Wesley Chapel — #1 of 10: Annual Rent Against Local Pay

Wesley Chapel leads NC in rent-to-income pressure

29.0% of local income spent on rent — ALEX Intelligence 2026

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THE DATA

29.0%

Annual Rent Against Local Pay (2024)

Wesley Chapel leads the Charlotte metro and North Carolina in rent burden, according to ALEX Intelligence's 2026 analysis.

This figure represents the share of median household income spent annually on rent in Wesley Chapel, the highest in both the Charlotte metro and across North Carolina. It reflects a growing strain on middle- and lower-income households, even as the broader market sees stable home prices and inventory growth. The data underscores that affordability is not solely defined by home ownership costs but extends deeply into rental markets.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-13-charlotte-rent-to-income-place-mkt

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Rent pressure is a market signal

The 29.0% rent-to-income ratio in Wesley Chapel is not a statistical outlier—it’s a market signal. It indicates that the area has become a destination for high-demand, high-income tenants who can absorb elevated rents, driving up rental premiums and pricing out local residents. This dynamic reflects a broader trend where growth in employment, especially in tech and finance, has outpaced wage growth in certain zones, creating a rent-driven displacement risk in the core suburban corridors of the Charlotte metro.

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Affordability is not one-size-fits-all

The fact that Wesley Chapel leads the state in rent burden, while Charlotte city itself ranks fifth, reveals a critical fragmentation in Charlotte's affordability landscape. This gap suggests that the city's affordability narrative—often centered on median prices—is incomplete. Areas with strong job growth and limited new rental supply, even within the same metro, can experience severe rent stress, even as the citywide average remains moderate. This calls for targeted policy and investment in rental supply, not just home ownership incentives.

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