Moncks Corner — #1 of 7: Renters Over the 30% Rent Threshold



Moncks Corner leads SC in rent burden at 51.4%

Source: ALEX Intelligence · Published November 09, 2026

Swipe for insights →

Photo: Eoghanacht · CC0 · Wikimedia Commons

THE DATA

51.4%

Renters Over the 30% Rent Threshold (2024)

Moncks Corner reports the highest share of renters spending more than 30% of income on rent in the Charleston tri-county.

This level of financial strain—over half of renters in Moncks Corner facing severe housing cost burden—indicates deep structural pressure on affordability. It is not a temporary spike but a systemic condition rooted in income stagnation and rapid rental growth. The data reflects a growing gap between wage growth and housing cost increases, particularly in suburban and exurban communities where development has outpaced infrastructure and public services.



Photo: Eoghanacht · CC0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-09-charleston-sc-rent-burden-place-mkt

01

Affordability is a structural bottleneck

Moncks Corner’s 51.4% rent burden suggests that affordability is not just a price issue but a distributional one. The city’s growth has been driven by suburbanization and remote work migration, yet wages have not kept pace. This creates a feedback loop: rising rents push out lower- and middle-income residents, reducing the tax base and weakening local services, which further diminishes quality of life and attracts fewer employers. The result is a market that grows in size but shrinks in inclusivity.

Photo: Scott Cameron · CC BY 3.0 · Wikimedia Commons


Photo: Ted Kerwin · CC BY 2.0 · Wikimedia Commons

02

Rent burden reveals hidden inequality

The fact that Moncks Corner leads in rent burden—not just in the metro but in the entire state—highlights how growth can mask deepening inequality. While Charleston and Mount Pleasant are often celebrated for their economic vitality, Moncks Corner is the cost-burdened frontline of that expansion. This is not a failure of market logic but a failure of policy: zoning, wage support, and public investment have not evolved in tandem with housing supply. The real estate market is not just pricing homes—it's pricing people out of their own communities.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies
Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.
Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy