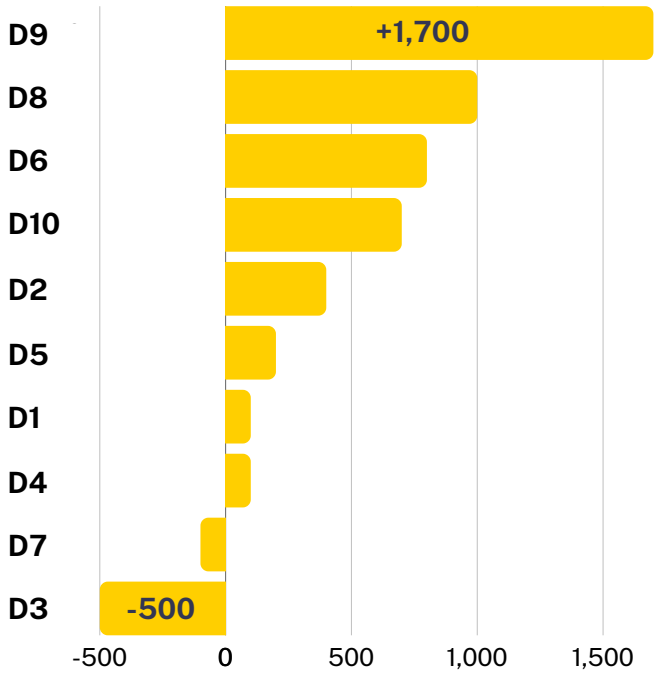
San Antonio's Changing Renter Landscape

TEXAS HOUSERS
TEXAS LOW INCOME HOUSING INFORMATION SERVICE

2024-2026 | WHERE ARE RENTERS GROWING, AFFORDABILITY PRESSURES INTENSIFYING, AND HOUSING RESOURCES SHIFTING?

