#1 of 10: Share of Arriving Households From the Top Three States

Savannah’s migration is 71.9% from just three states

Source: ALEX Intelligence · Published November 27, 2026

Swipe for insights →

Photo: DXR · CC BY-SA 4.0 · Wikimedia Commons

THE DATA

71.9%

Share of Arriving Households From the Top Three States (2024)

This concentration is the highest in Georgia and among the most extreme in the Southeast.

Savannah's inbound migration is not dispersed across the nation—it is overwhelmingly drawn from Georgia, Florida, and South Carolina. This pattern suggests deep regional integration, with little new inflow from distant states like New York or California. The dominance of neighboring states points to a labor and lifestyle pull from the broader Atlantic corridor.



Photo: ---=XEON=--- · CC BY 3.0 · 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-savannah-mig-state-top3

01

Migration fuels identity, not just growth

The fact that 71.9% of new households come from just three states means Savannah’s demographic shift is not random—it is a reconfiguration of the regional identity. This is not a magnet for national wanderers, but a destination for those already embedded in the Southeast’s urban and coastal networks. The city’s character is being shaped not by distant newcomers, but by people who already understand the Southern coastal rhythm.

Photo: Pokemonprime · CC BY 4.0 · Wikimedia Commons


Photo: Wizzito · CC BY 4.0 · Wikimedia Commons

02

Concentration signals resilience

High migration concentration from neighboring states indicates strong economic and cultural pull—people are moving from places with similar infrastructure, climate, and lifestyle. This reduces the risk of cultural friction and accelerates integration. It also suggests that Savannah's real estate market is not just growing in volume, but in cohesion: new residents are not replacing old ones; they are extending the city's existing identity.

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