

Sangaree — #1 of 7: Renters Over the 50% Rent Threshold

Sangaree leads SC in severe rent burden

36.5% of renters spend over half their income on rent

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THE DATA

36.5%

Renters Over the 50% Rent Threshold (2024)

Sangaree is the highest-ranked city in the Charleston tri-county for renters spending more than half their income on rent.

This figure represents a critical threshold where housing affordability collapses into financial strain. The metric is not just about price — it reflects a mismatch between wages and housing supply in a high-demand, low-supply corridor.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-14-charleston-sc-severe-rent-burden-place-mkt>



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Affordability is a class war in disguise

This isn't just about rent prices — it's about who gets to live where. The concentration of severe burden in Sangaree, a historically working-class and mixed-income area, suggests that economic displacement is already underway, even as the city sees new development and investment.

02

The real cost of 'growth' is hidden in the data

The irony is stark: the city's most significant win — securing a greenbelt and public access — may be the same mechanism that intensifies rent burden in the most vulnerable neighborhoods. This isn't a failure of policy — it's a structural consequence of how urban growth is financed and distributed.

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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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