



Market Intelligence San Antonio, TX Multifamily Investment Market Report

August 2026

Mid-2026 Outlook

Longview Commercial's bi-annual, institutional-grade market intelligence publication — designed to give accredited investors, whether new to private real estate funds or experienced in direct asset ownership, a clear, unvarnished view of the markets we target for deployment.

Each edition focuses on a single metropolitan market, assessed across the dimensions that matter most: demographic momentum, employment health, supply/demand dynamics, capital flows, and submarket selectivity. Our goal is not simply to share data, but to translate that data into investment context relevant to a diversified multifamily portfolio.

San Antonio, Texas serves as our sixth edition and the most supply-challenged market in this series in the Longview portfolio strategy. As one of the nation's most dynamic Sunbelt metros, San Antonio exemplifies both the opportunity and the nuance that sophisticated multifamily investing demands. The following pages present our mid-2026 assessment.

“San Antonio enters 2026 with the highest vacancy of any market in this series — and the sharpest construction pullback. An 80% collapse in new starts is precisely the kind of setup that turns a market from a cautionary tale into a contrarian entry point, if the timing is underwritten with real discipline.”

How to Read This Report

This publication is organized into nine substantive sections following this overview. Readers new to multifamily investing will find grounding context in the market fundamentals and demographic sections. More experienced capital allocators will find granular submarket data, risk analysis, and our forward outlook of greatest value.

New to Private Multifamily

Start with the market fundamentals and demographic sections for grounding context before moving into submarket-level detail.

Experienced Capital Allocators

Submarket data, competitive landscape, forward outlook, and our risk matrix carry the greatest weight for your review.

Data Sources

CoStar Group, Yardi Matrix, Marcus & Millichap / Institutional Property Advisors, Northmarq, Newmark, MMCG Investments, U.S. Census Bureau, San Antonio Police Department, and institutional research, as of mid-2026.

Where sources conflict, we present the range rather than a single point estimate. Market conditions evolve; investors should conduct independent due diligence and consult offering documents.

Our Philosophy

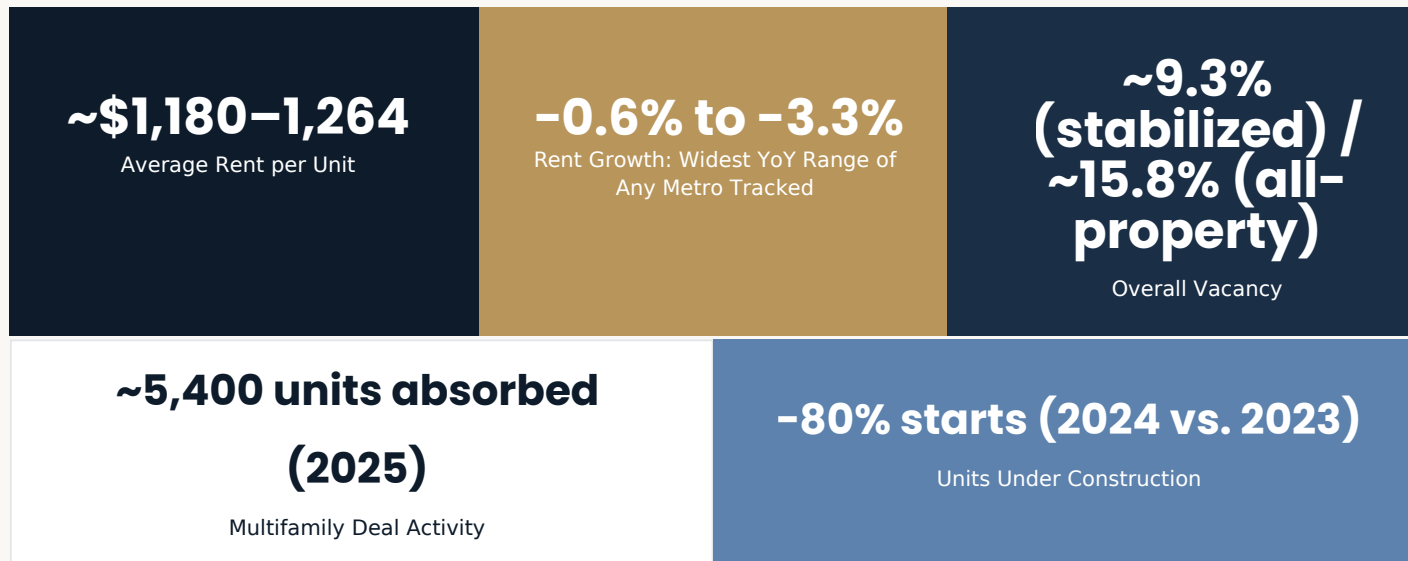
Built as a portfolio. Not a single bet. Longview constructs diversified, multi-market, multi-operator multifamily portfolios for accredited investors, grounded in disciplined capital allocation and long-term value creation rather than single-asset speculation.

