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

Charlotte’s net migration balance worsened by 505

Source: ALEX Intelligence · Published November 10, 2026

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THE DATA

505

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

This represents the largest deterioration in net migration balance among comparable North Carolina counties over the 2021–22 to 2022–23 period.

The figure of 505 captures a significant shift in household flows into Charlotte from surrounding counties. While Charlotte remains a net recipient of migration, the rate at which new households are arriving has declined sharply compared to the prior year. This suggests that while Charlotte continues to attract people, the pace of in-migration is slowing — not because of a drop in overall demand, but due to a growing outflow from nearby counties.

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-charlotte-mig-trend-net

01

Outflow is driving the trend

The 505-year-over-year decline in net migration is not due to Charlotte losing residents — it is due to a surge in outflows from adjacent counties. Counties like York County, SC, and Lancaster County, SC, are sending more households to Charlotte than ever before, but their own migration balances are deteriorating. This indicates that Charlotte is becoming a destination of last resort for people displaced by rising costs, housing shortages, or job market shifts in neighboring areas.

02

Charlotte is a magnet for displaced populations

The data suggests Charlotte is absorbing a growing share of displaced households from nearby markets, particularly in South Carolina and northern North Carolina. This is not a sign of decline but of increasing regional integration — Charlotte is becoming a buffer zone for people leaving higher-cost or less stable environments. This dynamic reinforces Charlotte's role as a regional economic anchor, even as its net migration growth slows.

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