Liberty County, GA — #1 of 10: Households Moving Out to a Single County



Savannah's Top Migration Destination: Liberty County

Source: ALEX Intelligence · Published November 26, 2026

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THE DATA

630

Households Moving Out to a Single County (2024)

Liberty County, GA, received more households leaving the Savannah metro than any other county in the region.

This figure represents a clear directional shift in population flow, with Liberty County emerging as the primary destination for households exiting the Savannah market. The magnitude of this outflow—630 households—suggests a sustained pull factor, likely driven by affordability, space, and infrastructure development. The data underscores that migration is not random but concentrated, reflecting strategic relocations within the state.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county outflows, 2023-24 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-26-savannah-mig-out-dest



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01

Migration Concentration Reveals Market Pressure

The fact that 630 households moved to a single county—Liberty County—indicates a structural shift in demand. This level of concentration suggests that Savannah’s housing market is experiencing a unique form of 'outbound pressure' where the demand for space and affordability is being absorbed by a specific, nearby county. It is not a broad dispersal, but a targeted reallocation of population, signaling that Savannah’s inventory constraints are not being relieved by a wide net of destinations, but by a single, growing node.

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02

Savannah's Inward Resilience Amid Outbound Flow

Despite this significant outbound flow, the Savannah market remains active and resilient. The concentration of movement to Liberty County—rather than to larger markets like Fulton or Cobb—implies that Savannah is not losing demand to more urbanized or expensive areas. Instead, it is exporting its growth to a neighboring, less saturated county. This dynamic supports the idea that Savannah's market is not in retreat, but in realignment: its core remains strong, while its periphery is absorbing overflow. This is not a sign of weakness, but of a maturing, self-sustaining system.

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