Helotes — #1 of 10: Share of Homes That Are Single-Family Detached

Helotes leads San Antonio MSA in single-family homes

98.4% share of homes are detached, per ALEX Intelligence 2026 data

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THE DATA

98.4%

Share of Homes That Are Single-Family Detached (2024)

Helotes has the highest concentration of single-family detached homes in the San Antonio MSA.

This figure reflects a deep structural trend in land use and development policy. The overwhelming dominance of single-family detached housing in Helotes signals a market that has prioritized low-density, auto-dependent development for decades. This is not a short-term fluctuation but a long-term pattern embedded in zoning, infrastructure investment, and community planning.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-27-sa-msa-single-family-share-place-mkt

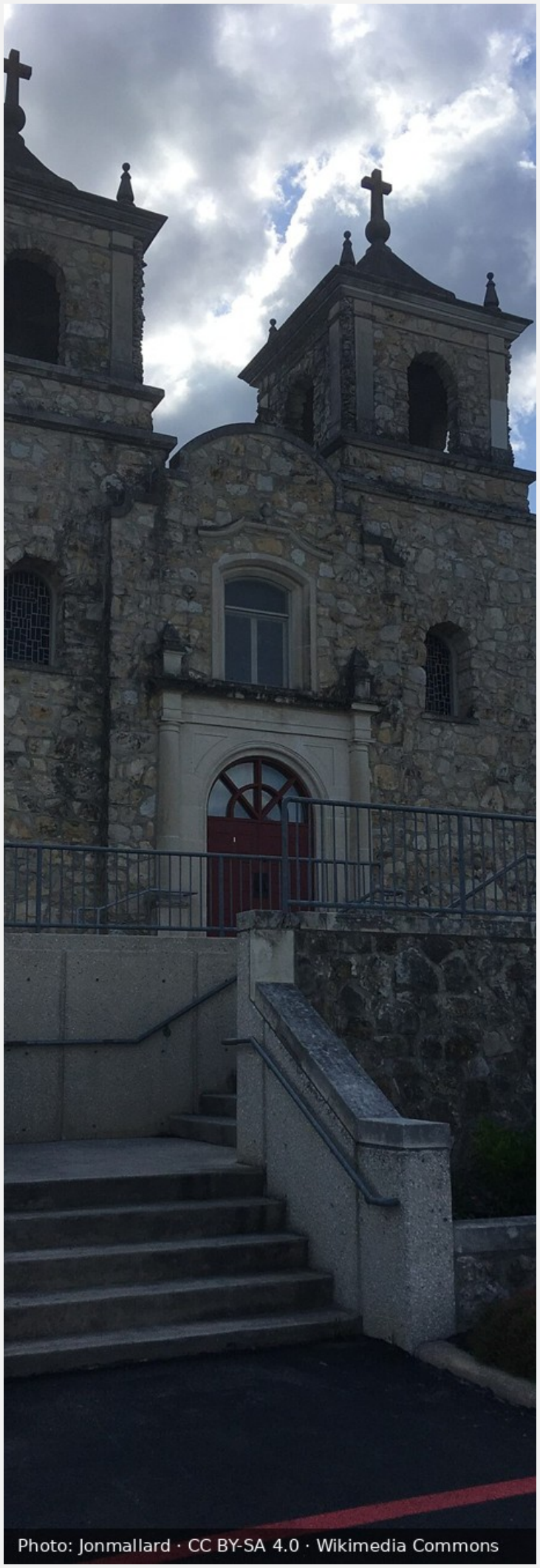


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01

Density is a policy choice, not a default

The fact that Helotes achieves a 98.4% single-family share suggests that higher-density alternatives are actively excluded by design. This is not a natural outcome of population growth but a consequence of zoning codes, infrastructure planning, and developer incentives that favor detached homes. In a region where land is abundant, this is a deliberate, long-term policy decision with lasting implications for affordability, mobility, and sustainability.

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02

The supply constraint is self-imposed

With 98.4% of homes in Helotes being single-family detached, the MSA's ability to increase housing supply is constrained not by scarcity of land, but by regulatory and cultural inertia. Even as demand grows, the lack of multifamily or mixed-use development pathways limits the region's capacity to respond. This creates a paradox: high land availability yet persistent affordability pressure, because the market is structurally unable to scale up supply through denser formats.

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