

#1 of 10: Income Gap Between Arriving and Departing Households

Asheville Leads NC in Income Gap Between Arriving and Departing Households

Source: ALEX Intelligence · Published October 14, 2026

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THE DATA

33.0%

Income Gap Between Arriving and Departing Households (2023)

Asheville's incoming households earn 33.0% more than those leaving, according to IRS migration data.

This 33.0% income gap is not a statistical anomaly—it signals a fundamental shift in the region's demographic and economic profile. The influx of higher-earning households is not just raising average income; it's reshaping demand patterns, pushing up prices for premium properties, and altering the balance of power in the local housing market. The trend reflects a migration of wealth, not just people.

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/2026-10-14-asheville-mig-agi-gap>



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01

Wealth Migration Is the New Engine

The implications are clear: affordability is not just a policy issue—it's a market reality. The region's ability to absorb new residents will depend less on supply and more on whether the income gap can be sustained without triggering a liquidity crunch.

02

The Hidden Cost of Attraction

For developers and policymakers, the takeaway is stark: economic growth without inclusion is unsustainable. The market's strength is also its vulnerability.



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