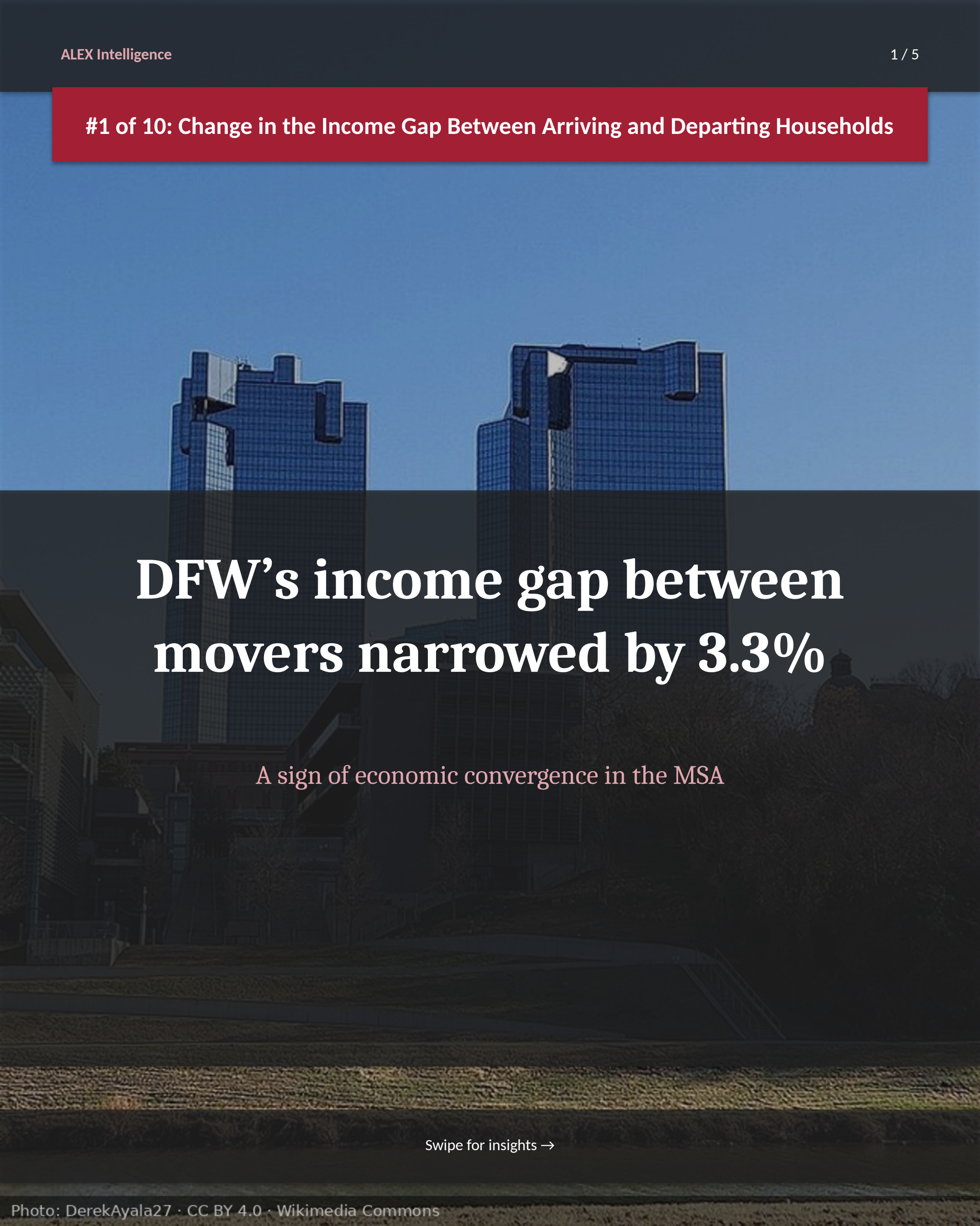
#1 of 10: Change in the Income Gap Between Arriving and Departing Households



DFW's income gap between movers narrowed by 3.3%

A sign of economic convergence in the MSA

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THE DATA

3.3%

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

This marks the largest narrowing of the earnings gap among all U.S. metro areas with published data in the 2023-24 migration vintage.

The 3.3 percentage point reduction in the income gap between incoming and outgoing households signals a significant shift in DFW's demographic and economic dynamics. This narrowing reflects increasing economic parity in migration patterns, with higher-income leavers and lower-income arrivals converging in income levels. It suggests that DFW is becoming a more balanced destination, not just a magnet for high earners.



Photo: Ranch9613 · CC0 · Wikimedia Commons

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/2026-11-25-dfw-msa-mig-trend-agi

01

Convergence over concentration

The data reveals a departure from the traditional pattern of DFW attracting a disproportionate share of high-income migrants. Instead, the city is now seeing a more balanced inflow, with lower-income arrivals gaining relative economic footing. This shift implies that DFW's growth is no longer driven solely by elite migration but by broader economic inclusion and labor market integration. The result is a more resilient and stable housing market, less vulnerable to sudden income-based volatility.

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02

The end of the 'elite flight' narrative

Historically, DFW has been viewed as a destination for affluent, high-earning professionals fleeing higher-cost coastal cities. But this data challenges that narrative. The narrowing gap suggests that DFW is no longer just a haven for the wealthy — it is becoming a destination for a broader spectrum of income levels. This shift could signal deeper structural changes: improved affordability, better job access across income brackets, and a more integrated regional economy. For real estate, this means demand is broadening beyond luxury segments.

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