Sandy Oaks — #1 of 10: Renters Over the 50% Rent Threshold

Sandy Oaks leads San Antonio MSA in rent burden

44.3% of renters spend over half their income on rent

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THE DATA

44.3%

Renters Over the 50% Rent Threshold (2024)

Sandy Oaks reports the highest share of renters spending more than half their income on housing in the San Antonio MSA.

This level of housing cost burden—where half a paycheck goes to rent—is not a symptom of transient affordability pressure but a structural feature of the area's housing stock. The data suggests that in Sandy Oaks, rent burden is not an outlier but a norm, reflecting deep-seated supply constraints and pricing power concentrated in older, low-density residential zones.

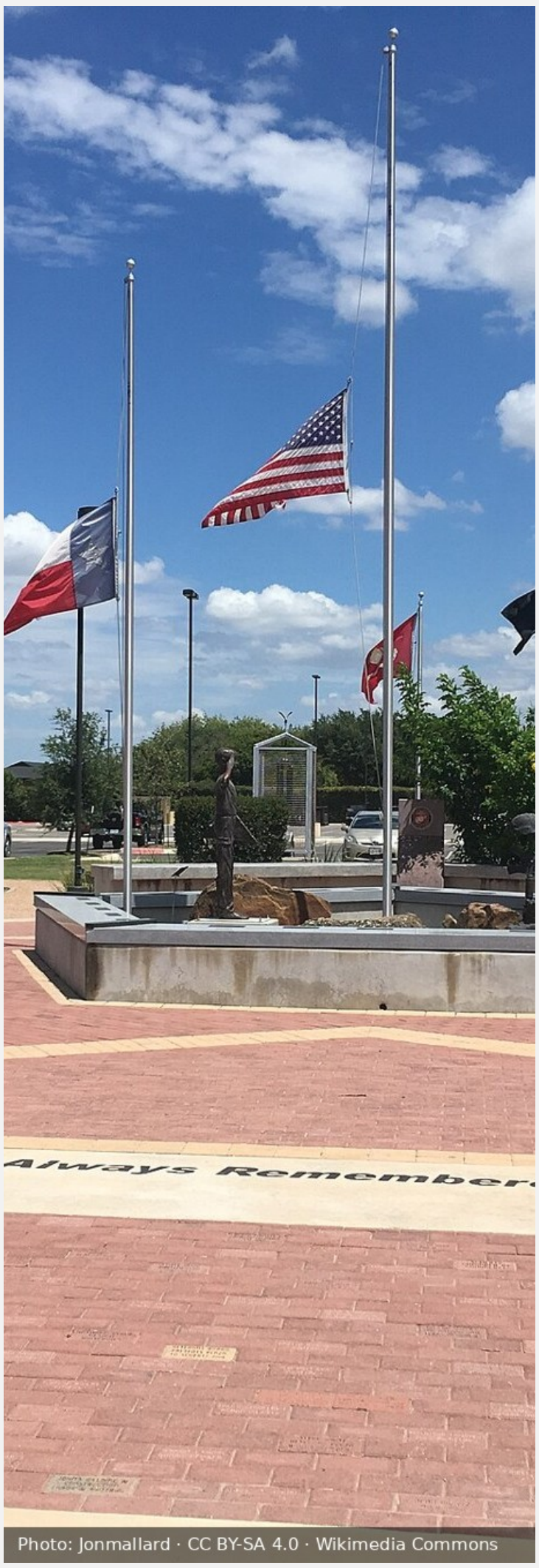


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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-07-sa-msa-severe-rent-burden-place-mkt

01

Affordability is a function of location, not income

The 44.3% figure in Sandy Oaks isn’t driven by low income—it’s driven by the absence of supply. The area’s housing stock is largely composed of single-family homes with limited new construction, and its proximity to major employment hubs in the MSA has created a bidding war for existing units. This means that even moderately priced homes are now unaffordable for the median-income household, making rent burden a spatial, not a financial, phenomenon.

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02

Stability masks instability

While Sandy Oaks has the highest rent burden, it also has one of the lowest vacancy rates in the MSA. The stability of occupancy—fewer turnover, longer tenancies—suggests that renters are trapped in unaffordable homes not by choice, but by necessity. This creates a hidden form of housing insecurity: tenants stay in high-cost units not because they can afford them, but because they cannot find alternatives. The market appears stable, but it is fragile.

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