

Reading Time: 9 minutes read

Once homeownership strongholds, suburbs are ceding ground to the new housing reality: The renter-dominated suburb. Driven by affordability, mobility and changing lifestyles, homes for rent are extending beyond the city and into what used to be definitive homeowner territory.

In America's 20 largest metros there are nearly 1,500 suburbs with a population higher than 10,000. According to a recent analysis of U.S. Census data, **203 suburbs across these metropolitan areas are now renter-majority**. In other words, more people lease their homes than own them in these communities. This change shows that the line between city and suburb continues to blur.



Key Insights:

- Between 2018 and 2023, the number of renter households increased faster in the suburbs than the main city in five of the 20 largest U.S. metros. Dallas was chief among them, with one more metro (Miami) seeing its share of renter households expand at quite similar rates in both the city and its suburbs.
- During the same period, 15 suburbs switched from owner-majority to renter-majority.
- Currently, 203 suburbs are dominated by renters, as renter households here outnumber owner households.
- In 15 suburbs, the number of renter households more than doubled in the five years between 2018 and 2023. In particular, Fulshear, TX, and Woodbridge, VA, saw those numbers simply explode.
- In terms of net numbers, it's Frisco, TX that leads the way, with more than 10,000 renter households added since 2018. McKinney, TX; Woodbridge, VA; and Grand Prairie, TX follow suit with more than 5,000 new renter households.

The change, however, is by no means linear. Some years, when buying a home seems mission impossible, renters will keep renting no matter their age and needs. Other times, if market conditions are just right, some will take the leap and become homeowners, tipping the scales again. **The decision to rent in the city or the suburbs, however, has more going behind it:** The suburb wins when the need for more space and privacy wins. What's more, given the healthy rental inventory and [massive new completions](#), especially in areas like the South and the Midwest, renters realize the suburb comes with more and better options.



suburbs were bases of homeownership away from the renter-majority urban spaces.

Today, **approximately 6.08 million households rent a suburban home in these areas, an increase of around 231,000 since 2018.**

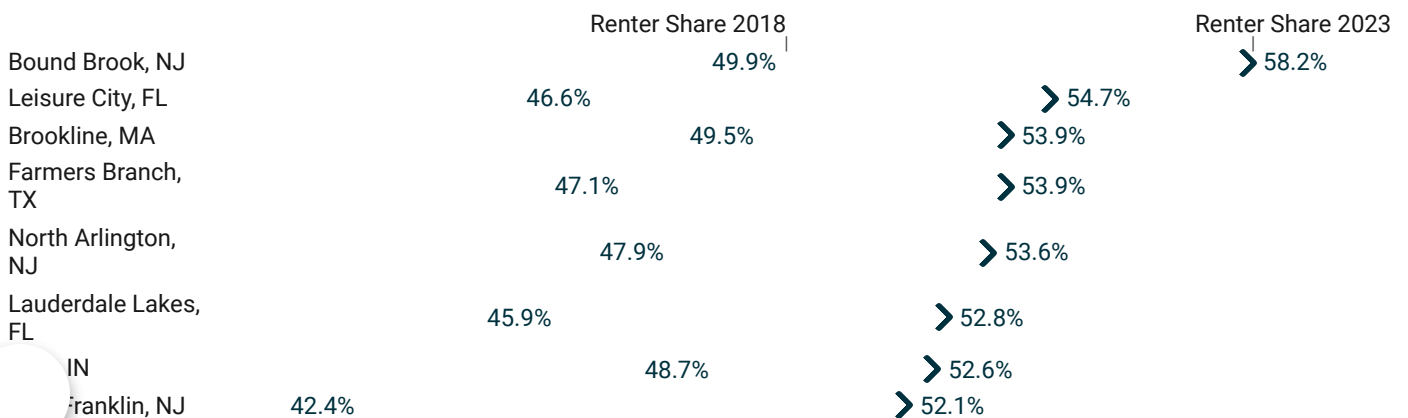
In Just 5 Years, 15 Suburbs Flip as Renter Households Surge

It used to be that the city was all about “work hard, play hard, rent while you’re at it,” and the suburb was relegated to the stage of settling down and leaving the renter days behind. Nowadays, suburban living is no longer reserved for those with a mortgage.

In an attempt to implement a more strategic direction when it comes to housing construction, developers are shifting their attention away from downtowns, urban cores and main cities. Instead, they are focusing on expanding outwards, toward the towns and suburbs surrounding cities proper, to be able to provide renters with more space and better amenities.

