

Centerville — #1 of 10: Renters Over the 30% Rent Threshold

Centerville leads Upstate in rent burden

68.9% of renters exceed 30% threshold — ALEX Intelligence 2026

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THE DATA

68.9%

Renters Over the 30% Rent Threshold (2024)

Centerville has the highest share of renters spending more than 30% of their income on rent in the Upstate.

This figure exceeds the national affordability threshold by a wide margin, indicating a severe strain on household budgets. The concentration of low- to moderate-income renters in Centerville—driven by limited high-wage job growth and constrained supply of affordable units—suggests that market dynamics are not evenly distributing opportunity. The data reflects not just a cost issue, but a structural imbalance in access to housing stability.

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

<https://alex-companies.com/data/2026-10-29-upstate-sc-rent-burden-place-mkt>

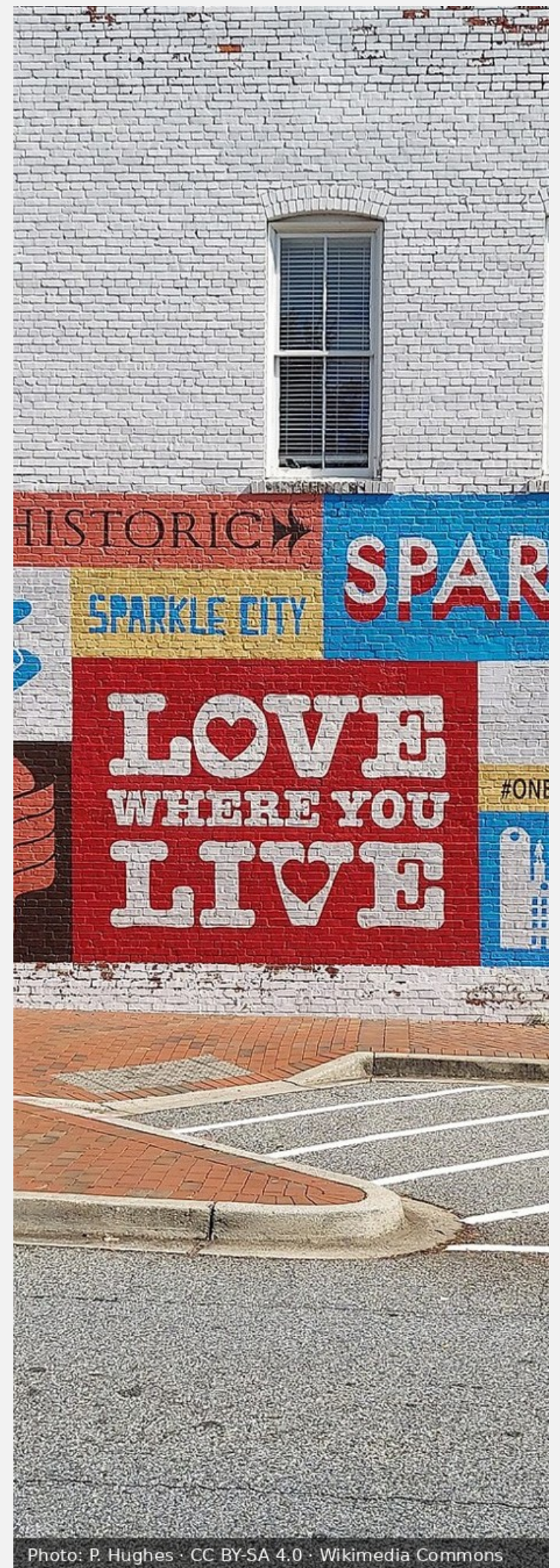
