

Five Forks — #1 of 10: Renters Over the 50% Rent Threshold

Five Forks Leads SC in Severe Rent Burden

39.8% of renters spend over half their income on rent

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THE DATA

39.8%

Renters Over the 50% Rent Threshold (2024)

Five Forks has the highest share of renters spending more than half their income on rent in the Upstate.

This figure marks a critical inflection point in affordability, where housing costs exceed the threshold considered sustainable by the U.S. Department of Housing and Urban Development. In Five Forks, nearly 40% of renters are in severe housing cost burden, a condition that correlates with reduced mobility, financial stress, and constrained economic participation.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-13-upstate-sc-severe-rent-burden-place-mkt>



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Affordability is the New Infill

The result is a bifurcated housing market: deep affordability pressures in the rental segment, while homeownership remains a distant goal for many. This dynamic is not unique to Five Forks—it's the Upstate's emerging economic reality.

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The Hidden Cost of Growth

The consequence is a market that rewards short-term speculation and penalizes long-term residents. This imbalance may slow the region's ability to attract and retain a stable, middle-income workforce—critical for sustained economic health.



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