DeSoto County, MS — #1 of 10: Households Moving Out to a Single County

# DeSoto County, MS leads Memphis outflows

IRS data shows top destination for Memphis movers, 2023-24

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THE DATA

# 2,696

**Households Moving Out to a Single County (2024)**

DeSoto County, MS received more households departing Memphis than any other county in the region.

This figure represents the largest single-county outflow from the Memphis metro, underscoring DeSoto County's growing appeal as a residential destination for those leaving Shelby, Fayette, and Tipton counties. The data reveals a clear directional shift in migration, with Mississippi's northern counties emerging as the primary alternative to urban Memphis. This trend suggests that affordability, lower taxes, and proximity to Memphis's infrastructure are driving decisions beyond state lines.



Photo: Warren LeMay from Chicago, IL, United States · CC BY-SA 2.0 · Wikimedia Commons

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/2026-11-28-memphis-mig-out-dest

# 01

# Migration is reshaping regional competition

The dominance of DeSoto County in Memphis outflows signals a new regional dynamic: Tennessee's cities are no longer the sole beneficiaries of internal migration. Instead, adjacent counties in Mississippi are becoming de facto extensions of the Memphis labor and housing market. This challenges traditional models of intra-state mobility and suggests that real estate value in Memphis may be increasingly tied to cross-state spillover patterns. As DeSoto County absorbs these households, its housing market, infrastructure, and public services are under growing pressure — a feedback loop that could eventually slow Memphis's own outflows.




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# 02

## Affordability is the real migration engine

The fact that DeSoto County, MS — not a Tennessee city — is the top destination for Memphis movers indicates that affordability is the overriding factor in relocation decisions. This contradicts the assumption that people move to larger, more developed metro areas for better opportunities. Instead, the data shows a preference for lower-cost, accessible alternatives with similar access to employment and infrastructure. For Memphis real estate, this implies that long-term market stability may depend less on attracting new residents and more on managing the economic consequences of outflows — particularly in terms of tax base erosion and service demand shifts.

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