San Antonio-New Braunfels — #17 of 10: Housing Vacancy Rate

San Antonio MSA ranks #17 on Texas vacancy rate

Housing vacancy rate: 8.5% — source: ALEX Intelligence, 2026

Swipe for insights →

Photo: Larry D. Moore · CC BY 4.0 · Wikimedia Commons

THE DATA

8.5%

Housing Vacancy Rate (2024)

San Antonio-New Braunfels ranks #17 of 24 Texas metros on housing vacancy rate (metros of 100,000+ residents).

This vacancy rate reflects sustained demand pressure in the San Antonio MSA, where housing supply continues to lag behind population growth. Despite elevated construction costs and financing rates, new permits and housing starts are rising, signaling investor confidence in long-term appreciation.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-29-sa-msa-standing-vacancy-share-msa

01

Vacancy rate hides supply tension

An 8.5% vacancy rate may sound high in isolation, but it’s misleading without context. The real story is not vacancy, but supply constraints: new construction is growing, but not fast enough to meet demand from internal migration and job growth. The market is not oversupplied — it’s undersupplied.

Photo: Larry D. Moore · CC BY 4.0 · Wikimedia Commons



Photo: Travis K. Witt · CC BY-SA 4.0 · Wikimedia Commons

02

Investors see opportunity in scarcity

With vacancy rates below the national average and construction growth still lagging, institutional investors are deploying capital into infill and mixed-use projects in downtown and East Side submarkets. AI-driven analytics tools are being used to predict rental yields and identify underpriced neighborhoods with high future appreciation potential. This suggests that the market is not just resilient — it's becoming more strategic, with data-driven entry points emerging in previously overlooked zones.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

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

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy