

Scenic Oaks — #1 of 10: Share of Homes Built Since 2010

Scenic Oaks leads San Antonio in new homes

54.2% built since 2010, per ALEX Intelligence 2026 report

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THE DATA

54.2%

Share of Homes Built Since 2010

This figure reflects a deliberate, sustained development strategy in Scenic Oaks, where over half the housing stock is less than a decade old. The high share of recent construction signals a market that is not only expanding but also actively reshaping its demographic and architectural identity. As older neighborhoods in the MSA reach maturity, Scenic Oaks stands as a model of modern urban growth, attracting younger professionals and families seeking updated amenities and energy-efficient design.

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

<https://alex-companies.com/data/2026-10-22-sa-msa-recent-stock-share-place-mkt>

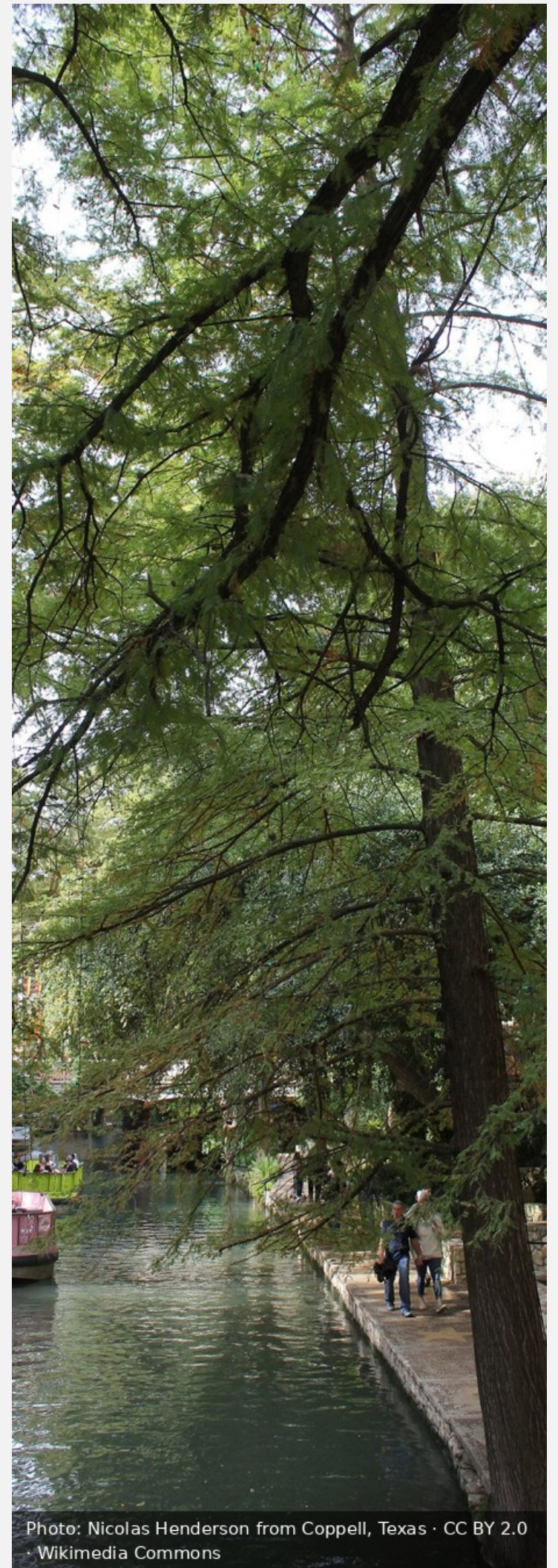


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The background image shows a city street at night. A tall, ornate building with many windows is the central focus. An American flag flies from a tall pole on the roof of the building. In the foreground, there are strings of small, warm-white lights hanging vertically. A street lamp is visible on the left side of the frame. The overall scene is dimly lit, with the building's lights and the flag providing the main sources of illumination.

01

New stock drives market adaptability

The dominance of post-2010 housing in Scenic Oaks is not just a statistical outlier — it's a structural advantage. This recent stock is more responsive to modern lifestyle demands: smart home integration, walkable amenities, and flexible floor plans. As San Antonio MSA's population grows and workforce expectations evolve, neighborhoods with high new-home density like Scenic Oaks are better positioned to absorb migration without strain. This adaptability may help buffer against affordability pressures that plague older, less flexible housing markets.

02

Supply dynamics favor new-build zones

The fact that Scenic Oaks leads in new construction is not incidental. It reflects a shift in development economics: builders are increasingly prioritizing areas with lower infrastructure costs and fewer zoning constraints. As older parts of the MSA face congestion and aging utilities, new-build zones like Scenic Oaks benefit from greenfield opportunities and public investment. This creates a self-reinforcing cycle: more new homes attract more buyers, which justifies further development — a dynamic that may accelerate in the coming decade.



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