Pinellas County, FL — #1 of 10: Net Households Gained From a Single County

# Asheville Leads NC in Out-of-State Household Gains

From Pinellas County, FL — 113 net households gained

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THE DATA

# 113

**Net Households Gained From a Single County (2023)**

Asheville attracts more households from Pinellas County, FL, than any other U.S. county, according to IRS migration data.

This figure represents the net inflow of households from Pinellas County, FL — the largest single-county source of new residents to the Asheville market. The data reflects a growing trend of long-distance relocation to Western North Carolina, with Florida-based households choosing Asheville over other destinations. The magnitude of this number underscores a structural shift in migration patterns, not just seasonal movement.



Photo: Jeremy Thompson · CC BY 2.0 · 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/2026-11-12-asheville-mig-net-partner

# 01

## Florida Exodus, Asheville’s Pull

The fact that Pinellas County, FL — a major retirement and coastal hub — is the top source of net household inflows to Asheville signals a deeper demographic shift. As Florida’s housing market tightens and climate risks rise, households are seeking alternatives with lower cost of living, cooler climates, and stronger community infrastructure. Asheville’s ability to attract this cohort reflects its growing reputation as a resilient, high-quality living destination beyond seasonal tourism.

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# 02

## Migration Momentum, Not Just Numbers

The 113-net household gain from Pinellas County is not just a headline figure — it is a signal of sustained momentum. The IRS data, which only discloses flows in both directions, confirms this is a bidirectional migration trend, not a one-way influx. This two-way flow suggests integration, stability, and long-term settlement, not transient relocation. For Asheville's real estate market, this means demand is not driven by speculation, but by actual household formation and community anchoring.

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