

6.44x Housing Approval Gap — ALEX Intelligence 2026

6.44x Housing Growth Gap in San Antonio MSA

Guadalupe vs. Medina County — ALEX Intelligence, 2026

Swipe for insights →

THE DATA

6.44x

Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025)

Guadalupe County leads by a wide margin, while Medina County lags significantly.

This ratio reveals a stark divergence in new housing supply across the San Antonio metro. The disparity isn't just about volume — it reflects unequal access to land, infrastructure, and local policy capacity. Guadalupe County's 8.4 permits per 1,000 residents signals aggressive development, while Medina County's 1.3 suggests deep constraints on new construction. This imbalance is shaping where growth happens — and who gets to benefit.

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2025; population from U.S. Census Bureau, American Community Survey 5-year estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-13-sa-msa-permits-county-spread>



01

Growth Is Not Equitable

The 6.44x gap isn't a statistical anomaly — it's a structural outcome. Counties like Guadalupe are attracting investment, talent, and infrastructure, while others like Medina remain constrained by outdated zoning, limited water access, or political inertia. This isn't just about housing supply — it's about who gets to shape the region's future. Over time, this divergence will deepen socioeconomic divides, even within the same metro area.

02

Supply Isn't Just Low — It's Misplaced

When new construction is concentrated in only a few counties, the entire metro experiences artificial scarcity. Bexar County, home to the core of San Antonio, is only at 2.2 permits per 1,000 residents — well below the pace needed to absorb population growth. This means that even as the region grows, housing access remains skewed, pushing prices upward in the most sought-after areas. The market isn't just tight — it's fundamentally misaligned with where people live and work.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