A Note on This Report

This is market research, not an offer. It does not describe the terms of, or constitute a solicitation for, any specific Longview Commercial fund or offering. See disclosures on the final page.

This Is What San Antonio Looks Like

Longview Commercial specializes in constructing diversified institutional-quality multifamily portfolios for accredited and sophisticated investors. This report delivers an independent, data-driven assessment of the San Antonio multifamily sector as of mid-2026, focusing on metrics that signal market health, investment viability, and long-term positioning.



Sources: Yardi Matrix, CoStar Group, Northmarq, MMCG Investments. Data as of Q1–Q2 2026.

The Most Oversupplied Market We Track — and the Sharpest Correction

San Antonio carries the highest or near-highest vacancy of any major U.S. metro depending on methodology: approximately 15.8% on an all-property basis (third-highest among the 50 largest U.S. metros per one national tracker) versus approximately 9.3% on a stabilized-property basis (Yardi Matrix, occupancy 90.7%). Rent growth has been negative for three consecutive years, with year-over-year figures ranging from approximately –0.6% to –3.3% across the sources we reviewed.

The offsetting signal is the size of the construction pullback: apartment starts fell approximately 80% in 2024 (1,874 units broke ground versus 9,526 in 2023), and 2026 completions are forecast to drop a further 21%. Demand remained resilient through the downturn — approximately 5,400 units were absorbed in 2025, helping contain further vacancy increases.

Current indicators suggest San Antonio is at, or very near, the bottom of its cycle:

- 2026 is expected to mark the first annual vacancy decline since 2021, with vacancy projected to tighten by approximately 90 basis points.
- The 80% collapse in 2024 construction starts is one of the sharpest supply pullbacks of any major Sunbelt metro in this series.
- Employment growth of approximately 1.9% (as of mid-2026) ranks among the best in the nation, and San Antonio is projected to rank second in employment growth among major U.S. markets this year.
- San Antonio ranks in the top five nationally for population growth among 20- to 34-year-olds over the past three years, supporting a durable long-term renter base.

Within the Longview portfolio, San Antonio is the most contrarian, earliest-stage opportunity of any market in this series — earlier in its cycle than Austin, with more elevated vacancy but also the most dramatic supply correction already underway.

General Metro San Antonio Metrics

Economy & Demographics



San Antonio added approximately 30,000 residents in 2024 and remains among the nation's most moved-to cities, with population growth of approximately 0.9% in 2025 (Newmark). The metro ranks in the top five nationally for population growth among 20- to 34-year-olds over the past three years — a demographic squarely in the core multifamily renter cohort.

Employment & Labor Force

Employment growth measured approximately 1.9% as of mid-2026 (Yardi Matrix), among the strongest rates of any Longview-tracked market and well above the 0.8% national average.

Unemployment stood at 3.9% in July 2026, below both the U.S. (4.2%) and Texas (4.0%) rates. Roughly three-quarters of the 23,100 net jobs added over the trailing period came from education/health services, trade/transportation/utilities, and government. San Antonio is projected to rank second in employment growth among all major U.S. markets in 2026.

Job Diversity & Industry

Anchored by healthcare, government, and defense — San Antonio is home to Joint Base San Antonio (consolidating Lackland, Fort Sam Houston, and Randolph installations), one of the largest military concentrations of any U.S. metro, alongside a rapidly expanding South

Texas Medical Center district. Tourism (the River Walk, the Pearl District) and a growing base of corporate employers round out the economy.

Fortune 500 Headquarters

San Antonio's major-company base is concentrated rather than broad: Valero Energy (Fortune 500, headquartered in San Antonio) and USAA (a large financial services and insurance company headquartered in the metro) anchor the corporate base, alongside H-E-B, one of the largest privately held companies in the U.S. This is a narrower Fortune 500 presence than Houston, Dallas-Fort Worth, or Atlanta, balanced by San Antonio's unusually deep military and healthcare employment base.

Demographics & Renter Population

San Antonio is consistently ranked the most affordable major Texas metro: average rents of roughly \$1,180–\$1,264 run below every other Texas market in this series, and for-sale housing costs run at roughly 40–60% of Austin's and Dallas's levels. This affordability is a genuine double-edged consideration for investors — it drives consistent renter demand but also compresses revenue potential and development economics relative to higher-rent metros.

Crime & Livability Trends

A sustained, multi-year improvement. San Antonio Police reported overall crime down 13% in 2025, with homicides falling approximately 17–20% (from 119 to 99 cases per SAPD's own report) and property crime down 18.1%. The city's hot-spot policing strategy, in place since 2023, has been independently evaluated by UT San Antonio and associated with a 22% violent-crime reduction in targeted areas. One exception worth noting: reported rapes increased year-over-year in the most recent reporting period, a genuine counter-trend within an otherwise positive picture.

Overall, San Antonio combines the strongest employment growth rate and one of the most consistent crime-improvement trends of any Longview-tracked market, set against the most significant supply overhang and narrowest large-corporate base in this series.

Multifamily Metrics vs. National Benchmarks

- **Average Rent per Unit:** Estimates range from approximately \$1,180 (one national tracker, reflecting San Antonio's position as the lowest-rent major Texas metro) to \$1,264 (Yardi Matrix, trailing three-month basis through August). San Antonio has the lowest average rent among major U.S. metros in at least one national ranking.
- **Rent Escalation:** Trailing year-over-year figures were negative across every credible source reviewed, ranging from approximately -0.6% (Yardi Matrix) to -3.3% (a national multifamily outlook report). Marcus & Millichap and IPA both project this three-year rent-decline trend ending in 2026 as the construction pipeline continues to thin.

SECTION 04 (CONT'D)

Rent, Occupancy & Transaction Detail

- **Occupancy:** Vacancy estimates vary sharply by methodology: approximately 15.8% on an all-property basis (third-highest among the top 50 U.S. metros) versus approximately 9.3% on a stabilized-property basis (90.7% occupancy). We present both rather than resolving to one figure, since the gap reflects the volume of recently delivered, not-yet-stabilized supply.
- **Multifamily Deals (Volume & Value):** Class A assets delivered at the 2024 supply peak are approaching stabilization and expected to reach market in 2026, which several sources expect to drive increased Class A volume. We did not identify a reliable aggregate 2025 sales-volume figure specific to San Antonio in our sourcing.
- **Permits & New Supply Pipeline:** Construction starts fell approximately 80% in 2024 (1,874 units versus 9,526 in 2023). 2026 completions are forecast to drop a further 21% annually, and the under-construction pipeline sat at a five-year low as of April 2026 — among the sharpest supply corrections in this series.

Multifamily Sales Snapshot

2023 Construction Starts
9,526 units

2024 Construction Starts
1,874 units (-80%)

San Antonio is the clearest supply-correction story of any market Longview tracks. Where Austin's pullback has been a slowing growth rate, San Antonio's has been a near-collapse in new construction starts — the kind of dislocation that, if demand holds as it did through 2025, tends to set up a sharper-than-average recovery.

Current & Future Trends

CURRENT (2026)	5-YEAR OUTLOOK (~2031)	10-YEAR OUTLOOK
Vacancy sits at the high end of any market in this series on an all-property basis, though the stabilized-property figure is more moderate. Rent growth has been negative for three consecutive years.	With construction starts down 80% and 2026 completions forecast to fall a further 21%, 2026 is expected to mark the first annual vacancy decline since 2021 — a meaningful inflection point if it holds.	San Antonio's affordability, military employment base, and top-five ranking for young-adult population growth support a durable long-term demand floor beneath the current supply correction.

Performance is bifurcated: the Pearl District and Southtown (vacancy below 10%, rent declines limited to 1-2%) have held up far better than oversupplied corridors along I-10 West and Highway 151, even as the broader Far Northwest submarket has posted strong recent absorption.	As the pipeline thins further, the gap between the strongest urban-infill submarkets and the most supply-heavy suburban corridors should narrow.	Properties near San Antonio's military installations show a distinct, durable occupancy advantage — a differentiated submarket dynamic specific to this metro.
Class A assets delivered at the 2024 supply peak are approaching stabilization and are market for sale in 2026.	Increased Class A transaction volume in 2026 should provide clearer pricing signals for the broader market.	Core and core-plus capital seeking long-term exposure to one of Texas's most affordable markets should find increasing opportunity as supply rebalances.

