

15.0% Vacancy Rate in Alamo Heights — ALEX Intelligence 2026

Alamo Heights Has 15.0% Vacancy Rate

Top of the list in San Antonio MSA — ALEX Intelligence 2026

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THE DATA

15.0%

Housing Vacancy Rate (2024)

Alamo Heights leads the San Antonio MSA in unoccupied housing units.

This 15.0% vacancy rate is not a sign of distress but reflects the high concentration of second homes, seasonal residences, and underutilized luxury properties. The U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, counts these as vacant, inflating the figure in affluent enclaves where homeownership is more about status than daily occupancy.

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Vacancy as a Status Indicator

For investors, this implies that vacancy in elite areas may not correlate with price decline. Instead, it may signal long-term value preservation, especially in markets where secondary homes are a core asset class.



02

The Illusion of Scarcity

Policymakers and developers must recognize that vacancy is not a universal problem. Solving affordability requires targeting the supply gap in accessible price points—not redistributing unused luxury units. The 15.0% figure in Alamo Heights is a red herring in the broader housing policy debate.

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