WHERE RENTER HOUSEHOLDS ARE GROWING – OR SHRINKING

Change in Renter Households, 2024-2026



% Change in Median Gross Rent and Median Renter Household Income, 2024-2026

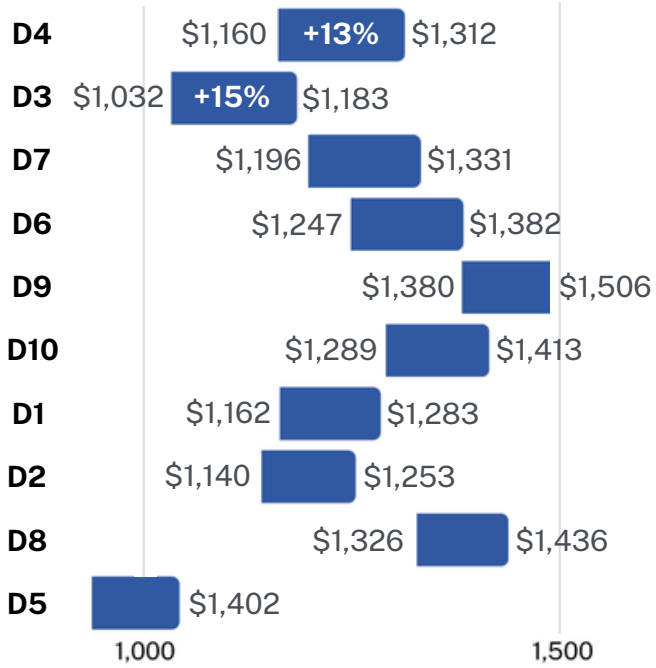


RENTS ROSE IN EVERY DISTRICT

+$135 or **+11.4%**

Citywide median gross rent growth

Median Gross Rent Growth, 2024-2026



RENT OUTPACED RENTER INCOME CITYWIDE

Renter median income: $43,700 → $48,070

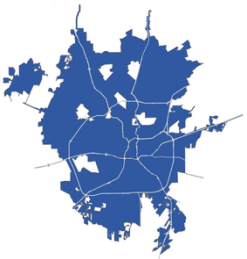
+10.0%

Median gross rent: $1,189 → $1,324

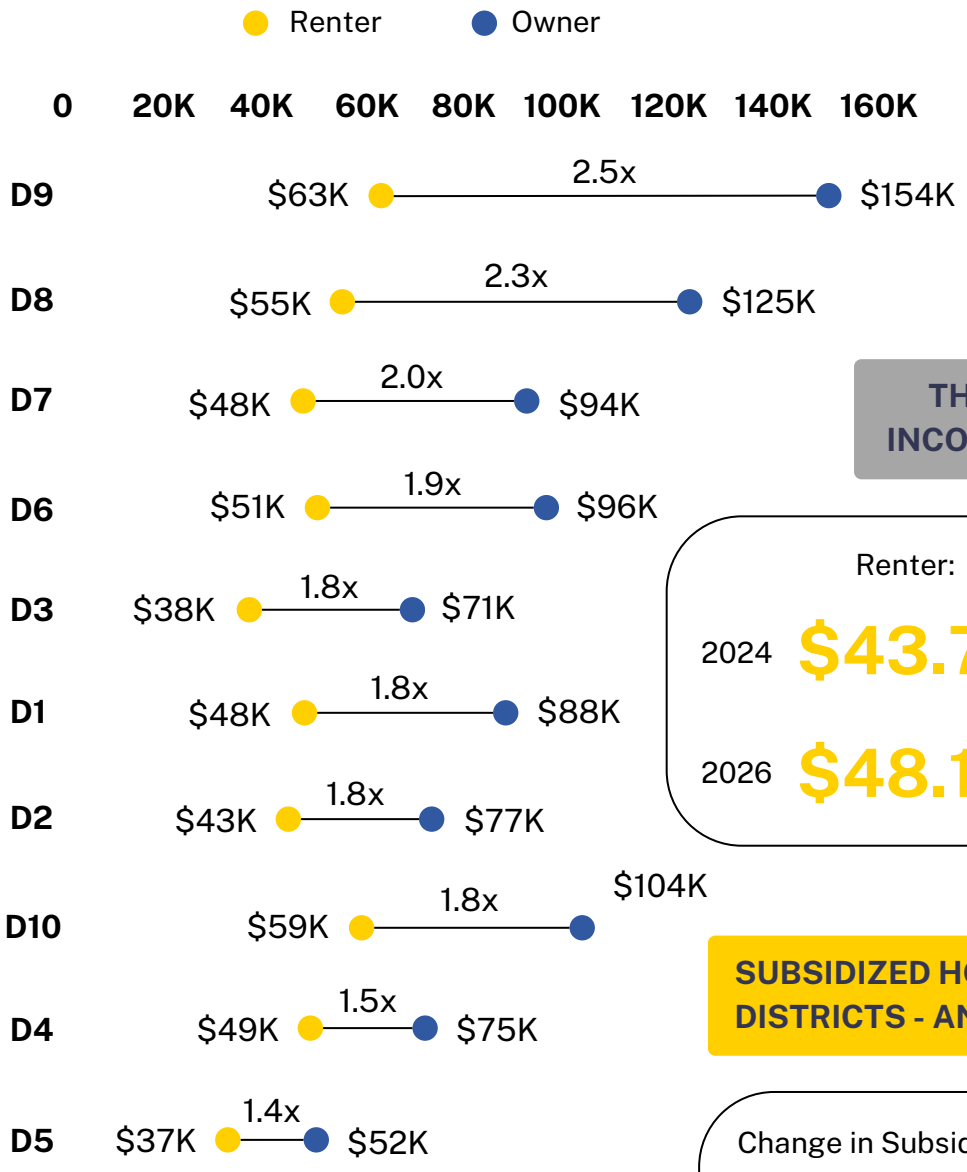
+11.4%

Sources: American Community Survey (2020 - 2024), Opportunity Home (2026), City of San Antonio (2026). TDHCA (2026).

San Antonio's Changing Renter Landscape



Median Household Income by Tenure in 2026

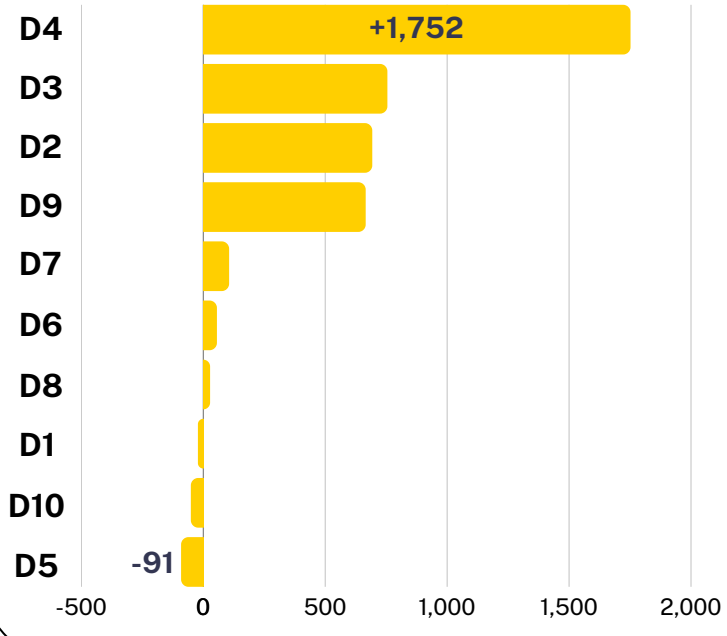


THE OWNER-RENTER INCOME GAP IS WIDENING

	Renter:	Owner:	
2024	$43.7K	$79.7K	$36K gap
2026	$48.1K	$86.9K	$39K gap

SUBSIDIZED HOUSING IS GROWING IN SOME DISTRICTS - AND SHRINKING IN OTHERS

Change in Subsidized Housing Units, 2024 - 2026



COST BURDEN IS INCREASING

49% → 51%

SA renter households who are cost burdened

24% → 25%

severely cost burdened renter households

D1 and **D2**

saw the largest increases in cost burden: **+4%**