

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

Pineville leads NC in rent burden

Source: ALEX Intelligence, November 1, 2026

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THE DATA

59.8%

Renters Over the 30% Rent Threshold (2024)

Pineville has the highest share of renters spending more than 30% of income on rent in North Carolina.

This figure reflects a growing affordability crisis in Pineville, where housing costs outpace income growth. This trend is not isolated—Pineville's neighbor cities show a similar pattern, suggesting a regional housing pressure point.

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

<https://alex-companies.com/data/2026-11-01-charlotte-rent-burden-place-mkt>

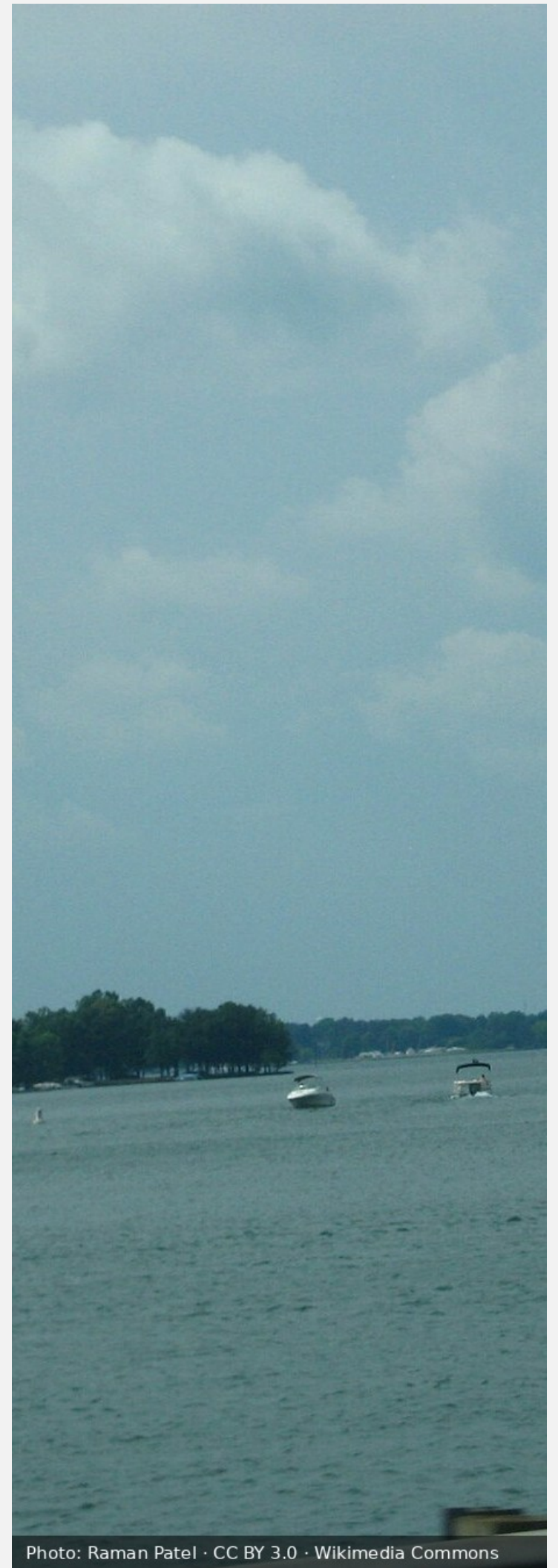


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01

Affordability is fracturing the metro

Pineville's 59.8% rent burden reveals a deeper structural imbalance: while Charlotte's overall market shows resilience, submarkets are diverging. The high burden in Pineville—driven by limited new construction and rising rents in older neighborhoods—suggests that affordability is no longer a citywide issue but a hyperlocal one. This fragmentation risks displacing long-term residents and may lead to policy interventions in the near term.

02

The rent burden is a market signal

The fact that Pineville leads North Carolina in rent burden—despite being part of a strong metro—signals that supply constraints are not just about new development but about the existing housing stock’s ability to absorb demand. With 59.8% of renters over the 30% threshold, Pineville is a canary in the coal mine: if rent pressure persists, it could trigger tenant advocacy, rent stabilization discussions, or a shift in investment toward more affordable housing types in the area.



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