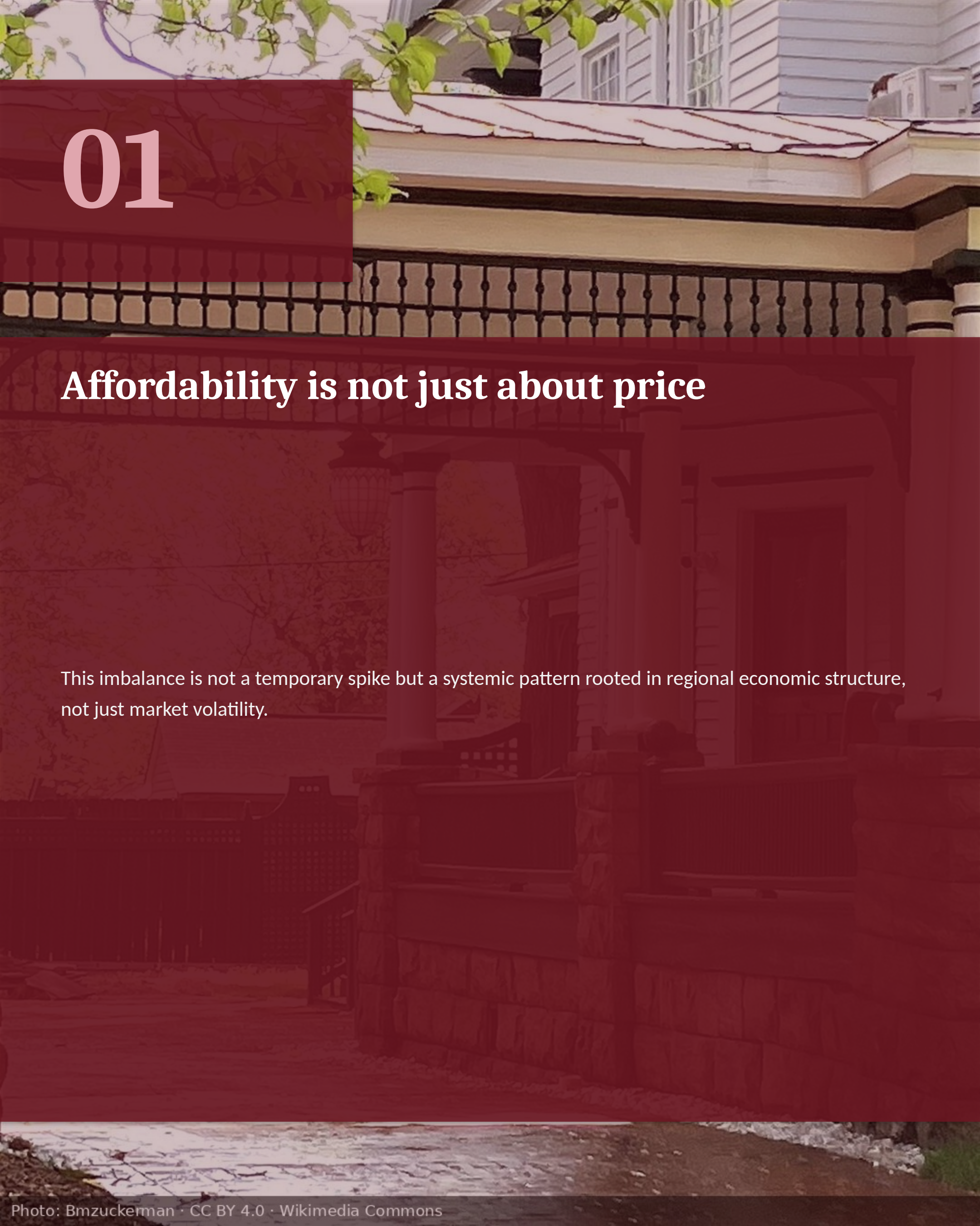


Photo: P. Hughes · CC BY-SA 4.0 · Wikimedia Commons

The background image shows a two-story house with a light-colored exterior and a dark roof. A porch with a decorative railing is visible. A large red overlay covers the left side of the image, containing the number '01' and the title. The text is white and stands out against the red background.

01

Affordability is not just about price

This imbalance is not a temporary spike but a systemic pattern rooted in regional economic structure, not just market volatility.

02

The cost of being a 'desirable' market

This dynamic is not unique to Centerville—similar patterns appear in nearby areas like Travelers Rest and Parker—but the data shows Centerville is the most acute. If the Upstate continues to attract talent without anchoring it to affordability, long-term stability will erode, and migration may slow as living costs become unsustainable.



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