Lackland AFB — #1 of 10: Annual Rent Against Local Pay

Lackland AFB leads San Antonio MSA in rent-to-income pressure

35.8% of local income goes to rent — a local extreme

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THE DATA

35.8%

Annual Rent Against Local Pay (2024)

Lackland AFB records the highest rent-to-income ratio in the San Antonio MSA, based on 2024 American Community Survey data.

This figure represents the proportion of median household income spent annually on rent in Lackland AFB, signaling intense affordability pressure. The data reflects a structural imbalance where housing costs outpace income growth, even within a relatively stable regional economy.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-26-sa-msa-rent-to-income-place-mkt

01

Military housing strain is a market signal

Lackland AFB's extreme rent-to-income ratio is not a standalone anomaly but a symptom of broader market dynamics. The military presence drives demand in a constrained housing supply, amplifying upward pressure on rents. This imbalance reveals how federal infrastructure and personnel density can distort local affordability, even in a metro with stable home prices and rising construction. The data suggests that affordability challenges are not evenly distributed — they are concentrated in high-demand, low-supply enclaves tied to institutional anchors.

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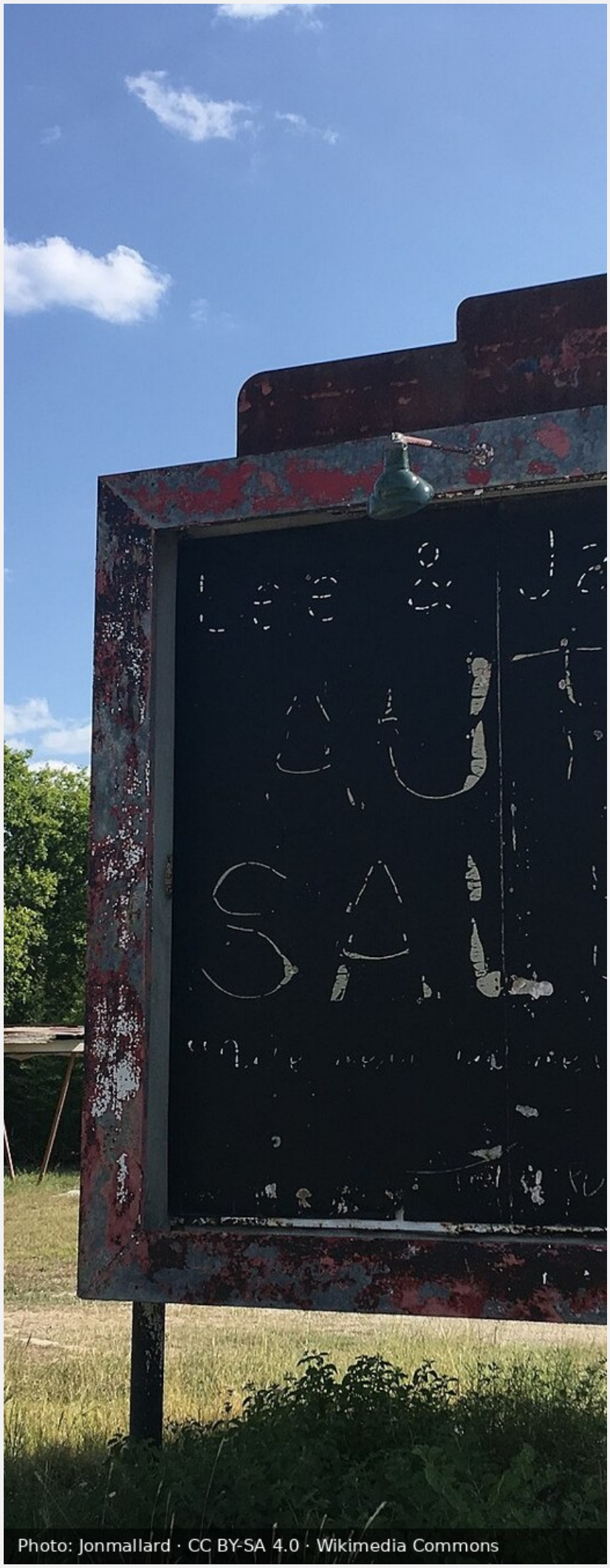


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02

Affordability is not uniform — it's locationally stratified

The ranking shows that while San Antonio MSA as a whole maintains resilient home prices and stable inventory, affordability is not a blanket condition. Areas with high institutional demand — like military bases, industrial zones, or transit corridors — experience disproportionate rent burdens. This stratification means that even in a market with strong fundamentals, certain communities face acute financial stress. The data challenges the narrative of a uniformly affordable or unaffordable market, revealing instead a deeply uneven landscape where location determines financial survival.

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