

#1 of 10: Growth in Households Moving In, by Origin County

Greenville County leads SC in outbound migration to Charleston

Source: ALEX Intelligence · Published October 27, 2026

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Growth in Households Moving In, by Origin County (2023)

Greenville County, SC, sent 69 more households to the Charleston tri-county in 2022-23 than in 2021-22.

This marks the highest year-over-year increase in household inflows from any U.S. county to the Charleston tri-county (Berkeley, Charleston, Dorchester, SC), based on IRS migration data. The data reveals a structural shift: Charleston is no longer drawing primarily from neighboring counties but from deeper within South Carolina, particularly from Greenville County, which has long been a regional economic engine.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2021-22 and 2022-23 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-27-charleston-sc-mig-trend-origin>



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Migration is becoming a regional realignment

This shift implies that affordability pressures in Greenville County may be driving residents to seek housing outside the Upstate, while still remaining within South Carolina. The data suggests that internal state migration is increasingly shaping the Charleston housing market, not just external or national inflows.

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Charleston's appeal is transcending geography

For real estate professionals, this means that marketing must shift from coastal-centric narratives to broader state-wide appeal. Properties in Charleston are no longer just for 'coastal escapees' but for 'strategic relocations' from within the state — a distinction with profound implications for pricing, inventory targeting, and community branding.



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