiar with the region's culture, infrastructure, and cost of living. This reduces the friction of relocation and increases the likelihood of long-term residency, supporting stable housing demand and lower turnover rates.



02

The 74.8% Figure Is a Floor, Not a Ceiling

Because the IRS withholds flows below its disclosure threshold, the 74.8% share is a conservative floor. The actual concentration may be even higher, as smaller states or counties with low inflows are not published. This means the data underestimates the depth of regional integration. For real estate strategists, this implies that the Midlands' housing market is even more insulated from broader national volatility than the numbers suggest—driven not by transient outsiders, but by a tightly knit regional population shift.



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Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

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