Terrell Hills — #1 of 10: Top-to-Median Home Value Gap

Top neighborhoods are 3.3x above median

Source: ALEX Intelligence · Published November 11, 2026

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THE DATA

3.3x

Top-to-Median Home Value Gap (2024)

Terrell Hills leads the San Antonio metro with a home value 3.3 times the median.

This 3.3x gap between San Antonio’s priciest cities and the market median reflects a growing structural divide in housing value. The disparity is not a temporary spike but a sustained pattern, rooted in long-term land-use decisions, heritage zoning, and limited new construction in high-value enclaves. As demand for premium housing grows, this chasm widens — not just in price, but in access.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-11-sa-msa-spread-home-value-place

01

Value concentration is a market signal

The 3.3x spread indicates that capital is increasingly concentrated in a small number of established, low-density communities. These areas — like Terrell Hills and Alamo Heights — have maintained exclusivity through restrictive zoning and high barriers to entry. This concentration is not accidental; it’s a self-reinforcing cycle where scarcity drives premium pricing, which in turn discourages new development, preserving the premium status.

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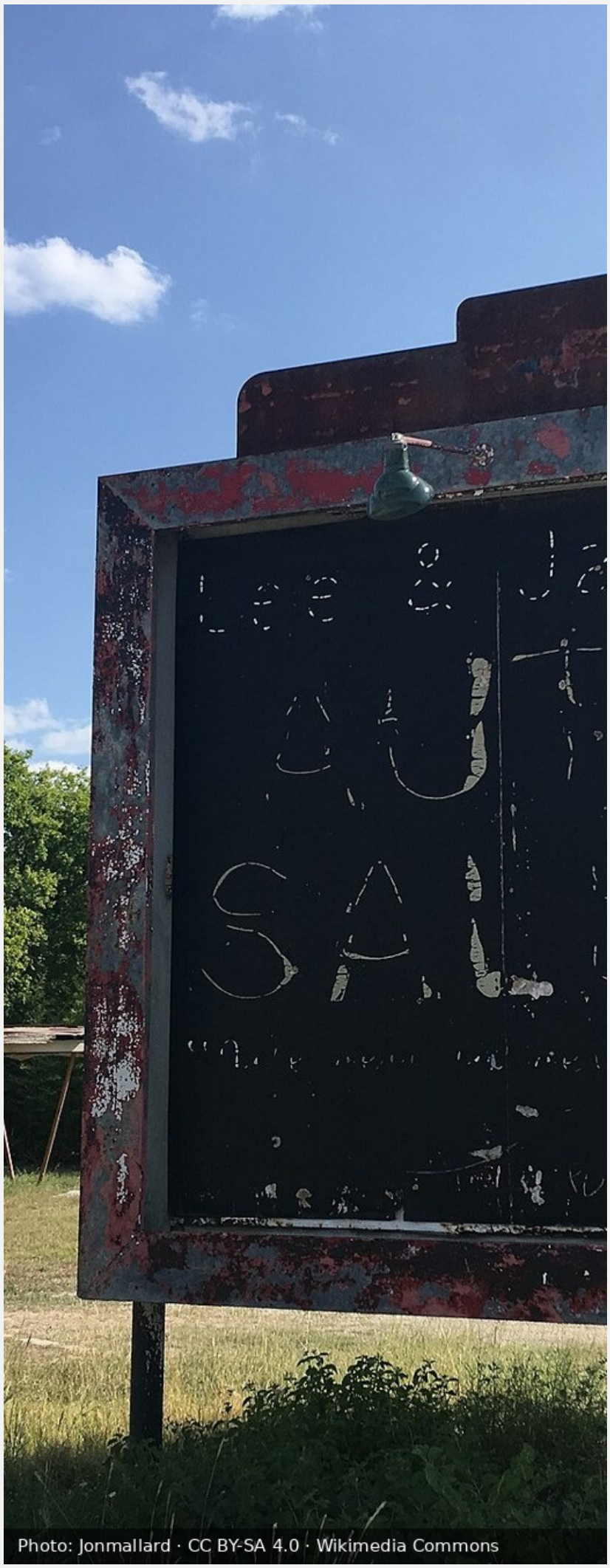


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02

Affordability is not just price — it’s access

The gap isn’t merely about cost; it’s about spatial inequality. As high-value enclaves grow more insulated, middle- and low-income households are pushed farther out — into areas like Converse, Windcrest, and Leon Valley — where infrastructure, schools, and transit are less developed. This spatial stratification is accelerating, with long-term implications for economic mobility and city-wide cohesion.

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