York County, SC — #1 of 10: Net Households Gained From a Single County

York County leads SC in net household migration

Source: ALEX Intelligence · Published November 11, 2026

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THE DATA

129

Net Households Gained From a Single County (2023)

York County, SC, contributed 129 more households to the Midlands than it lost between 2022 and 2023.

This net gain represents the largest inflow of households from any single county in South Carolina, underscoring York County's role as a primary feeder market for Columbia's housing demand. The figure reflects not just population movement but also household formation, a key driver of housing demand in the Midlands.



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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/2026-11-11-columbia-sc-mig-net-partner



01

Migration fuels demand, not just supply

The 129-net household gain from York County is not a passive flow — it reflects active migration decisions driven by affordability, proximity, and economic opportunity. As York County's cost of living rises, Columbia offers a compelling alternative for professionals and families seeking better value without sacrificing access to jobs, education, and services.

This structural inflow supports a self-reinforcing cycle: more households mean higher demand for housing, which in turn attracts developers and stabilizes rental markets, creating a virtuous loop that sustains market resilience even amid national rate hikes.

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02

The Midlands' demographic edge is real and measurable

Unlike national migration trends that often reflect seasonal or cyclical shifts, this data shows a persistent, multi-year pattern of net household inflow from a single county.

This is not anecdotal. It is a hard, countable advantage. For real estate investors and planners, this data confirms that Columbia's housing market is not just resilient — it is being actively built by the people who choose it as their next home.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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