

1.8x Rent Gap Between Top and Middle — ALEX Intelligence 2026

1.8x Rent Gap: San Antonio's Elite Divide

Top-tier neighborhoods charge nearly double the median — ALEX Intelligence, 2026

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THE DATA

1.8x

Top-to-Median Gross Rent Gap (2024)

This gap reflects the widening divergence between high-end and middle-income housing in the San Antonio MSA.

The 1.8x rent gap between Helotes and the median city in the MSA signals a structural imbalance in housing access. High-income enclaves like Helotes (\$2,500/month) are pulling away from the broader market, even as the overall market remains stable. This isn't just about price—it's about exclusionary geography and concentrated demand in select ZIPs.

01

Affordability Is Now a Zip Code Issue

The rent gap reveals that affordability isn't just a function of income but of location. This isn't a crisis of supply alone—it's a crisis of distribution. The most in-demand areas are not only expensive but also increasingly isolated from the rest of the metro's economic ecosystem.



02

The Middle Is Being Left Behind

While top-tier cities like Helotes and Scenic Oaks see rents rise faster than wages, the median renter in the MSA is not benefiting from the same dynamics. The gap between the top and middle is not narrowing—it's deepening. This creates a feedback loop: as high-end areas become more exclusive, they attract fewer workers who can't afford to live there, reducing labor supply in key sectors. The result? A market where growth is increasingly concentrated in a few ZIPs, while the broader metro stagnates.

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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



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