57.5% Rent Burden in San Leon — ALEX Intelligence 2026

San Leon Has 57.5% Rent Burden

Where half a paycheck vanishes — ALEX Intelligence 2026

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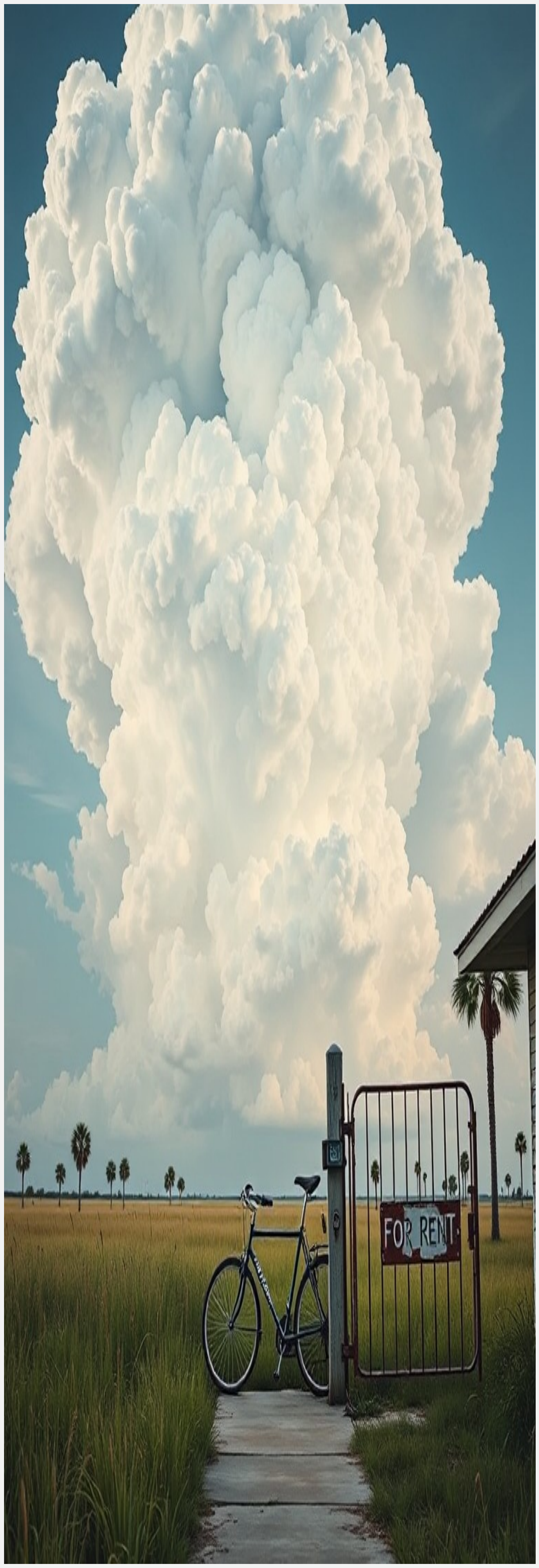
THE DATA

57.5%

Renters Over the 50% Rent Threshold (2024)

San Leon leads the Houston MSA in severe rent burden, where more than half of renters spend over half their income on rent.

This figure, drawn from the U.S. Census Bureau's 2024 American Community Survey 5-Year Estimates, reveals a stark affordability crisis in a region often overlooked in housing discussions. San Leon's high burden is not driven by proximity to downtown but by structural factors: limited supply, coastal development pressures, and a growing population of lower-income renters displaced from more central areas.

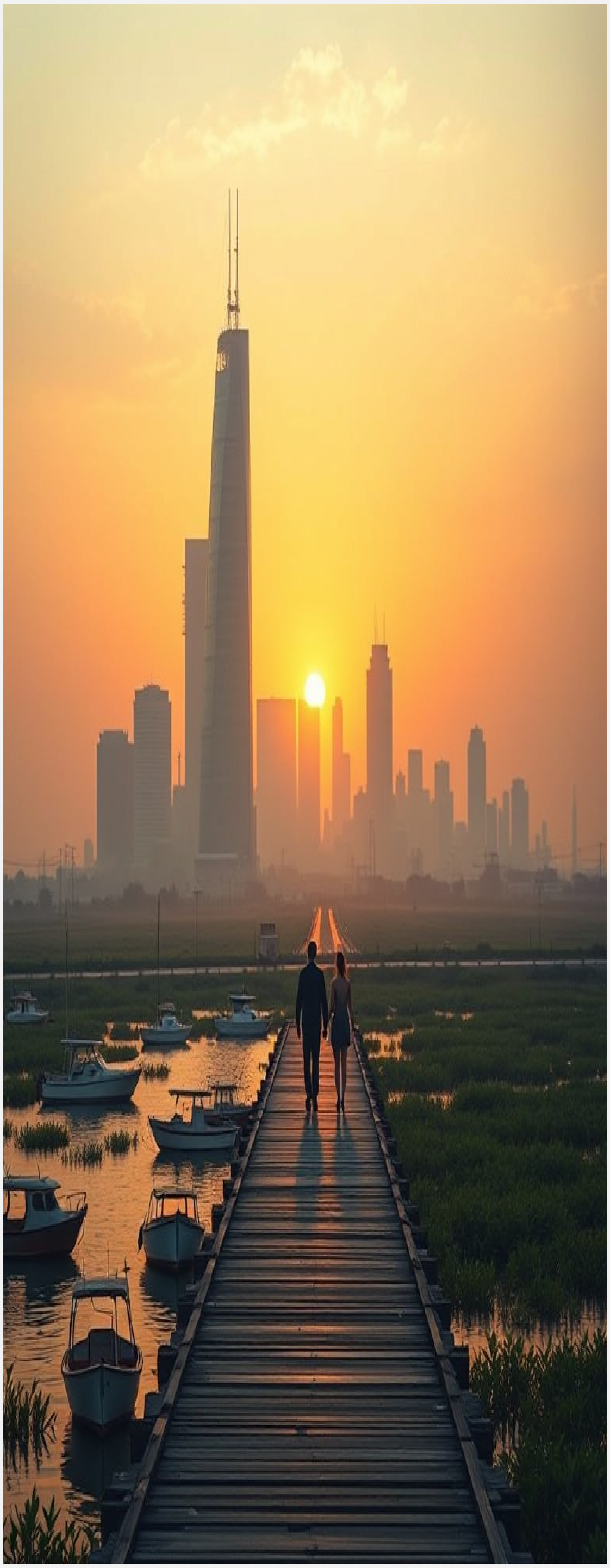


Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-26-houston-msa-severe-rent-burden-place-mkt

01

Affordability is a Coastal Crisis

The fact that San Leon — a coastal city with no major employment hubs — tops the list underscores that affordability stress is not tied to job density or urban core proximity. Instead, it reflects how coastal real estate markets, even in non-tourist zones, are becoming increasingly inaccessible due to speculative investment and constrained supply. This is not a downtown problem — it's a regional one, with ripple effects across the MSA.



02

The Hidden Cost of 'Outlying' Growth

The ranking reveals a counterintuitive pattern: areas farther from the city center are experiencing the most acute rent burden, not due to demand from new residents, but because of the lack of affordable housing supply. As urban development pushes outward, low-income households are being pushed into neighborhoods with higher rent-to-income ratios, creating a feedback loop where displacement fuels deeper affordability crises in previously overlooked communities.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

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