

## Domestic Migration: Who's Moving In and Where are They Coming From?

flow of almost 800 people between 2000 and 2007. Other states include Arizona (outflow of 600), Maine (500) and Nevada (300).

### 2007 FIRST YEAR TO RECORD SLOWDOWN IN MIGRATION

Chart 1 examines migration trends into the 20 counties more closely. As can be seen, 2007 represents the first year that shows the national trend of a slowdown in migration due to the bursting of the housing bubble and the recession. For each of the top five "origin" states, net migration declined in 2007 compared to the previous year. Of course, net migration into the 20-county Atlanta region was still higher from these states (except Louisiana) than earlier in the decade.

Prior to 2007, however, migration from these states was surging. Housing prices were still appreciating at unprecedented rates. Thus

it was still easy for those in Florida and other "hot" markets like New York and California to sell their homes for a profit, then move to Atlanta and buy a comparable home for much less. As the housing market crashed, so did these migration rates.

For Louisiana, Chart 1 shows the "Katrina bump" – those displaced by Hurricane Katrina in 2005 – and the subsequent return to Louisiana.

Finally, Figure 1 is a series of charts that show the divergence between those moving out of the 20-county area versus those moving in. As can be seen, for each state except Louisiana, out-migration ticked up slightly in 2007, while in-migration has declined. There is still a gulf between those moving in versus those moving out, but that expanse narrowed in 2007, and will more than likely narrow even more in subsequent years.

Chart 1 – Migration by Year for Top Five "Origin" States

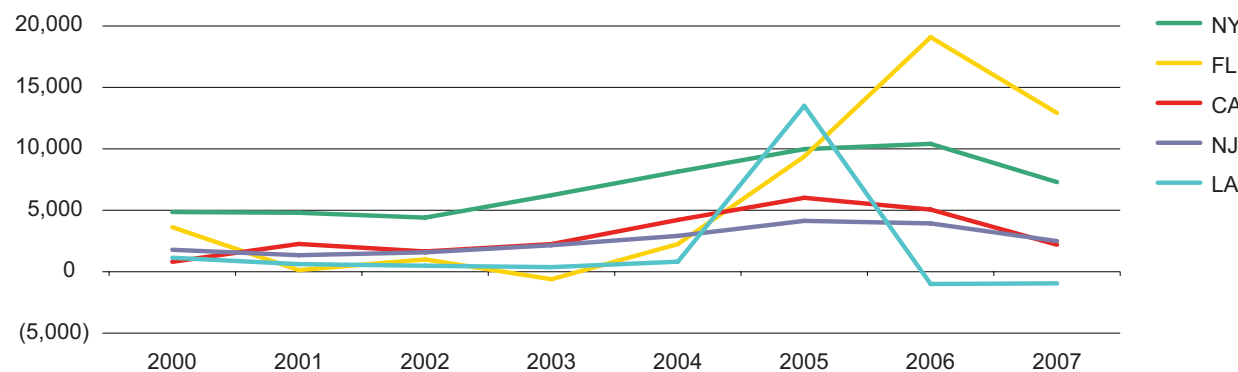
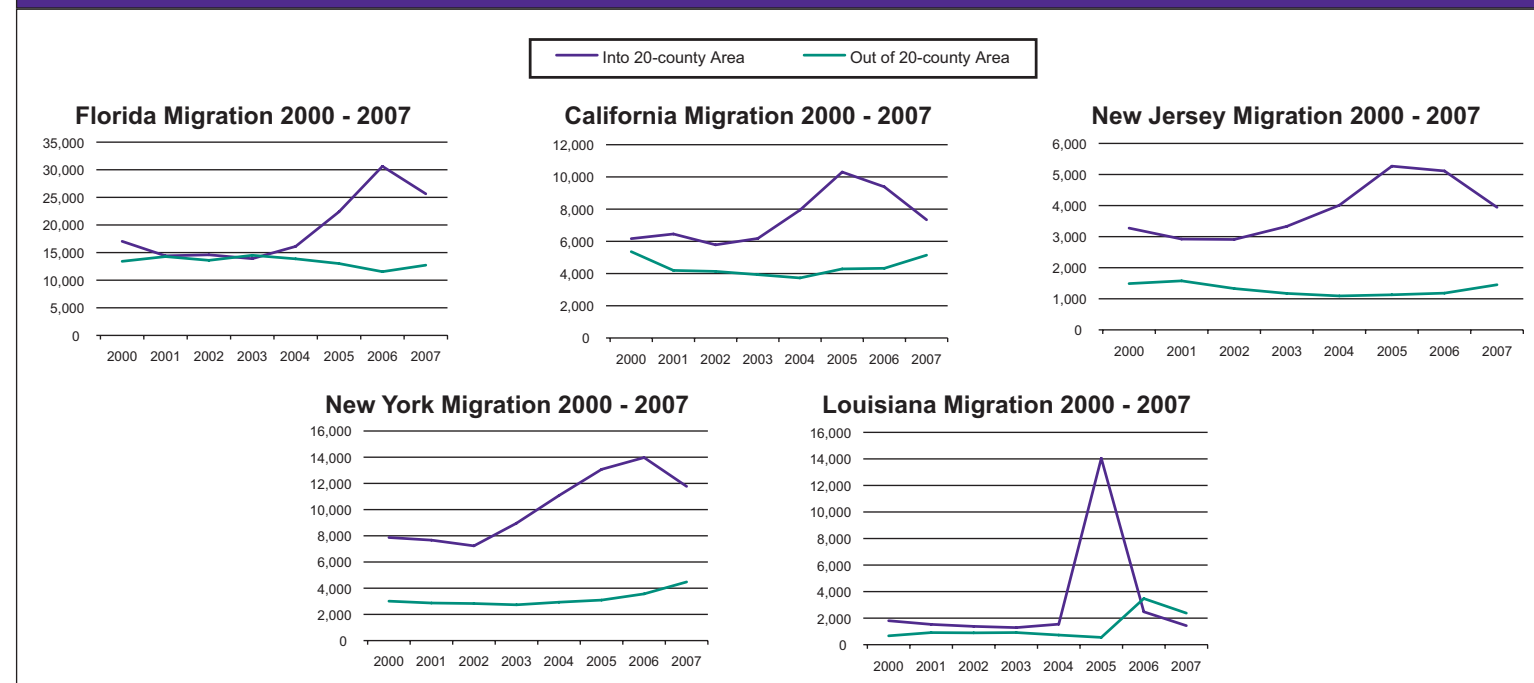


