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## **Triad cities stack up well nationally on elbow room for renters**

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With affordability increasingly an issue at cities across the U.S., here's a feather in the Triad's cap to attract residents and, by extension, the workforce this region will need in the years to come.

The Triad's major cities offer renters more elbow room for their money, a factor that could be a positive in an



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environment where more people want to be able to work from home.

A file photo from 2021 captures construction on apartments near Truist Stadium in Winston-Salem, bounded by West First Street, Second Street and Broad Street.

That's especially the case at a time when single-family prices surged in during the Covid, by 29 percent in Winston-Salem and 28 percent in Greensboro, as revealed in this recent special report by Triad Business Journal. More recently, TBJ's special report on the impact of inflation revealed home values continuing to escalate by 21 percent in Greensboro and 23 percent in Winston-Salem.

An analysis by research group RentCafe found that Winston-Salem not only offers the most space per person for renters in the state, but also ranks No. 7 across the U.S. among the 250 cities analyzed. At 692 square feet per renter, that's about 2.08 rooms per person, which RentCafe argues can be a benefit for renters wanting to work from home without bumping into a roommate.

Right behind the Twin City is High Point, at 686 square feet per person, or 2.07 rooms per person. At almost 150 square feet more than the average renter nationally, that puts High Point at No. 11 nationally in RentCafe's study. Greensboro came in 16th nationally, with 668 square feet, or 2.02 rooms.

Elsewhere in North Carolina were Wilmington, 666 square feet, 1.99 rooms (No. 18); Raleigh 661 square feet, 1.86 rooms (No. 21); Durham, 656 square feet, 1.89 rooms (No. 24); and Charlotte, 641 square feet, 1.81 rooms (No. 30).

RentCafe found that the amount of space has been declining over the past decade across the United States. [By analyzing floorplan](#)

information of apartments in 254 U.S. cities using Yardi Matrix data and the average number of renters living in a household according to the U.S. Census Bureau, RentCafe found that the total apartment size has decreased from 943 square feet to 913 square feet, on average. Meanwhile, the number of renters per unit has held relatively steady, averaging 1.69 persons per apartment. The result is that the average renter's personal space shrank by 25 square feet over the past decade, measuring 540 square feet, roughly the size of a large master bedroom.

Overall, RentCafe found that cities in the Midwest offered the most square footage per renter, with the Kansas City metro area having three of its suburbs among the top 10 cities nationally on space per renter. Independence, Missouri, topped the list at 731 square feet, about 2.24 rooms per person.

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