#1 of 10: Change in the Income Gap Between Arriving and Departing Households

Austin MSA leads Texas in closing the income gap

Source: ALEX Intelligence, November 12, 2026

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THE DATA

11.3%

Change in the Income Gap Between Arriving and Departing Households (2023)

Austin MSA recorded the largest narrowing of income disparity between incoming and outgoing households among all Texas counties.

This 11.3% reduction in the income gap signals a shift in migration dynamics: higher-earning residents are no longer leaving at a disproportionate rate, while lower-earning arrivals are increasingly matching the economic profile of those who stay. The trend suggests a stabilization of the talent and income mix within the metro.



Photo: En el nido (Nest) · CC BY 3.0 · Wikimedia Commons

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/2026-11-12-austin-msa-mig-trend-agi

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Migration is becoming more balanced

The narrowing income gap reflects a maturing market where high-income outflows are no longer outpacing high-income inflows. This balance is not just about numbers — it’s about economic alignment. As the cost of living continues to rise, Austin is no longer a one-way street for high earners fleeing elsewhere; instead, it’s attracting those with comparable or improving financial profiles, signaling long-term resilience.

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02

The market is filtering for sustainability

This trend suggests that the migration engine is evolving from a pure 'wealth flight' model to one that values economic parity. The data implies that Austin is becoming less of a magnet for speculative wealth and more of a destination for sustainable, long-term investment in housing and community. This shift could reduce volatility in pricing cycles and support a more stable, self-reinforcing real estate ecosystem.

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