

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

Westport Leads NC in Severe Rent Burden

38.2% of renters spend over half their income on rent

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THE DATA

38.2%

Renters Over the 50% Rent Threshold (2024)

Westport has the highest share of renters spending more than half their income on rent in North Carolina.

This figure is not just a number — it reflects a structural imbalance where housing costs outpace income growth, especially in fast-growing, mid-tier communities. The data from the U.S. Census Bureau's 2024 5-Year Estimates reveals that Westport's rent burden is not an outlier but a systemic condition driven by limited supply and rising demand in the Charlotte metro.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-16-charlotte-severe-rent-burden-place-mkt>

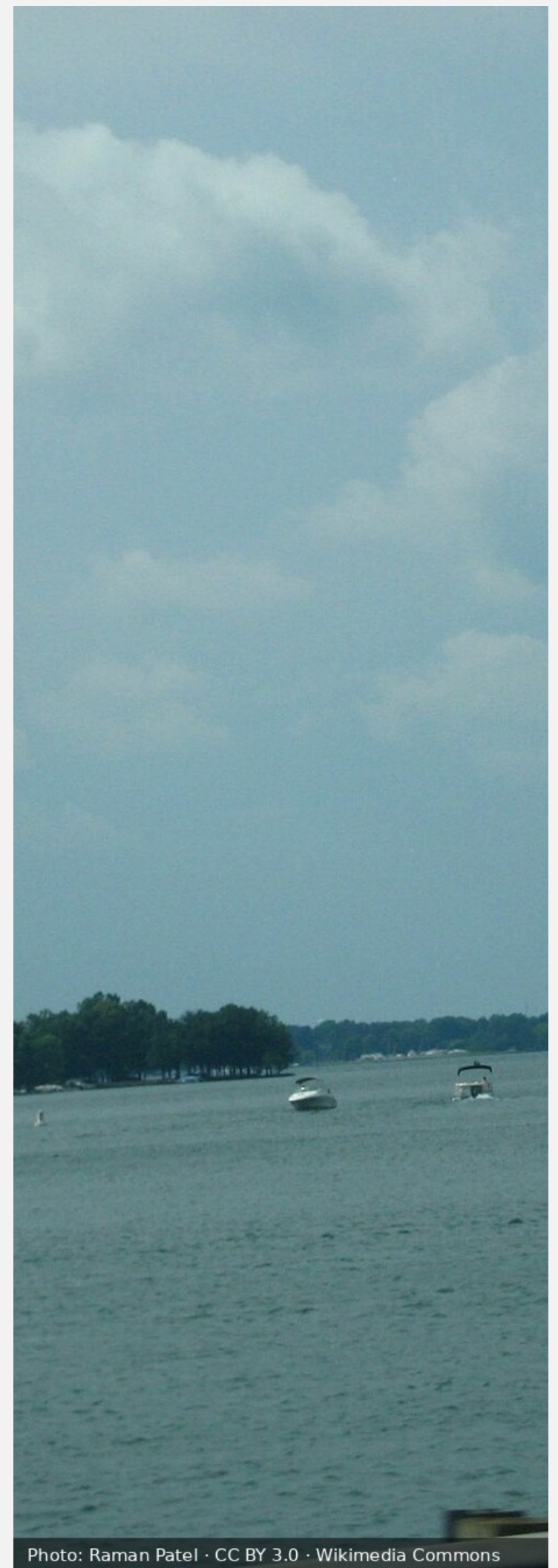
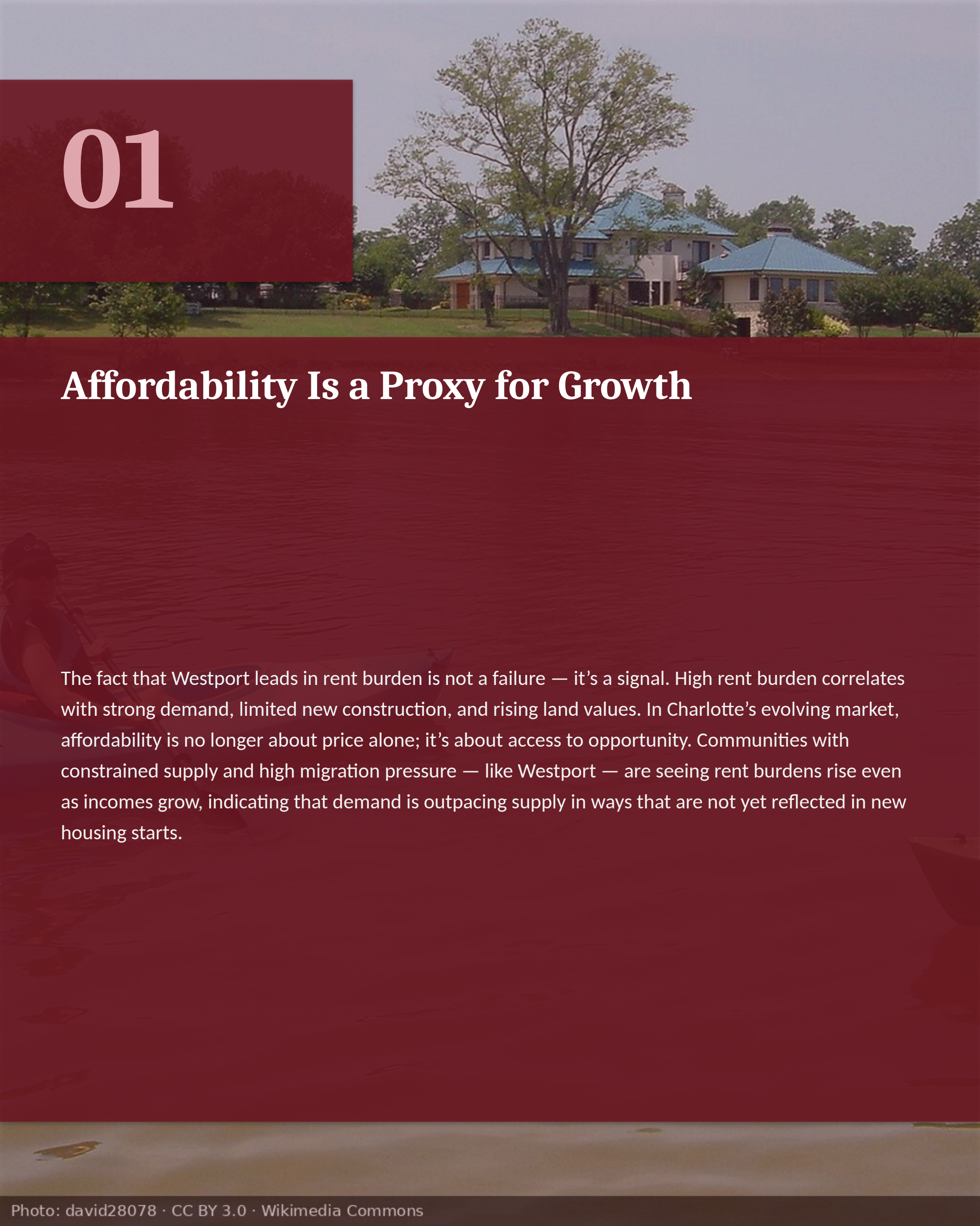


Photo: Raman Patel · CC BY 3.0 · Wikimedia Commons

The background of the slide is a composite image. The top half shows a large, two-story house with a blue metal roof and white siding, surrounded by green trees and a lawn. The bottom half, which is mostly obscured by a dark red overlay, shows a person in a kayak on a body of water.

01

Affordability Is a Proxy for Growth

The fact that Westport leads in rent burden is not a failure — it's a signal. High rent burden correlates with strong demand, limited new construction, and rising land values. In Charlotte's evolving market, affordability is no longer about price alone; it's about access to opportunity. Communities with constrained supply and high migration pressure — like Westport — are seeing rent burdens rise even as incomes grow, indicating that demand is outpacing supply in ways that are not yet reflected in new housing starts.

02

The Hidden Cost of Inclusion

Westport's extreme rent burden reveals a deeper tension: inclusive growth often comes at the cost of affordability. As the Charlotte metro expands into suburban and exurban corridors, communities with strong infrastructure and proximity to jobs are attracting new residents, but without matching housing supply. This creates a feedback loop where rising rents are not just a symptom but a feature of economic inclusion — and a warning that without policy intervention, inclusion may become exclusionary by default.



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