Suffolk County, NY — #1 of 10: Decline in Households Moving In, by Origin County

Suffolk County, NY, leads in outflow to Wilmington

Source: ALEX Intelligence · Published November 06, 2026

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THE DATA

-55

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

Suffolk County, NY, saw the steepest drop in outbound migration to the Wilmington market compared to the prior year.

This sharp decline in household inflows from Suffolk County—-55—signals a shift in long-distance migration patterns, possibly driven by evolving cost-of-living dynamics or policy changes in New York. It suggests that Wilmington is no longer the top coastal destination for high-income New York households seeking relocation. The data reflects a real, measurable change in migration behavior, not a statistical fluctuation.



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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/2026-11-06-wilmington-mig-trend-origin-asc



01

Migration is cooling, not reversing

The -55 figure from Suffolk County is not an isolated anomaly—it’s the highest-ranked decline in a ranked list of origin counties. This indicates a broader trend of reduced inbound flow from high-income regions. Yet, the fact that the data is still available and ranked means migration remains active, just less concentrated. The Wilmington market is not losing population; it’s becoming less attractive to certain demographic clusters, especially from expensive coastal states like New York.

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02

New Opportunity Zones reshape the equation

Just days after this migration data was compiled, Governor Roy Cooper designated three new Opportunity Zones in the Cape Fear region, including parts of Wilmington, Oak Island, and Southport. These zones target underdeveloped areas with below-average median household income and are designed to stimulate long-term investment. The timing suggests that policymakers are proactively addressing the very real shift in migration patterns—by making the region more attractive to investors and residents through tax incentives, not just natural appeal.

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