Hutchins — #1 of 10: Annual Rent Against Local Pay

Hutchins leads DFW in rent-to-income ratio

35.0% of income spent on rent, per ALEX Intelligence data

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THE DATA

35.0%

Annual Rent Against Local Pay (2024)

Hutchins leads the Dallas-Fort Worth MSA in rent burden, with residents allocating over one-third of their income to housing.

This figure reflects a deepening affordability crisis in certain urban and suburban pockets of the metro. While DFW continues to grow rapidly, income growth has not kept pace with rising rents, particularly in areas with limited housing supply and high demand. The data suggests that even middle-income households in Hutchins face significant financial pressure.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-18-dfw-msa-rent-to-income-place-mkt

01

Affordability is a spatial crisis

Hutchins' 35.0% rent-to-income ratio reveals that housing affordability is not a uniform challenge across DFW — it's concentrated in specific communities with tight supply, high demand, and limited policy intervention. This suggests that broad-market solutions may miss the mark in the most strained areas, where targeted zoning reform and inclusionary policies are needed to prevent displacement and maintain workforce stability.

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02

Rising costs signal long-term strain

When rent consumes over a third of income, households are forced to make trade-offs in healthcare, education, and savings. This creates a feedback loop where financial stress limits mobility, reduces entrepreneurship, and slows economic dynamism. In Hutchins, this level of burden may deter young professionals and essential workers, potentially undermining the city's long-term economic resilience despite its current appeal.

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