Figure 1 – Migration by Top Five "Origin" States



For more information on these issues or to suggest new subjects, please email [mcarnathan@atlantaregional.com](mailto:mcarnathan@atlantaregional.com).

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# REGIONAL SNAPSHOT

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Most moves are local. This is according to an analysis of data from the Internal Revenue Service (IRS) that finds more than half of people moving into one of the 20 counties that comprise the Atlanta Regional Commission's planning area moved from one of the other 20 counties.

This Snapshot presents data from the IRS concerning migration patterns from 2000 to 2007, the latest period for which these data are available. The IRS tracks movement between counties in the U.S., based on tax filings – if an address is in a different county from one year to the next, filers and their dependents are considered migrants. There are limitations to these data. The technique captures only those who file returns, so it misses a disproportionate number of seniors, the very low income and new arrivals from different countries who have never filed a U.S. tax return before. Therefore, this analysis explores only domestic migration.

These migration data provide a reasonably comprehensive, post-Census look at where people are moving from, and to. While the data also show that the Atlanta area remains a popular destination for those from northeastern states and Florida, we begin to see the national slowdown in migration caused by the bursting of the housing bubble and the recession.

### MOST MIGRANTS MOVE TO, OR FROM, ONE OF THE OTHER 20 COUNTIES

More than half of those moving into one of the 20 counties between 2000 and 2007 came from one of the other 20 counties. In all cases, the most popular "origin" county (where moved from) was adjacent to the "destination" county (where moved to). This shows that the majority of moves are to nearby locales.

While 37 percent of those moving into the 20-county area came from a different state, only 30 percent of those moving out of the Atlanta region went to a different state. This shows that the Atlanta region is a net attractor of people nationwide, especially from the northeast. (See Table 3 on the next page).

### HENRY LEADS IN ATTRACTING MOVERS FROM OTHER AREA COUNTIES

Table 2 shows domestic migration between 2000 and 2007 within the 20-county area only. Henry leads in net migration (in-migration exceeds out-migration), adding a net of almost 34,500 people from the other 20 counties. Next in net gains are Forsyth (+32,100) Cherokee (+29,700) and Paulding (+26,500).

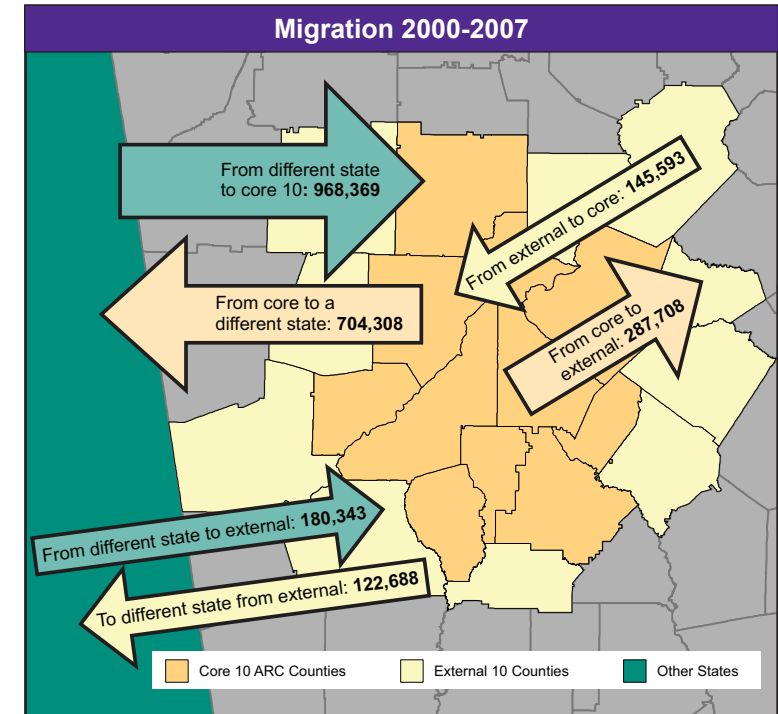


Table 1 – Migration Summary for the 20-County Area 2000 - 2007

Those moving into one of the 20 counties...								
Moved from one of the other 20 counties		Moved from another Georgia County		Moved from a different state		Other Migration		Total moving IN
#	%	#	%	#	%	#	%	
1,629,807	52.1%	235,180	7.5%	1,166,712	37.3%	97,197	3.1%	3,128,896
Those moving out of one of the 20 counties...								
Moved to one of the other 20 counties		Moved to another Georgia County		Moved to a different state		Other Migration		Total moving OUT
#	%	#	%	#	%	#	%	
1,629,807	59.5%	262,565	9.6%	826,996	30.2%	19,053	0.7%	2,738,421



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## Domestic Migration: Who's Moving In and Where are They Coming From?