As proof that renting in the suburbs is here to stay, in the last five years alone, **15 suburbs near the country’s major urban hubs have transitioned to become renter-dominated.**

15 Suburbs Became Renter Majority in Just 5 Years





MA		49.0%	51.2%
Blue Island, IL		49.1%	> 50.9%
Secaucus, NJ	44.2%		> 50.7%
Sumner, WA		48.9%	> 50.2%
Garrison, MD		47.8%	> 50.1%

Source: Point2Homes Analysis of Census data (2023 vs. 2018) • [Embed](#) • [Download image](#) • Created with [Datawrapper](#)

The East Coast dominates when it comes to this trend: It's suburbs from **New York City, Miami, Boston, Philadelphia, and Baltimore** that flipped, showing that high-density coastal cities are starting to move past city borders in their attempt to offer bigger and better rental housing opportunities. **Two suburbs from the fast-growing Chicago metro also made the list**, and it's no wonder given the city's population growth rate.

These new additions bring the total number of renter-dominated suburbs to 203. **Fort Meade, MD; Camp Pendleton South, CA; and Fort Lewis, WA steal the top three spots, but their nearly 100% renter share is due to the fact that these are military bases** rather than conditions pertaining to the rental housing market.

Boasting one of the highest population densities of any incorporated city in the U.S., it's **Cudahy, CA that takes the actual first position with a renter share of 88%**. Only five other suburbs (University (Hillsborough County), FL; Clarkston, GA; Addison, TX; Harrison, NJ; and Webster, TX) have renter shares higher than 80%.

203 Suburbs Are Renter-Majority

	Suburb	2023 Rentership Rate
1	Fort Meade, MD	99.2%
2	Camp Pendleton South, CA	99.1%
3	Fort Lewis, WA	98.2%
4	Cudahy, CA	88.2%
5	University (Hillsborough County), FL	85.5%
	Clarkston, GA	83.5%
	Addison, TX	82.1%



9	Webster, TX	80.9%
10	Union City, NJ	79.6%
11	West Hollywood, CA	79.5%
12	Bell Gardens, CA	78.8%
13	West New York, NJ	78.2%
14	College Park, GA	77.9%
15	Langley Park, MD	77.9%

The New Rental Frontier: Suburbs Outpace Cities in 5 U.S. Metros

Suburban renting gaining the upper hand is particularly evident in the case of three of the 20 largest metros, where renter households are growing at a faster pace in the suburbs compared to the city. Specifically, **the number of renter households in the city of [Dallas](#) went up by nearly 8%, but the suburbs surrounding the city saw an 18% renter household growth.** The main driving force behind these numbers is the metro's exponential population growth, as Dallas continues to be one of the largest and also fastest growing U.S. metros.

In two other metros, renter growth in the suburbs outpaced city increases, though by a smaller percentage: Suburban areas near **Minneapolis** and **Boston** saw renter household increases that exceeded those in their urban centers, by 3% and 2% respectively.

Next, although **Tampa, FL**, and **Baltimore** recorded smaller differences, the number of renter households grew almost neck and neck in both the cities proper and the surrounding suburbs: Renters in the suburbs increased by only 0.5% more than renter households in the city.

In **5** Metros, Suburbs Are **Gaining Renters Faster Than Cities**



Metro Area	% Change (pts)	Change	Households	Households
Dallas, TX	9.7%	17.6%	394,515	335,603
Minneapolis, MN	3.0%	6.3%	172,557	162,254
Boston, MA	2.1%	7.3%	374,858	349,283
Tampa, FL	0.5%	0.3%	202,374	201,814
Baltimore, MD	0.5%	5.7%	181,424	171,683
Miami, FL	0.0%	8.5%	479,764	442,043
Detroit, MI	-0.2%	-3.9%	163,541	170,213
New York, NY	-0.4%	5.3%	733,458	696,348
Atlanta, GA	-2.3%	3.8%	261,434	251,982
Riverside, CA	-2.3%	-1.4%	300,813	305,107

[+ Show 10 more](#)

Source: Point2Homes Analysis • [Embed](#) • [Download image](#) • Created with [Datawrapper](#)

Looking at net numbers, some suburbs are adding renters at an impressive pace. A total of 104 suburbs saw growth of more than 1,000 renter households between 2018 and 2023, but **Frisco, TX stands head and shoulders above the rest, with an impressive 10,213 new renter households added during that five-year span.**

Today, like many of Dallas' northern suburbs, Frisco functions largely as a so-called bedroom community for professionals commuting to jobs across the Dallas–Fort Worth metro area. But, its rapid expansion began much sooner. In the late 1990s, suburban development from northern Plano extended into Frisco, setting off a population boom that continued into the next decade, a boom that solidified Frisco's reputation as one of the fastest growing suburbs in the country.

