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

Savannah leads Georgia in narrowing income gap

Among Georgia metros, Savannah leads in closing the earnings gap between arrivals and leavers

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THE DATA

2.3%

Change in the Income Gap Between Arriving and Departing Households (2024)

Savannah's earnings gap between incoming and outgoing households narrowed by 2.3 percentage points between 2022–23 and 2023–24.

This marks a significant shift in migration dynamics: higher-income households are not only moving in, but they are now doing so at a rate that reduces the income disparity between new arrivals and those leaving the area. The narrowing gap suggests that Savannah is attracting a more balanced demographic across income levels.



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Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 and 2023-24 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-23-savannah-mig-trend-agi

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Migration is becoming more inclusive

This balance is likely reinforced by Savannah’s relatively low cost of living compared to other Southern metros, making it a viable destination for both high- and mid-income households without triggering rapid displacement.

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The market is stabilizing at scale

As the city continues to attract diverse households, the commercial and residential real estate sectors can plan with greater confidence — knowing that demand is not concentrated in a narrow segment, but distributed across the full income spectrum.

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