Table 2 – Migration Within 20-County Area 2000 - 2007

Moved From:	Moved To:																				
	Barrow	Bartow	Carroll	Cherokee	Clayton	Cobb	Coweta	DeKalb	Douglas	Fayette	Forsyth	Fulton	Gwinnett	Hall	Henry	Newton	Paulding	Rockdale	Spalding	Walton	Grand Total
Barrow		0	0	111	49	281	0	596	0	0	324	495	7,330	1,269	62	145	0	75	0	1,965	12,702
Bartow	0		304	3,225	133	6,571	20	435	358	24	200	788	608	152	106	0	2,615	0	0	0	15,539
Carroll	0	318		353	452	2,296	1,262	752	5,908	246	104	1,412	639	115	303	100	2,648	0	24	20	16,952
Cherokee	188	4,637	448		293	18,998	255	1,535	577	219	3,227	7,112	2,678	663	335	115	2,642	71	0	48	44,041
Clayton	213	307	935	663		7,441	4,543	18,197	2,647	10,558	479	41,325	6,219	351	38,306	1,518	899	1,561	4,270	335	140,767
Cobb	429	11,438	4,899	35,886	7,168		1,743	23,155	21,969	1,650	4,595	53,498	16,524	1,249	2,941	1,053	34,367	1,049	380	417	224,410
Coweta	0	80	1,401	313	1,712	1,131		876	540	4,688	154	4,087	910	120	1,311	79	284	25	680	22	18,413
DeKalb	1,449	711	987	3,147	26,505	27,314	1,128		3,974	1,807	4,120	104,240	102,775	1,867	12,405	12,769	1,361	16,925	572	2,535	326,591
Douglas	19	414	10,729	664	1,542	11,802	577	2,194		485	241	6,701	1,536	153	702	214	6,855	206	45	44	45,123
Fayette	0	40	397	384	4,700	1,646	9,647	1,408	411		337	5,347	974	143	2,552	79	219	99	1,161	18	29,562
Forsyth	349	260	43	3,542	90	1,725	100	1,607	126	48		7,443	5,122	3,607	233	18	183	31	0	164	24,691
Fulton	831	1,048	1,824	17,279	60,004	62,118	6,106	108,105	10,579	7,182	24,875		39,406	2,608	8,356	2,050	2,749	2,330	1,039	711	359,200
Gwinnett	17,409	842	943	4,582	4,859	14,609	1,173	51,125	1,906	1,278	13,801	38,156		15,369	3,446	3,749	1,435	3,661	361	13,791	192,495
Hall	1,691	111	107	550	198	862	65	1,183	71	60	2,895	1,769	8,754		195	81	114	99	0	353	19,158
Henry	150	236	421	590	13,763	2,452	2,089	4,431	704	2,473	494	5,535	2,470	359		1,719	456	1,601	4,867	402	45,212
Newton	236	0	61	179	691	660	60	3,749	136	71	112	1,357	2,307	186	1,588		124	8,441	58	3,094	23,110
Paulding	43	2,201	3,503	1,843	366	12,978	290	691	5,342	86	288	1,680	859	89	313	0		20	17	0	30,609
Rockdale	247	0	64	349	975	1,129	181	6,483	185	219	405	2,123	3,888	210	2,043	14,797	105		61	2,257	35,721
Spalding	0	26	74	59	2,727	353	762	514	22	1,062	0	884	332	0	4,231	77	0	0		0	11,123
Walton	2,052	0	0	69	163	313	0	1,061	0	0	162	609	5,556	376	302	2,633	22	1,070	0		14,388
Grand Total	25,306	22,669	27,140	73,788	126,390	174,679	30,001	228,097	55,455	32,156	56,813	284,561	208,887	28,886	79,730	41,196	57,078	37,264	13,535	26,176	1,629,807
Net Migration	12,604	7,130	10,188	29,747	(14,377)	(49,731)	11,588	(98,494)	10,332	2,594	32,122	(74,639)	16,392	9,728	34,518	18,086	26,469	1,543	2,412	11,788	
Largest net flow within core 10 counties - Fulton to DeKalb								108,105													
Largest net flow within external 10 counties - Forsyth to Hall								3,607													
Largest net flow between core 10 and external 10 - Cobb to Paulding								34,367													

DeKalb (-98,500), Fulton (-74,600), Cobb (-49,700) and Clayton (-14,400) counties lost population to the other 20 counties between 2000 and 2007. This is despite relatively good overall population growth in these counties this decade. Since this analysis only includes filers, this suggests that those from abroad or those who do not file taxes are largely responsible for those population gains.

Among the 10 core counties, the largest one-way flow of population occurred between Fulton and DeKalb counties - more than 108,000 people moved from Fulton to DeKalb between 2000 and 2007. However, more than 104,000 people moved from DeKalb into Fulton during the same period, so the net migration is essentially even between the two counties this decade.

Among the 10 external counties, the largest one-way flow was between Forsyth and Hall, with more than 3,600 people moving from Forsyth to Hall between 2000 and 2007. Again, with almost 2,900 people moving from Hall into Forsyth, the overall migration between the two counties is only 700 in favor of Hall.

