

#1 of 10: Share of the Market's Post-2020 Homes in Its Top Three Zip Codes

29.9% of new homes in just 3 ZIPs

San Antonio's new construction is hyper-localized — source: ALEX Intelligence, 2026

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THE DATA

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Share of the Market's Post-2020 Homes in Its Top Three Zip Codes

This concentration is measured across all ZIP codes in Bexar, Atascosa, Guadalupe, Medina, and Wilson counties.

The San Antonio metro is experiencing a profound imbalance in new housing delivery. Nearly three in ten post-2020 homes are located in just three ZIP codes: 78130, 78245, and 78253. This level of spatial concentration is not a sign of broad market growth, but rather a signal of extreme supply-side centralization — where development is being funneled into a narrow geographic corridor.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-29-sa-msa-concentration-new-homes-zcta>



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Development is chasing infrastructure

The result is a market where new supply is not evenly distributed, but anchored to transportation nodes. This creates long-term spatial inequality: neighborhoods with access to planned infrastructure benefit disproportionately, while others remain underserved.

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Supply is not matching demand

This concentration risks creating a two-tiered housing market: one where new homes are concentrated in select ZIPs with high future value, and another where older homes remain in higher-demand areas but lack supply. The result is not a balanced market — it's a bifurcated one.



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