SECTION 05

Market Projection — Five Years From Now (~2031)

- Vacancy normalizing meaningfully from today's elevated levels as the 80% construction-starts pullback works through the delivery pipeline.
- Rent growth returning broadly after three consecutive years of decline, assuming the 2026 inflection holds.
- Increased Class A transaction volume as 2024-vintage supply reaches stabilization and trades.
- Continued outsized employment growth and young-adult population gains supporting long-term demand.
- Persistent submarket dispersion between urban-infill (Pearl District, Southtown), military-adjacent, and oversupplied suburban corridors.

Important Statistics Snapshot

San Antonio Multifamily Market		San Antonio Economy Statistics	
Construction starts, 2024 vs. 2023 (1,874vs. 9,526 units) — a data point for this market	-80%	Population growth, 2024 — San Antonio remains among the nation's most moved-to cities	~30,000/yr
2026completions forecast, year-over- year	-21%	Employment growth, among the strongest of any Longview-tracked market	1.9%
Stabilizedoccupancy (Yardi Matrix); all-propertyvacancy runs materially higher	90.7%	Job Growth: Modest, occasional flat or slight contraction in specific months but positive long-term	~0.4% in some recent periods
Average rent—the lowest among major Texas metros in this series	~\$1,180–1,264	2025 crime and homicide decline (SAPD), continuing a multi-year downward trend	-13% to -20%
2025 absorption, helping contain further vacancy increases	~5,400 units	Key Notes/Drivers: Military/government, healthcare, tourism/leisure, finance, and manufacturing. Steady but more measured growth compared to Austin or Dallas.	
Employment growth, among the strongest of any Longview-tracked market	1.9%		

Main Companies & Market Players

Local & Regional: The NRP Group (Cleveland-based, but with San Antonio as its single largest metro nationally) has developed more than 14,000 apartment units across 64 communities in San Antonio since 2003 — a scale of local concentration unmatched by any developer in the other markets in this series.

National Platforms: NRP Group ranks #2 nationally on the National Multifamily Housing Council's 2026 Top Builders list, with active San Antonio projects including a partnership with the Brooks Development Authority near Toyota's local manufacturing operations and a new \$44 million project on the city's far West Side.

Investors: Much of San Antonio's recent development activity has centered on mixed-income and affordable housing partnerships alongside market-rate product, reflecting both public-private collaboration and the metro's structural affordability positioning. Longview Commercial structures diversified portfolios to give investors access to institutional-quality multifamily without concentrating risk in any single metro's cycle stage — San Antonio's earlier-stage correction pairs differently in a portfolio than Houston's more advanced recovery.

Opportunities

- **Sharpest Supply Correction:** An 80% collapse in construction starts is among the most dramatic pullbacks of any market Longview tracks, setting up conditions for a meaningful recovery if demand holds.
- **Structural Affordability:** The lowest average rents among major Texas metros support a durable, if lower-revenue-per-unit, demand base.
- **Military & Healthcare Anchor:** Joint Base San Antonio and the expanding South Texas Medical Center provide employment stability distinct from cyclical private-sector drivers.
- **Urban Infill Strength:** The Pearl District and Southtown already demonstrate what recovery looks like elsewhere in the metro — sub-10% vacancy and limited rent declines.
- **2026 Class A Liquidity Event:** Stabilizing 2024-vintage supply reaching the sales market should provide the clearest pricing signal this market has had in several years.

Submarket Intelligence

San Antonio's supply correction has not erased the underlying dispersion between its strongest and weakest submarkets. Longview's near-term focus favors urban-infill and military-adjacent corridors, with real caution warranted in the far northwest supply corridors.

SUBMARKET	PROFILE & THEME	LONGVIEW VIEW
Pearl District & Southtown	San Antonio's strongest submarkets by a clear margin: vacancy below 10% and rent declines limited to just 1-2%, anchored by the Pearl's successful urban revitalization.	FAVORABLE
Military-Adjacent Communities (Joint Base San Antonio)	Properties actively serving the military community with deployment support and flexible lease terms achieve measurably higher occupancy and retention than comparable non-military-focused properties.	FAVORABLE
Far Northwest & Kerrville	Cited by Northmarq among the market's top-performing recent submarkets, even as portions of the broader northwest corridor carry some of the metro's heaviest supply.	SELECTIVE
I-10 West & Highway 151 Corridors	The most concentrated oversupply in the metro, where rapid population growth attracted development activity that has, to date, exceeded near-term demand.	CAUTIOUS

Data Note

Submarket views reflect qualitative positioning drawn from broker and proprietary market research as of mid-2026. Granular submarket-level rent and occupancy data were not available at point-estimate resolution for this edition and are flagged rather than estimated.

