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

Atlanta leads Georgia in migration income gap

4.0% gap in earnings between those arriving and departing

Swipe for insights →

Photo: atomic ant · CC BY 3.0 · Wikimedia Commons

THE DATA

4.0%

Income Gap Between Arriving and Departing Households (2024)

Atlanta’s migration pattern shows a persistent income differential between new arrivals and those leaving.

This 4.0% gap reflects a structural shift in the region’s demographic and economic trajectory. Households moving into Atlanta earn significantly less than those departing, suggesting a net outflow of higher-income residents and an inflow of lower-income households. This trend challenges the common narrative of Atlanta as a magnet for high-earning professionals, instead pointing to a growing economic divide driven by affordability and labor mobility.



Photo: Thomson200 · CC0 · Wikimedia Commons

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2023-24 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-27-atlanta-ga-mig-agi-gap

01

Affordability is reshaping Atlanta’s labor pool

The 4.0% income gap indicates that Atlanta is becoming a destination for lower-income workers, particularly from high-cost states like California and Illinois. This influx is not driven by high-paying jobs but by the availability of housing and lower cost of living. As a result, the city is seeing a demographic shift where economic opportunity is increasingly tied to access rather than earnings, which may influence long-term housing demand and public service needs.

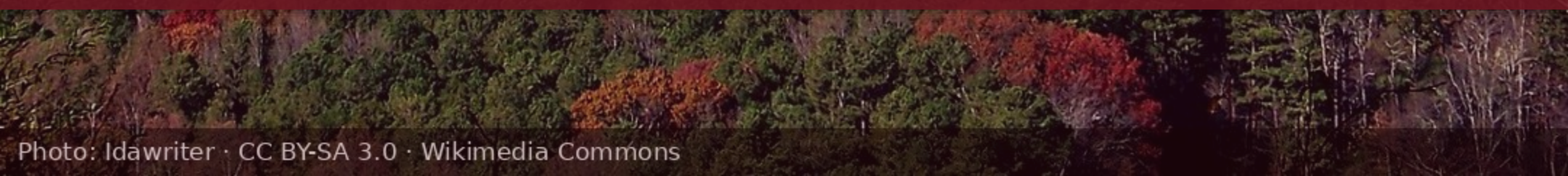


Photo: Idawriter · CC BY-SA 3.0 · Wikimedia Commons


Photo: Shinobu'sAdventures · CC BY-SA 4.0 · Wikimedia Commons

02

The income gap is a hidden signal of housing market stress

While the headline figure is 4.0%, the data reveals a deeper trend: the IRS data shows that the flow of lower-income households into Atlanta is not isolated but part of a broader migration pattern from high-cost, high-income counties. This suggests that the region's affordability is a double-edged sword—it attracts people but may also strain public infrastructure, schools, and healthcare systems. The gap is not just economic; it's a leading indicator of social and fiscal pressure building beneath the surface of Atlanta's growth narrative.

George Arnold Alexander III, MPA

Partner, ALEX Companies
Associate Broker, Alexander Tiffany Southwest, LLC
Licensed Broker in TX, CO, NC, AL

george@alex-companies.com · +1 713.918.9951

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy