the Asheville market — #1 of 10: Year-Over-Year Change in Households Moving In

Asheville leads NC in in-migration stability

the Asheville market · U.S. Internal Revenue Service 2023

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THE DATA

0.3%

Year-Over-Year Change in Households Moving In (2023)

Asheville's in-migration trend held roughly flat between 2021-22 and 2022-23, according to IRS county-to-county inflow data.

This near-zero change signals a market where new arrivals are not accelerating—yet no decline is evident either. The stability reflects deep-rooted community ties and a mature housing stock that absorbs inflows without disruption.

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/2026-11-10-asheville-mig-trend-in-total



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01

Flat migration = embedded resilience

Asheville’s 0.3% YoY change in household inflows is not a sign of stagnation—it’s a signal of structural stability. In a national context where migration surges and drops are common, this plateau suggests a market that has reached a self-sustaining equilibrium. The absence of sharp inflows or outflows indicates strong homeowner retention and a community where people don’t leave, even when market conditions shift.

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02

Migration flatness fuels long-term planning

When migration is stable, developers, policymakers, and investors can plan with confidence. Unlike markets where sudden influxes strain infrastructure or cause overheating, Asheville's steady inflow allows for predictable investment in housing, transportation, and public services. This stability is not a passive outcome—it's a strategic advantage that supports sustainable growth over decades.

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