

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

Memphis' Growth Is Driven by Just 3 Counties

Source: ALEX Intelligence • Published October 28, 2026

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THE DATA

29.4%

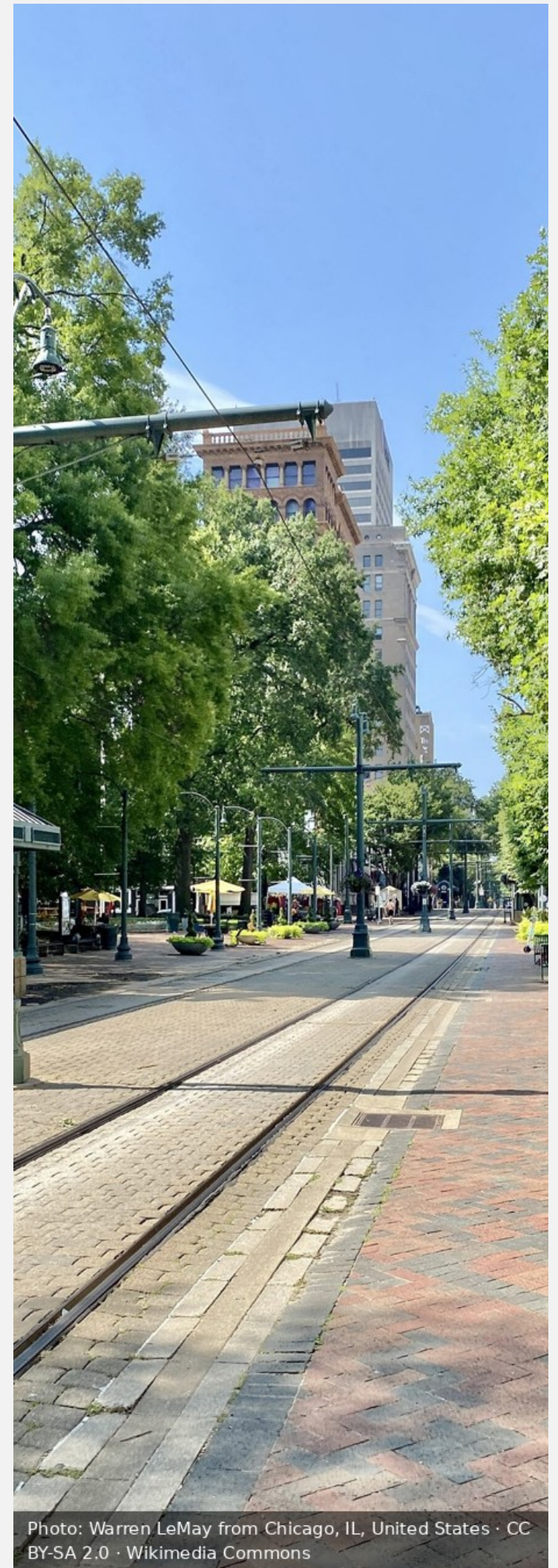
Share of Arriving Households From the Top Three Counties (2023)

