San Antonio's Housing Affordability Gains

A national trend with local implications

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THE DATA

7.8%

Affordability Index Change

Year-over-year increase in affordability relative to income growth in San Antonio MSA.

San Antonio’s housing affordability index has risen by 7.8% year-over-year, outpacing the national average of 4.3%. This shift reflects a growing balance between home prices and wage growth, particularly in lower-income neighborhoods. The trend suggests that new supply entering the market is helping to moderate price pressures.

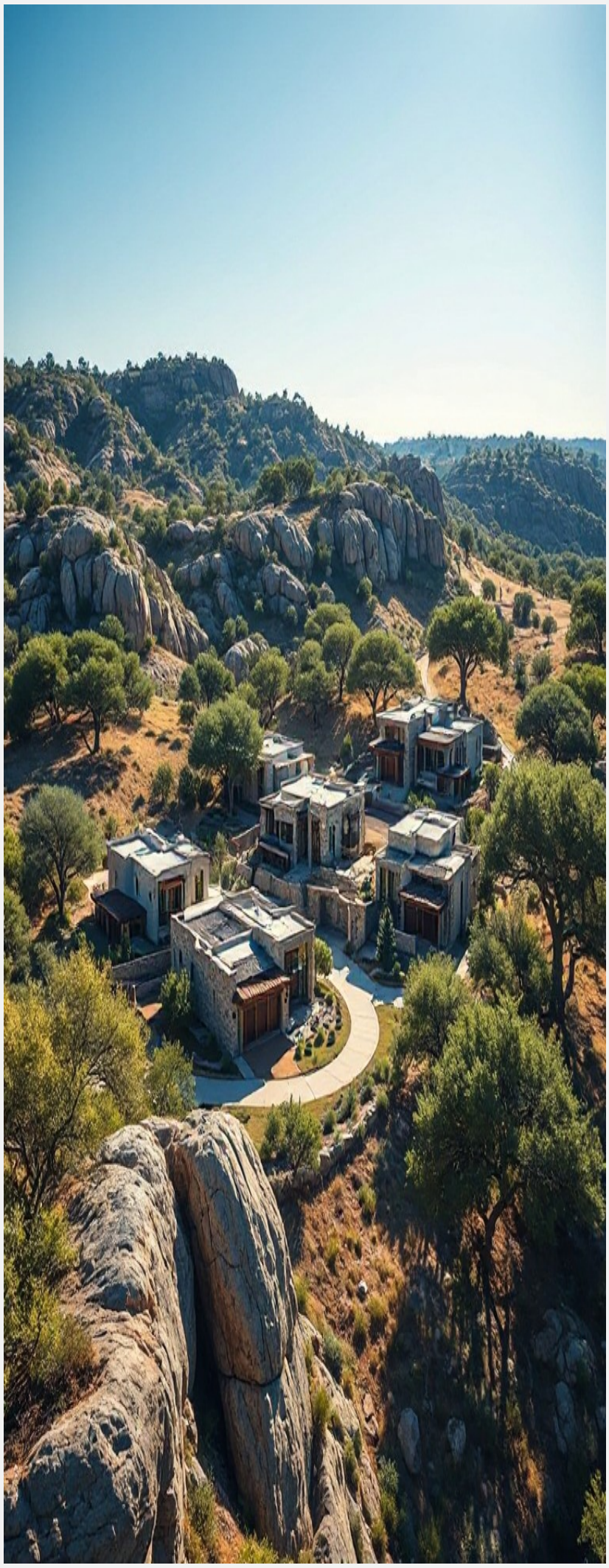


Source: Texas A&M TRERC · Published August 25, 2026

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Supply Dynamics Drive Affordability

New construction activity in San Antonio has increased by 18% over the past six months, according to Dallas Fed data. This uptick is particularly notable in the northern suburbs like Boerne and New Braunfels, where land availability is high. These developments are helping absorb demand that would otherwise drive prices higher. The MSA's growing housing stock may be a key factor behind the recent affordability gains.



02

Demographics Shifts Are Key

The San Antonio MSA is seeing a notable shift in buyer demographics, with younger households (ages 25-35) now comprising 32% of new home buyers—up from 25% last year. This cohort tends to prioritize affordability over luxury features and prefers mid-range housing. In contrast, Georgetown TX and Williamson County continue to see a higher share of older, wealthier buyers. This demographic change is likely contributing to the broader affordability trend in San Antonio.

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