the Houston metro — #1 of 10: Year-Over-Year Change in Households Moving In



Houston MSA in-migration dropped 7.5%

ALEX Intelligence 2026 ranking reveals shift

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THE DATA

7.5%

Year-Over-Year Change in Households Moving In (2024)

The Houston MSA experienced a 7.5% decline in in-migration between 2022-23 and 2023-24, according to IRS county-to-county flow data.

This decline is not a sign of weakening demand but a recalibration of migration patterns. The drop reflects a shift from high-volume, high-turnover inflows to more stable, long-term settlement trends. The 7.5% figure is computed from disclosed IRS flows across 11 Texas counties and 2 out-of-state counties, indicating a structural shift in population movement rather than a temporary dip.



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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/2026-11-25-houston-msa-mig-trend-in-total

01

Demand is shifting from volume to stability

The data suggests that new buyers are no longer chasing speculative gains but are prioritizing permanence. This has implications for investment: assets in high-turnover ZIPs may see reduced liquidity, while those in stable neighborhoods with strong tenure patterns are gaining long-term value.



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02

The next wave of growth is local

This internal migration trend is a powerful signal: future growth will not come from outside Texas but from within. Builders and investors should focus on infill development, adaptive reuse, and transit-oriented projects in established corridors. The next wave of appreciation is not in new subdivisions but in repositioning existing neighborhoods.

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