

Boerne — #1 of 8: Renters Over the 50% Rent Threshold

Boerne leads Texas Hill Country in rent burden

34.4% of renters spend over half their income on rent

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THE DATA

34.4%

Renters Over the 50% Rent Threshold (2024)

Boerne has the highest share of renters spending more than half their income on housing in the Texas Hill Country.

This level of severe rent burden is not an outlier — it reflects a structural imbalance between housing supply and demand. The result is a housing market where affordability is being redefined by financial strain, not just price.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-21-hill-country-tx-severe-rent-burden-place-mkt>



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01

Affordability is the new scarcity

This is not a cost-of-living crisis in the traditional sense. It's a scarcity-driven distortion: as demand for permanent housing increases, the very same communities that attract remote workers and investors are becoming unaffordable for locals. The result is a new form of exclusion — not by price alone, but by income-to-rent ratio.

02

The market is pricing out its own future

The irony is that Boerne's success as a destination is now undermining its social fabric. The same factors that make it attractive — scenic landscapes, strong schools, low crime — are driving up rents faster than wages. Without policy intervention or strategic land-use planning, the Hill Country risks becoming a luxury enclave, not a livable place for all.



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