Risks

- **Deepest Supply Overhang in This Series:** San Antonio's vacancy is the highest of any market Longview currently tracks on an all-property basis; the recovery thesis depends on the construction-starts collapse translating into the forecast 2026 vacancy decline.
- **Data Source Variance:** Vacancy estimates ranged from roughly 9.3% to 15.8% depending on methodology — the widest spread in this series; underwriting must confirm which measure a sponsor is using before comparing deals.
- **Narrow Large-Corporate Base:** San Antonio's Fortune 500 presence is thinner than Houston's, Dallas's, or Atlanta's, concentrating demand more heavily in military, healthcare, and tourism employment.
- **Compressed Revenue Economics:** The lowest rents among major Texas metros mean per-unit revenue potential is structurally lower, which can pressure development and renovation economics.
- **Submarket Concentration Risk:** Oversupply is concentrated in specific corridors (I-10 West, Highway 151); a metro-level recovery thesis should not be assumed to apply uniformly.
- **Execution & Timing Risk:** This is the most explicitly contrarian, earliest-stage market in this series; the case depends heavily on the 2026 inflection materializing as forecast.

In a Nutshell

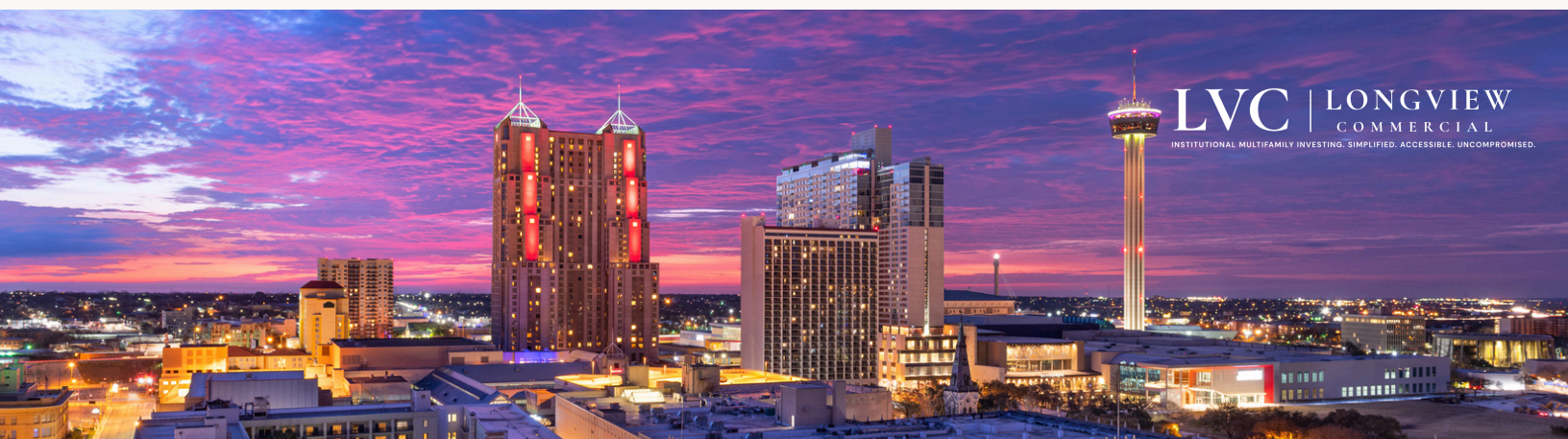
San Antonio in 2026 is the most supply-challenged market Longview currently tracks — and the site of the sharpest construction correction in this series, with starts down approximately 80% from 2023 to 2024. Vacancy remains elevated and rent growth has been negative for three years, but demand has stayed resilient, employment growth ranks among the nation's best, and 2026 is expected to mark the first annual vacancy decline since 2021. This is the most contrarian, earliest-stage opportunity in the Longview Texas portfolio — one where patient, disciplined capital stands to benefit most if the current inflection holds.

Longview Commercial is positioned to help accredited investors access high-quality, professionally managed multifamily exposure in this evolving market. All projections involve uncertainty; investors should conduct independent due diligence and consult offering documents.

Contact and Next Steps

To learn more about Longview Commercial fund offerings or to request placement on the investor distribution list for the Market Intelligence series:

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