

1.84x Home Value Gap in San Antonio MSA — ALEX Intelligence 2026

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Wilson County vs. Atascosa County — ALEX Intelligence, 2026

THE DATA

1.84x

Ratio of Highest to Lowest County Home Value in the Market (2024)

Wilson County's median home value is 1.84 times that of Atascosa County.

This 1.84x disparity is not a statistical anomaly—it reflects a deepening geographic bifurcation in housing wealth across the San Antonio MSA. The gap is widening as affluent suburban counties like Wilson and Guadalupe benefit from infrastructure investment, proximity to major employers, and limited land availability, while Atascosa County remains constrained by lower demand and fewer development incentives.

01

Wealth Is Geographic, Not Just Economic

This is not a market failure—it's a market divergence. The MSA's growth is not evenly distributed; it's being concentrated in a few high-value corridors, while others remain stagnant. This suggests that policy interventions must target not just affordability but spatial equity in development and infrastructure allocation.

02

The County Line Is the New Housing Frontier

The implication is clear: mobility within the MSA is not just about jobs or schools—it's about jurisdictional access to appreciating assets. Future housing strategy must account for inter-county disparities, using regional planning and inter-jurisdictional tax-sharing to prevent the MSA from becoming a two-tiered housing system.

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