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

Higher-income households are leaving Augusta-Aiken

13.1% income gap in migration flows – ALEX Intelligence 2026

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THE DATA

13.1%

Income Gap Between Arriving and Departing Households (2024)

Households arriving in the Augusta-Aiken market earn less than those leaving.

This 13.1% gap reflects a clear demographic shift: affluent households are exiting, while lower-income populations are moving in. The data suggests a growing affordability advantage for new residents, but also signals potential long-term pressure on housing quality and community investment if upward mobility stagnates.



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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-augusta-aiken-mig-agi-gap

01

Migration is reshaping the market’s class structure

The persistent income gap in migration patterns reveals a structural shift: Augusta-Aiken is becoming a destination for economic mobility rather than wealth accumulation. This is not a temporary trend but a demographic recalibration driven by affordability, with higher-income households opting out of the region’s rising cost of living and lower-income families seeking opportunity. Over time, this could affect school funding, public services, and neighborhood character.

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02

The city’s future depends on reinvestment, not just access

While affordability attracts new residents, the long-term health of the market hinges on whether existing infrastructure and public services can scale. The influx of lower-income households without a corresponding rise in local income growth may strain schools, healthcare, and transportation. Without proactive reinvestment in human capital and community resilience, the migration trend risks becoming a cycle of underfunded growth rather than sustainable development.

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