

1.22x Homes Approved Per In-Moving Household — ALEX Intelligence 2026

San Antonio Approves 1.22x Homes Per New Household

Bexar County leads with 4,589 permits — ALEX Intelligence, 2026

THE DATA

1.22x

One-Unit Homes Permitted per Net Arriving Household (2023)

San Antonio MSA is approving housing at 1.22 times the rate of net household inflows.

This figure indicates that, on average, the region is building slightly more homes than the number of new households moving in. However, this aggregate masks significant disparities across counties. Bexar County, the largest in the MSA, is leading with 4,589 permits, while Medina County lags at just 70. The data reveals a supply response that is not evenly distributed.

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2023; and U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-18-sa-msa-permits-per-arrival>



01

Supply is chasing demand — unevenly

This imbalance may limit the MSA's ability to absorb future migration efficiently. Without coordinated regional planning, the market risks overconcentration in Bexar and underdevelopment in surrounding areas, leading to unequal affordability and long-term supply constraints.



02

Bexar County is the supply engine

This creates a strategic vulnerability: the MSA's housing resilience is not distributed but centralized. For long-term stability, other counties must be empowered with streamlined processes and investment to scale their own production — otherwise, growth will remain brittle and geographically skewed.

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