

Sandy Oaks — #1 of 10: Renters Over the 30% Rent Threshold

Sandy Oaks leads Texas in rent burden

80.7% of renters exceed 30% threshold — source: ALEX Intelligence, 2026

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THE DATA

80.7%

Renters Over the 30% Rent Threshold (2024)

Sandy Oaks, Texas, has the highest share of renters spending more than 30% of income on rent in the San Antonio MSA and Texas.

This level of financial strain is not isolated — it reflects a broader trend in the region's housing market, where demand exceeds supply and affordability is rapidly eroding. The data reveals that even in areas with relatively high income levels, rent burden remains structurally unbalanced.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-20-sa-msa-rent-burden-place-mkt>

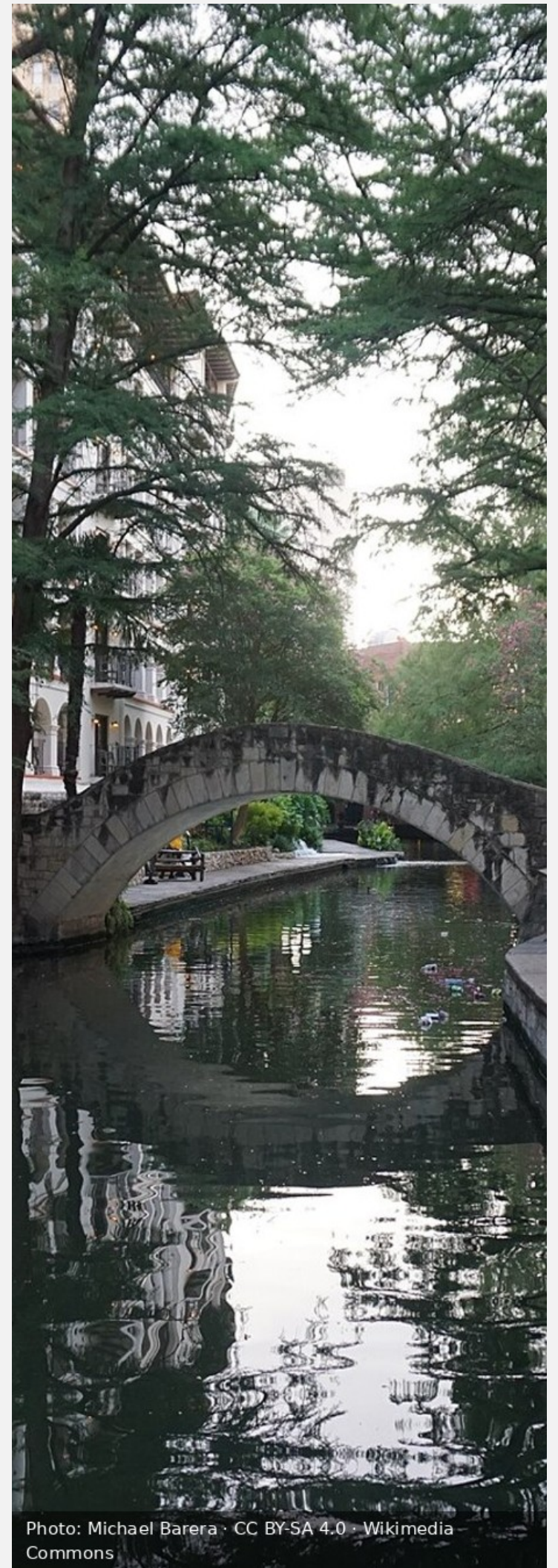


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01

Affordability is a class signal

It's about market structure: limited inventory, high demand, and stagnant construction are forcing even high-earning households into housing insecurity. This undermines long-term stability and signals a need for policy intervention beyond income-based solutions.

02

Rent burden as a market signal

When rent burden reaches 80.7% in a community with strong economic fundamentals, it indicates a supply-side failure, not a demand-side flaw. The market is not overvalued — it is undersupplied. This suggests that any policy response focused on rent control or tenant protection without addressing construction bottlenecks will only exacerbate the imbalance. The real solution lies in accelerating housing production, particularly mid- and workforce-level units.



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