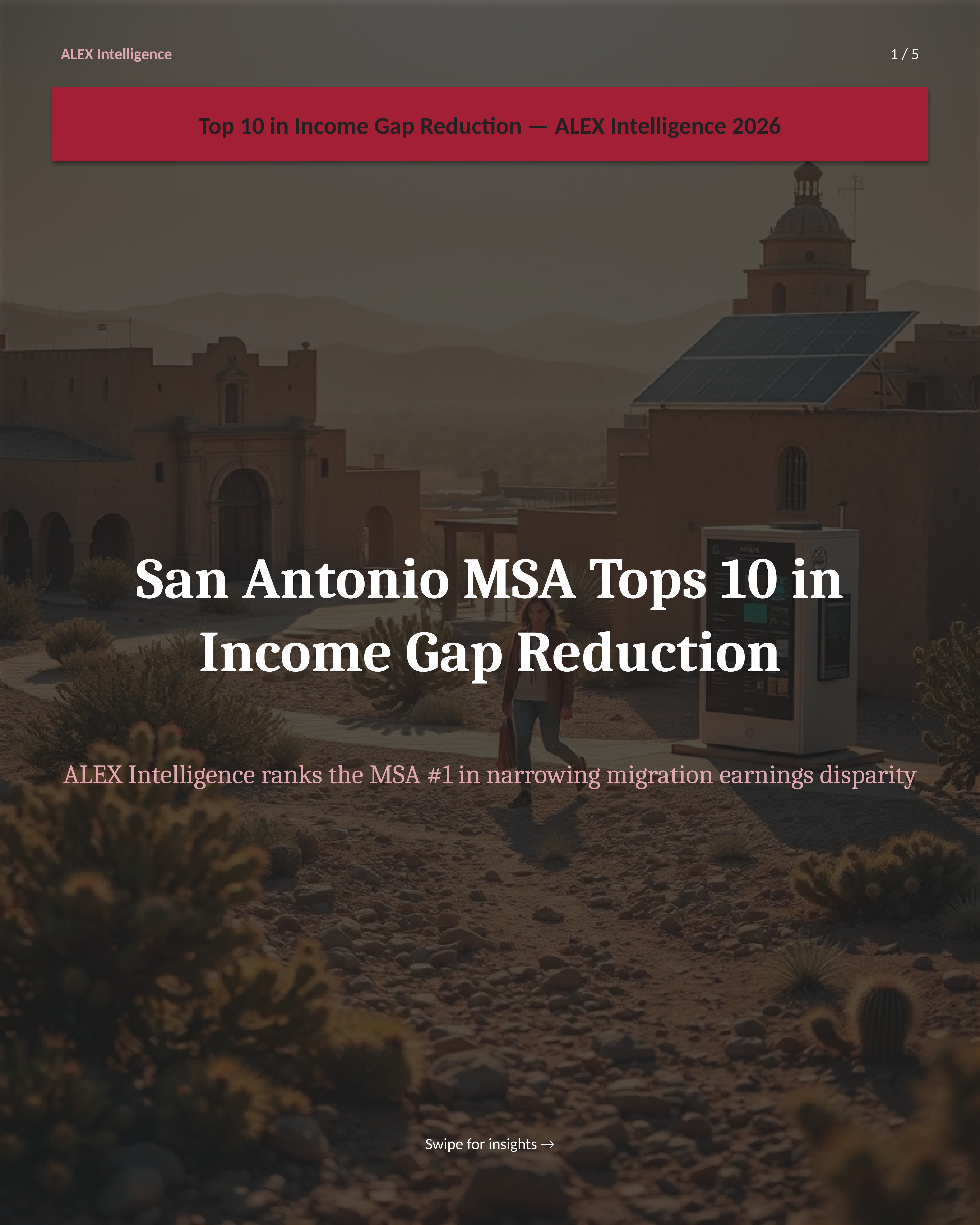
Top 10 in Income Gap Reduction — ALEX Intelligence 2026



San Antonio MSA Tops 10 in Income Gap Reduction

ALEX Intelligence ranks the MSA #1 in narrowing migration earnings disparity

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THE DATA

4.1%

Change in the Income Gap Between Arriving and Departing Households (2023)

San Antonio MSA recorded the highest narrowing of income disparity between incoming and outgoing households among all U.S. metros with comparable data.

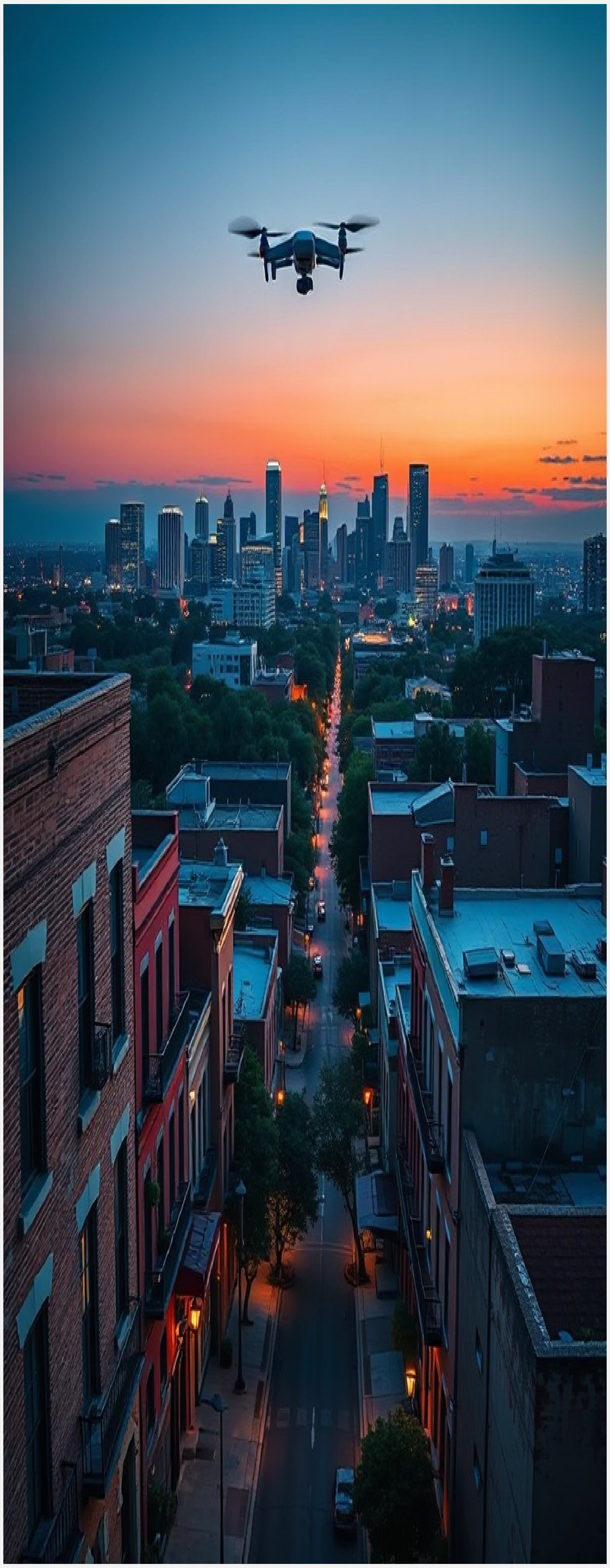
This 4.1% reduction in the income gap between arrivals and leavers signals a shift toward greater economic integration within the region. As higher-earning residents move out and lower-earning ones move in, the differential is shrinking — a sign of market maturity and broader income inclusion. This trend reflects a stabilization of migration patterns, where new residents are no longer concentrated at the top end of the income spectrum.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2021-22 and 2022-23 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-22-sa-msa-mig-trend-agi

01

Migration is becoming more balanced

The narrowing earnings gap suggests that San Antonio is no longer attracting only high-income professionals. Instead, the city is seeing a broader cross-section of in-migrants — including mid-income families and workers from lower-cost states — entering the housing market. This shift reduces the risk of a widening wealth divide and supports long-term housing demand across income tiers, not just luxury segments.



02

Affordability is driving migration quality

As more moderate-income households move in, the market is becoming more resilient to macroeconomic shocks.

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

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