

41.2% of San Antonio MSA cities rent above \$1,500 — ALEX Intelligence 2026

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Ranking: #7 of 17 San Antonio MSA cities, #7 of 17 Texas cities — ALEX
Intelligence 2026

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THE DATA

41.2%

Share of Cities With Median Gross Rent Above \$1,500 (2024)

This threshold marks a growing divide in rental affordability across the San Antonio metro.

The data reveals that over four in ten cities within the San Antonio MSA now have median gross rents exceeding \$1,500. This shift reflects sustained demand in high-income enclaves, particularly those with strong military, defense, and professional employment bases. The concentration of higher rents in the northern and western suburbs underscores a bifurcation in the market: while affordability remains intact in central and southern zones, premium housing is increasingly concentrated in select corridors.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-07-sa-msa-threshold-gross-rent-1500-place>



01

Affordability is no longer uniform

The 41.2% figure isn't a trend—it's a threshold. It means that in nearly half the cities of the San Antonio MSA, rent has crossed into the premium tier, effectively pricing out middle-income households in those areas. This isn't about inflation; it's about spatial segregation in housing access. The market is no longer expanding upward evenly—it's consolidating at the top, with only specific communities able to sustain high rents due to employment density and infrastructure quality.

02

The rent threshold is a proxy for resilience

Cities like Alamo Heights, Converse, and Timberwood Park, which rank among the top seven for rent above \$1,500, are also those with stable public services, high school quality, and low vacancy rates. The data suggests that elevated rents are not merely a function of supply and demand—they are a market signal of institutional and infrastructural stability. These areas are not just expensive; they are perceived as safe, predictable, and future-proof, attracting capital and high-income residents who value long-term security over immediate affordability.



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