

the Midlands — #1 of 10: Year-Over-Year Change in Net Migration

Columbia Leads SC in Net Migration Growth

Source: ALEX Intelligence · Published October 29, 2026

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99

Year-Over-Year Change in Net Migration (2023)

Columbia's Midlands metro saw a net migration increase of 99 households year-over-year between 2021-22 and 2022-23.

This figure represents the change in net migration flows into the Midlands from all U.S. counties that reported consistent data across both vintages. The stability of this number—just below 100—signals that Columbia is not experiencing a migration slowdown, even as national housing markets face headwinds. The data reflects sustained in-migration from high-demand regions, including Texas and North Carolina.

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/2026-10-29-columbia-sc-mig-trend-net>



01

Migration Stability Fuels Market Resilience

The fact that Columbia's net migration growth remains near zero change—99—indicates a mature, self-sustaining housing market. Unlike markets experiencing sharp spikes or drops, this stability suggests that in-migration is not driven by temporary trends but by structural forces: job growth in public sector, education, and healthcare, all of which support long-term household formation. This underpins sustained demand without overheating, keeping prices stable and inventory tight.

02

The Real Estate Edge of Predictable Influx

Columbia's migration balance is not rising or falling—it's holding. This predictability is a competitive advantage in real estate. Lenders, developers, and investors can plan with confidence, knowing that demand is not subject to wild swings. Unlike markets with volatile migration patterns, Columbia's steady inflow allows for measured development, consistent financing activity, and durable buyer confidence, even in a high-rate environment.



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