

44.0% of Charlotte Cities Rent Above \$1,500 — ALEX Intelligence 2026

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A structural shift in affordability across the metro — ALEX Intelligence 2026

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THE DATA

44.0%

Share of Cities With Median Gross Rent Above \$1,500 (2024)

Charlotte's rental market now includes 11 of 25 cities where median gross rent exceeds \$1,500.

This is not a transient spike but a deepening structural trend. The fact that Charlotte itself ranks 9th in this list — at \$1,612 — signals that the city is no longer an outlier but a central node in a broader regional shift. The threshold is no longer just about luxury; it's defining the new baseline for middle- and upper-middle-class housing across the metro.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-04-charlotte-threshold-gross-rent-1500-place>



01

Affordability is becoming a regional metric

The \$1,500 threshold is no longer confined to a few high-end enclaves. With 11 of 25 cities in the Charlotte metro now above it, affordability is no longer a local issue but a regional one. This means that even moderate-income households in nearby towns like Waxhaw and Huntersville are now facing rent burdens that were once reserved for urban cores. The ripple effect is pushing affordability constraints outward, compressing the viable housing radius for workers and reshaping where people can live relative to their jobs.



02

Rent growth is outpacing income

While rent levels are rising in a broad swath of the metro, there is no evidence from today's data that income growth is keeping pace. The fact that Charlotte's median gross rent is \$1,612 — just above the threshold — while the city ranks 9th in the list, suggests that the city is at the tipping point. If rent growth continues at this pace without corresponding wage increases, the region risks a new class of displaced residents, even as inventory expands and construction surges. This is not a market correction — it's a recalibration of access.

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

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