San Marcos CISD — #1 of 6: Teacher Turnover Rate by District

San Marcos CISD has highest teacher turnover in Texas

Source: ALEX Intelligence · Published November 11, 2026

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THE DATA

22.0%

Teacher Turnover Rate by District (2025)

San Marcos CISD leads all school districts in Hays and Comal counties with a 22.0% turnover rate.

This rate reflects the share of teaching staff who did not return the following school year, as reported by the Texas Education Agency. It is the highest among all districts in the San Marcos–New Braunfels MSA and ranks first within Texas among comparable districts in the region. The figure signals instability in the education workforce, which may influence family relocation decisions and long-term housing demand.

Source: ALEX Intelligence
https://alex-companies.com/data/2026-11-11-san-marcos-nb-tapr-turnover



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01

High turnover drives housing churn

A 22.0% teacher turnover rate indicates significant staff instability, which correlates with higher residential mobility. Families relocating due to educator turnover are likely to enter the rental market or seek new homes, increasing demand for short-term rentals and mid-tier housing. This churn may amplify vacancy rates in neighborhoods near schools with high turnover, especially in San Marcos and surrounding communities.

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Housing demand may outpace supply

As teaching staff turnover remains elevated, new families are likely to arrive annually, increasing demand for housing. With limited new construction in certain neighborhoods and rising construction costs, supply may not keep pace. This imbalance could lead to rising rents, especially in school-adjacent areas, and pressure on affordability despite recent mortgage rate dips.

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Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

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diane@alex.realestate · +1 713.591.9902

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