Two other Texas suburbs added north of 5,000 renter households: McKinney and Grand Prairie are also part of the Dallas–Fort Worth metroplex and two of the most populous and fastest growing suburbs in the area. With 5,444 new renter households added between



104 Suburbs Gained More Than 1,000 Renter Households in 5 Years

	Suburb	5-Year Net Growth in Renter Households
1	Frisco, TX	10,213
2	McKinney, TX	6,039
3	Woodbridge, VA	5,444
4	Grand Prairie, TX	5,247
5	Lewisville, TX	4,345
6	Elizabeth, NJ	3,739
7	Paterson, NJ	3,676
8	Quincy, MA	3,471
9	Lawrence, MA	3,317
10	Harrison, NJ	3,033
11	East Orange, NJ	2,976
12	Tysons, VA	2,742
13	Allen, TX	2,739
14	Garland, TX	2,737

The rise of the renter suburb is not a blip. It's a fundamental shift in how Americans live and think about housing. Although it mainly took off because of the late 2000's housing crisis and gained more ground during the pandemic, **this trend is maintained by factors like remote work and market conditions that don't quite favor homeownership.**

For many, and especially for Millennials and even Gen Zers, meaning young professionals who have lower incomes, it's a matter of cost. As home prices in urban centers soar — and mortgage rates, taxes, and maintenance expenses rise alongside them — **renting in the suburbs offers a more affordable path to space and stability.** Others are drawn by

flexibility: The ability to move for work, family, or lifestyle without being tied down by a long-term mortgage is no small perk.



traditional job centers without sacrificing access to opportunity.

Click the buttons below for the Top 20 Metros:

Atlanta Baltimore Boston Chicago Dallas Denver Detroit Houston Los Angeles Miami
 Minneapolis
 New York Philadelphia Phoenix Riverside San Diego San Francisco Seattle Tampa
 Washington

10 Dallas Suburbs with Highest Shares of Renters

Suburb	Renter Share 2023	Total Households 2023	Renter Households 2023
Addison, TX	82.1%	10,042	8,241
Euless, TX	60.5%	24,104	14,584
Farmers Branch, TX	53.9%	14,914	8,034
Lewisville, TX	53.4%	50,147	26,803
Haltom City, TX	49.5%	17,208	8,516
Bedford, TX	48.5%	20,591	9,991
Greenville, TX	48.0%	11,299	5,419
Mineral Wells, TX	45.4%	5,569	2,530
Grand Prairie, TX	42.1%	66,943	28,179
Carrollton, TX	41.7%	51,059	21,297

Source: Point2Homes Analysis • [Embed](#) • [Download image](#) • Created with [Datawrapper](#)

Even though renting remains the less popular alternative in the suburbia, the percentage of the suburban population that rents rather than owns their home has ballooned in the last few years. Prompted mostly by growing homeownership unaffordability and higher cost of living, renters' move toward the suburbs and exurbs is also due to factors like a growing need for more space, more privacy and a less stressful lifestyle.



momentum. As millennials age into family life and Gen Z enters the housing market, demand for space, affordability, and lifestyle balance will continue to reshape suburban communities. The modern suburb is no longer just a haven for homeowners — it's becoming a dynamic, mixed-renter landscape that reflects the realities and preferences of today's mobile, budget-conscious population.

Methodology

[Point2Homes.com](https://www.point2homes.com) is a real estate listing portal for rental homes across the United States. Part of Yardi Systems, Point2Homes covers housing trends and news through comprehensive studies that draw from internal data, public records, governmental sources, and online research.

- *For this study, we took into consideration the 20 largest U.S. metros by population, as well as suburbs with at least 10,000 residents.*
- *Data source: U.S. Census Bureau, ACS five-year estimates for 2018 and 2023.*
- *Numbers reflect changes in the number of households.*
- *For the purpose of this report, urban areas are considered to be the cities that define the name of the metro. All others are considered suburban areas.*
- *Suburban mapping was completed using U.S. Census Bureau geographical definitions to identify suburbs in metropolitan areas across the nation, excluding the core cities.*

Image credit: JazzK2 / Shutterstock.com

Fair use and redistribution



page, so that your readers can learn more about this project, the research behind it and its methodology.



Andra Hopulele

Andra Hopulele is a Senior Real Estate Writer at Point2Homes. She holds a BA in Language, one in Psychology and an MA in Cultural Studies. With over seven years of experience in the field and a passion for all things real estate, Andra covers the impact of housing issues on our everyday lives, including the latest news on residential development, the dynamics of house rentals, advice for first-time renters and rental market news. She also writes about the financial implications of the new generations entering the housing market, with a focus on renters' perspectives and challenges. Her studies and articles have appeared in publications like The New York Times, Yahoo Finance, Business Insider, MSN, The Real Deal, Huffington Post etc. She can be reached at Andra.Hopulele@Yardi.com.

Related Posts

