

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

Summerfield's rent burden is North Carolina's highest

Source: ALEX Intelligence · Published October 31, 2026

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THE DATA

39.8%

Renters Over the 50% Rent Threshold (2024)

Summerfield leads North Carolina in severe rent burden, with nearly 40% of renters spending more than half their income on rent.

This level of housing cost burden is not just a financial strain—it signals a systemic imbalance between local wages and housing availability. In the Greensboro-Winston-Salem-High Point MSA, where job growth in healthcare and advanced manufacturing is driving demand, rental supply has not kept pace. The result is a growing number of residents in housing instability, even as employment opportunities expand.

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

<https://alex-companies.com/data/2026-10-31-greensboro-severe-rent-burden-place-mkt>



Photo: Warren LeMay from Cullowhee, NC, United States · CC0 · Wikimedia Commons



01

Affordability is eroding despite job growth

The fact that Summerfield—home to a growing number of new industrial developments and high-wage manufacturing jobs—also leads the state in rent burden reveals a critical disconnect. While economic expansion is creating opportunities, it is not translating into affordable housing options. This suggests that development is outpacing housing policy, leading to displacement risks for lower- and middle-income workers who are essential to the region's workforce pipeline.

02

Infill development is not solving the crisis

This indicates that new units are either priced beyond reach for median-income households or are not being built in sufficient volume. Without targeted inclusionary zoning and subsidies, even proximity to jobs does not guarantee housing stability.



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