

Top City for Seniors in San Antonio MSA — ALEX Intelligence 2026

**30.8% of Windcrest's population
is 65+**

Top city for seniors in San Antonio MSA — ALEX Intelligence 2026

Swipe for insights →

THE DATA

30.8%

Share Aged 65 and Over (2024)

Windcrest leads the San Antonio MSA in senior population share.

Windcrest's 30.8% share of residents aged 65 and over is not an outlier—it's a structural reality. This level of aging is rare even among established retirement destinations. The concentration suggests deep-rooted demographic inertia, likely shaped by decades of stable, long-term residency and limited new household formation. It reflects a community where aging is not a trend but a demographic baseline.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-01-sa-msa-senior-share-place-mkt>



01

Seniors shape housing demand

In Windcrest, the 30.8% senior share isn't just a statistic—it's a market signal. High senior density correlates with demand for low-maintenance, accessible housing, medical proximity, and walkable amenities. This is not a retirement community by design, but one that evolved into one through demographic drift. For investors and developers, this suggests a need for adaptive housing models—like in-place aging solutions, senior-focused renovations, and proximity to health services—rather than traditional new construction.

02

Aging cities outpace growth

While the broader San Antonio MSA sees population growth and rising home prices, Windcrest's demographic profile suggests a different trajectory. With a high share of seniors, turnover is low, and new construction is likely stagnant. This creates a feedback loop: limited new housing supply, low mobility, and rising home values in a static market. The city's value may be rising not from new demand but from the preservation of a fixed, aging population—making it a rare market where supply constraints stem from demographic inertia, not growth.

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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

