#1 in Texas: Highest Housing Vacancy Rate — ALEX Intelligence 2026

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Canyon Lake leads with 12.8% — not a market failure, but a strategic asset

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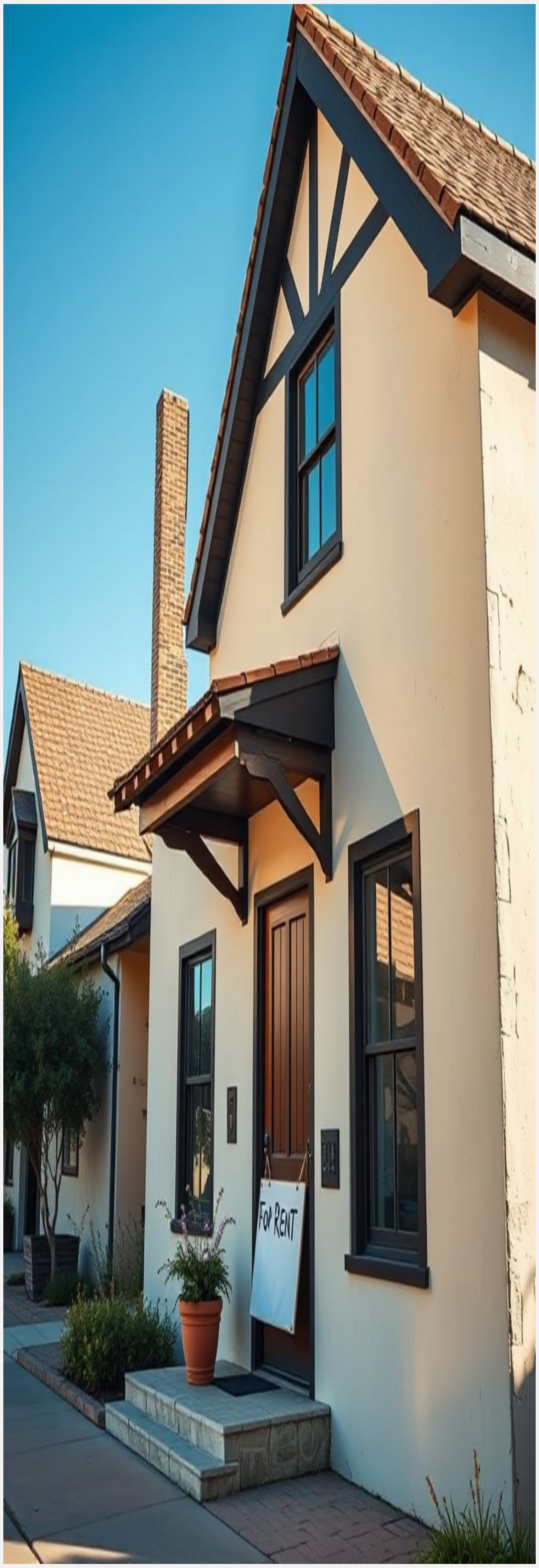
THE DATA

12.8%

Housing Vacancy Rate (2024)

Canyon Lake reports the highest vacancy rate in the San Marcos-New Braunfels MSA, according to the latest U.S. Census data.

This figure, derived from the American Community Survey 5-Year Estimates, 2024, reflects unoccupied units — including seasonal and second homes — rather than distressed or abandoned properties. The high rate is not indicative of market weakness but of a sustained, intentional use of housing for leisure, investment, and temporary relocation, particularly in a region where remote work infrastructure is expanding. It underscores a unique form of real estate liquidity that supports long-term value retention.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-28-san-marcos-nb-vacancy-share-place-mkt

01

Vacancy as Strategic Resilience

This level of unoccupied inventory acts as a buffer against over-leveraging and speculative bubbles. It allows for gradual absorption of new residents, supports long-term rental yields, and preserves capital during economic volatility. Unlike markets with zero vacancy, this MSA can absorb demographic shifts without price shock.

02

The Hidden Infrastructure of Remote Work

Canyon Lake's high vacancy rate is not a coincidence. These metrics suggest a growing base of digital nomads and remote professionals who value access to both urban amenities and natural retreats. The vacancy is not idle; it's a ready-made infrastructure for distributed work, where homes serve dual roles: primary residence and flexible workspace. This model supports economic diversification without overbuilding.

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

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