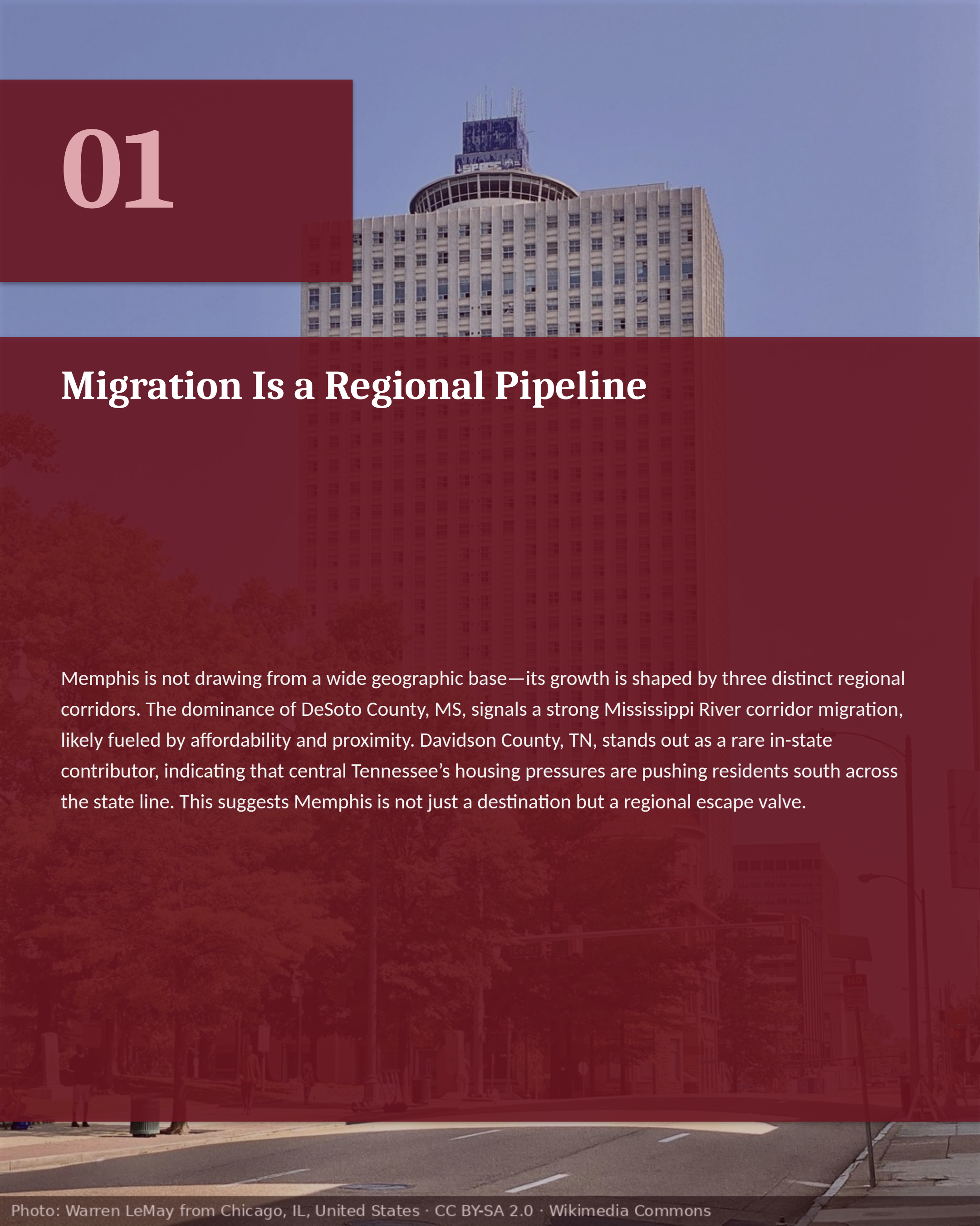
This share reflects the concentration of inbound migration into Memphis from only three counties.

This level of concentration suggests that Memphis is not attracting a broad, diffuse migration stream, but rather a targeted influx from specific regional hubs.

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/2026-10-28-memphis-mig-county-top3>





01

Migration Is a Regional Pipeline

Memphis is not drawing from a wide geographic base—its growth is shaped by three distinct regional corridors. The dominance of DeSoto County, MS, signals a strong Mississippi River corridor migration, likely fueled by affordability and proximity. Davidson County, TN, stands out as a rare in-state contributor, indicating that central Tennessee’s housing pressures are pushing residents south across the state line. This suggests Memphis is not just a destination but a regional escape valve.

02

Affordability Is the Anchor

The fact that a single Mississippi county leads the list—DeSoto County—points to affordability as the primary driver of migration. With high housing costs and limited inventory in nearby Memphis and Nashville, residents from DeSoto County are choosing Memphis as a more viable long-term home. This dynamic suggests that Memphis is not merely a temporary refuge but a strategic relocation hub for those seeking sustainable living conditions. The continued dominance of this corridor may signal a structural shift in regional housing dynamics.



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