Charleston County, SC — #1 of 10: Households Moving In From a Single County

Charleston County leads Upstate migration by 617 households

Source: ALEX Intelligence · Published November 05, 2026

Swipe for insights →

Photo: E. C. Kropp Co. (publisher) · Public domain · Wikimedia Commons

THE DATA

617

Households Moving In From a Single County (2023)

Charleston County, SC sent more households to the Upstate than any other county in the region.

This figure represents the largest single-county inflow into the Upstate in the IRS's 2022–23 migration data. It underscores a growing demographic and economic shift: residents from one of South Carolina's most established coastal markets are relocating to the Upstate's expanding urban corridor. This movement is not isolated but part of a broader pattern of population redistribution driven by affordability, quality of life, and infrastructure development.

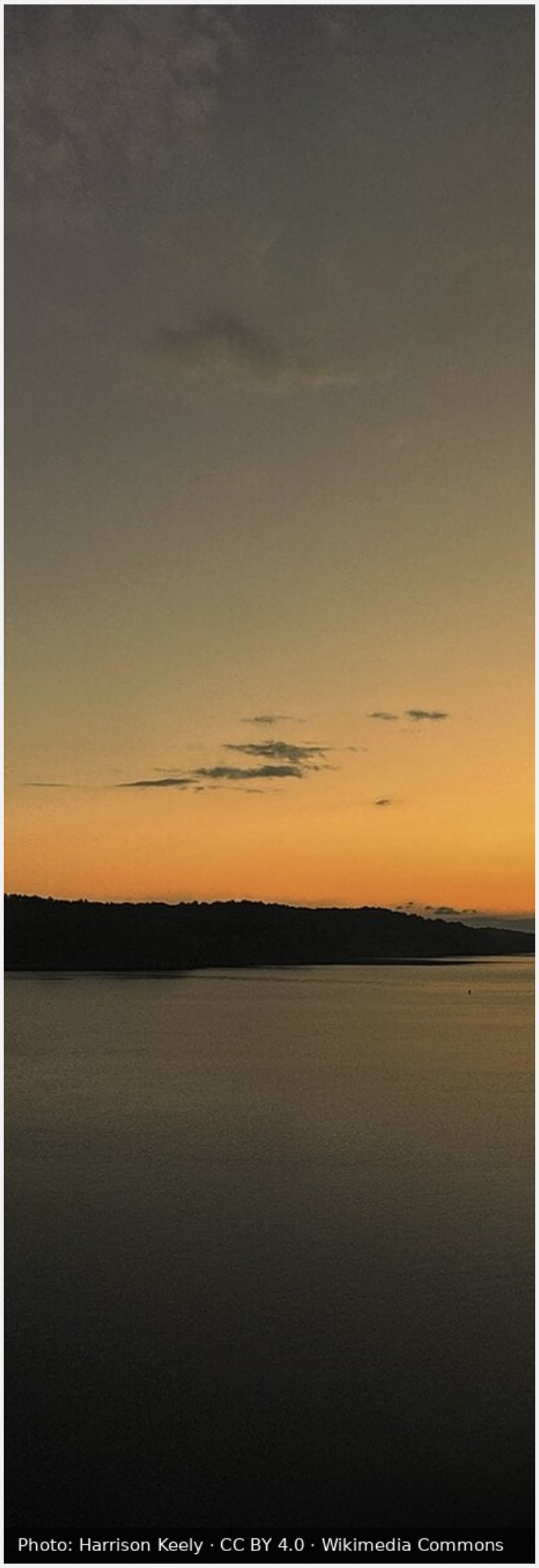


Photo: Harrison Keely · CC BY 4.0 · Wikimedia Commons

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/2026-11-05-upstate-sc-mig-in-origin

01

Migration from Charleston fuels Upstate growth

This migration pattern reinforces the Upstate’s position as a magnet for talent and capital. The influx from Charleston, a high-income, high-education county, brings with it a demographic profile likely to support high-end housing demand, commercial development, and public services — all of which are essential for sustained regional growth.

Photo: Upstateherd · CC BY-SA 4.0 · Wikimedia Commons



Photo: Chris Pruitt · CC BY-SA 3.0 · Wikimedia Commons

02

Charleston’s exodus reveals Upstate’s rising appeal

This trend also hints at a deeper real estate dynamic: as Charleston’s housing market matures and prices stabilize, residents are seeking new frontiers. The Upstate, with its expanding cities and infrastructure, is now perceived as the next frontier for long-term residence. This is not just a housing shift — it’s a reconfiguration of South Carolina’s internal geography of opportunity.

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

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy