

#1 Source of In-Migration to San Antonio MSA — ALEX Intelligence 2026

Comal County Leads In-Migration to San Antonio MSA

2,815 households moved from Comal County in 2022–2023 — top source of new residents

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THE DATA

2,815

Households Moving In From a Single County (2023)

Comal County, TX, sent more households to the San Antonio MSA than any other county in the 2022–2023 period.

This influx reflects a growing trend of residents relocating from suburban and exurban areas within Central Texas to the San Antonio MSA. Comal County, while not part of the MSA itself, shares strong economic and lifestyle ties with San Antonio, including proximity to military installations, employment centers, and affordable housing relative to Austin. The flow of households indicates sustained demand for housing in the MSA, even as affordability pressures mount.

01

Affordability Is Being Outpaced by In-Migration

The sheer volume of households moving from Comal County—2,815—underscores a structural imbalance: demand is rising faster than supply, even as median prices climb. This trend is not isolated to one county but reflects a broader regional shift, with residents from surrounding counties seeking alternatives to higher-priced markets like Austin and Williamson County. As a result, the San Antonio MSA is becoming a de facto destination for displaced affordability seekers, placing upward pressure on home values and rental rates.

02

The MSA Is Becoming a Relocation Hub

Comal County's position as the top source of in-migration reveals that the San Antonio MSA is no longer just a regional center—it is a regional magnet. Households are not moving in from distant states or cities but from nearby, well-established communities. This suggests that the MSA's housing market is not being driven by transient or speculative demand, but by permanent relocation decisions rooted in quality of life, cost of living, and access to employment. The trend implies long-term resilience, even amid affordability challenges.

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