Finally, the largest one-way flow between a core-10 county and an external-10 county occurred between Cobb and Paulding - more than 34,000 people moved from Cobb into Paulding between 2000

and 2007. Given that only 13,000 people moved from Paulding into Cobb during the same period, Paulding has added approximately 21,000 more people from Cobb this decade than vice versa.

### MIGRANTS FROM NEW YORK, FLORIDA AND CALIFORNIA CHOOSE ATLANTA

Table 3 shows net migration between the top 10 states ("top" meaning most net migration into the Atlanta area) and the 20 area counties. Between 2000 and 2007, the top "origin" state - where people are moving from - was New York. More than 56,100 more people moved from New York to the 20 counties than vice versa. This is also true of Florida, +47,800, California, +24,500 and New Jersey +20,300.

Gwinnett attracted more than 62,500 new residents from different states between 2000 and 2007, including 16,700 from New York alone, tops in the region. Next are Fulton (+50,000) Cobb (+44,300) and DeKalb (+32,000).

The 20-county region sees a net outflow of people to very few states, with Colorado leading the way with net out-

Table 3 – Net Migration 2000 - 2007

	Top 10 States - Net Migration										Total Net Migration			
	NY	FL	CA	NJ	LA	IL	MI	OH	MA	AL	From A Different State (1)	From Same State (2)	From Foreign Address (3)	Total (+1+2+3)
Barrow	38	413	185	0	0	0	0	0	0	0	2,648	12,608	10	15,266
Bartow	25	603	198	0	23	75	24	0	0	(28)	3,111	7,642	82	10,835
Carroll	32	706	90	0	128	0	0	0	0	(118)	3,328	10,478	191	13,997
Cherokee	866	3,633	999	137	156	331	261	106	30	98	13,556	27,246	183	40,985
Clayton	4,152	2,509	1,804	1,292	1,635	573	506	694	455	679	18,377	(16,315)	437	2,499
Cobb	8,251	3,879	3,883	3,612	3,272	2,653	2,654	2,010	2,023	1,599	44,250	(51,358)	71,157	64,049
Coweta	306	1,778	409	0	141	137	67	31	0	24	7,959	11,663	166	19,788
DeKalb	9,220	2,530	1,885	2,295	3,019	1,423	1,945	1,010	1,338	1,673	31,985	(97,334)	3,234	(62,115)
Douglas	1,467	2,081	833	302	466	241	358	168	209	476	12,252	9,913	134	22,299
Fayette	910	1,116	501	53	144	478	136	22	29	26	8,932	1,815	498	11,245
Forsyth	662	3,349	1,244	424	23	735	400	321	141	22	16,443	28,886	90	45,419
Fulton	6,287	5,711	3,262	3,532	3,081	2,504	2,888	2,878	1,679	2,755	50,014	(72,252)	18,050	(4,188)
Gwinnett	16,743	8,211	6,039	7,348	2,180	2,541	2,367	1,618	2,342	672	62,516	5,825	778	69,119
Hall	537	1,599	834	27	40	428	15	0	0	(37)	6,465	5,874	127	12,466
Henry	2,908	4,028	1,044	888	268	371	453	250	243	220	16,818	32,613	615	50,046
Newton	1,198	1,366	267	229	122	39	63	16	29	0	6,464	17,627	110	24,201
Paulding	768	2,326	613	90	104	84	97	0	0	103	8,422	25,347	95	33,864
Rockdale	1,505	1,352	363	119	128	146	142	0	0	28	5,361	(34)	22	5,349
Spalding	0	130	0	0	33	28	0	0	0	0	430	1,128	110	1,668
Walton	239	458	0	0	27	0	0	0	0	0	2,385	11,243	55	13,683
<b>Total</b>	<b>56,114</b>	<b>47,778</b>	<b>24,453</b>	<b>20,348</b>	<b>14,990</b>	<b>12,787</b>	<b>12,376</b>	<b>9,124</b>	<b>8,518</b>	<b>8,192</b>	<b>321,716</b>	<b>(27,385)</b>	<b>96,144</b>	<b>390,475</b>

1. Includes all 49 states (not GA, and not just the ones shown) and Washington DC. 2. Includes those moving from a different Georgia county. 3. Includes only those with a foreign address who filed a U.S. tax return last year.