



Your Complete Guide to Moving to Cibolo, TX

Welcome to your comprehensive relocation guide for Cibolo, Texas—a thriving suburban community just 26 miles northeast of San Antonio. This guide provides everything you need to make an informed decision about your move, featuring current data, market comparisons, and insider insights. Based on the latest 2024 data from the US census, the current population of Cibolo is 36,374. Cibolo, Texas is growing extremely quickly; it is growing faster than 98% of similarly sized cities since 2000.

Cibolo at a Glance: Key Statistics & Demographics

Population & Growth

Based on the latest 2024 data from the US census, the current population of Cibolo is 36,374. Cibolo has grown 1039.5% since the 2000. The Cibolo population is 32,276, up by 110% since 2010. The population of people living in Cibolo TX increased by 405.7% between 2000 and 2010 and by 72.7% between 1990 and 2000. The median age is young—36.1 years old, and 44% of people living in Cibolo are under the age of 30.

The largest Cibolo racial/ethnic groups are White (45.7%) followed by Hispanic (28.9%) and Black (14.2%). The community represents a diverse, family-friendly environment with strong growth momentum that attracts residents from across the region.

Income & Employment

In 2023, the median household income of Cibolo households was \$125,230. The job market in Cibolo is powered by 15,390 working residents, spread across a range of industries and roles. The employment rate is 93.3% in Cibolo, with a workforce of 15,390 residents.

The unemployment rate in Cibolo is 4.1%, which is calculated among residents aged 16 or older who are in the labor force. Many residents commute to nearby San Antonio for work, with the average commute time is 32 minutes or around 40 miles. The community benefits from its proximity to major employment centers while maintaining suburban quality of life.

36.4K 1040%

Population

As of 2024

Growth Rate

Since 2000

\$125K

Median Income

Household annual

4.1%

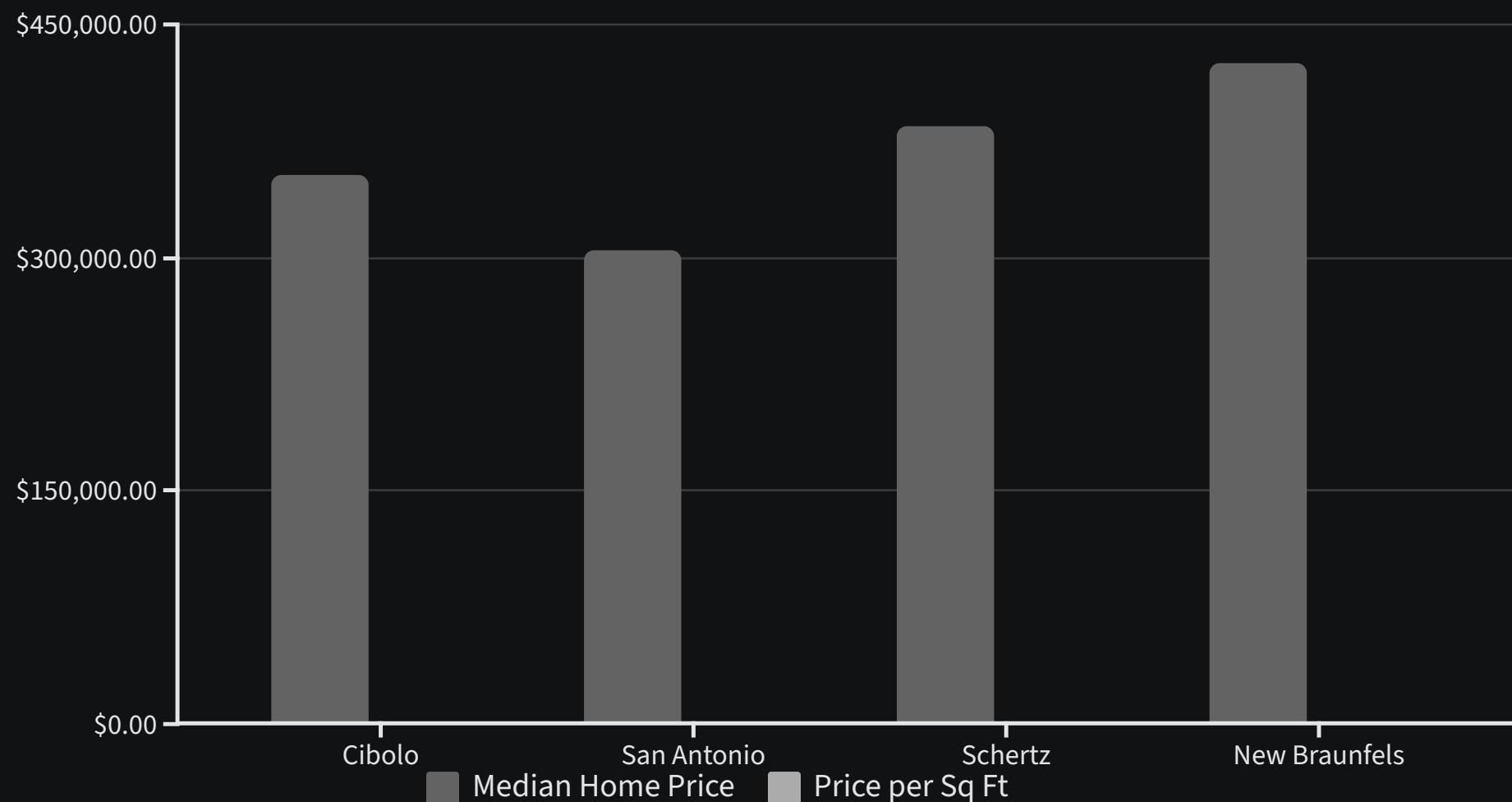
Unemployment

Rate (2024)

Housing Market Analysis: What to Expect

The median home sold price in Cibolo was \$353,078 in May 2025, down 0.7% from last year, and the median price per square foot was \$150. The median sale price of a home in Cibolo was \$400K last month, up 16.0% since last year. The median sale price per square foot in Cibolo is \$157, up 5.0% since last year. This represents a competitive but stable market for homebuyers.

Cibolo is a Buyers Housing Market, which means prices tend to be lower and homes stay on the market longer. Homes in Cibolo receive 2 offers on average and sell in around 64 days. On average, homes in Cibolo sell after 64 days on the market compared to 70 days last year. 45.5% of homes here sold below asking price last month. Of the 44 sold homes, 45% were sold under asking, 32% were sold at asking, and 23% were sold over asking.



Housing costs in Cibolo come to a median of \$1,934 per month, while tenants specifically pay a median gross rent of \$2,008. Out of the 10,495 occupied housing units in Cibolo, 84.5% are owner-occupied, while 15.5% are lived in by tenants. Property taxes are competitive with surrounding areas, and Texas has no state income tax.

Education Excellence: Schools & Ratings

The city of Cibolo, Texas is home to 8 schools serving grades PK-12, all part of the Schertz-Cibolo-U City Independent School District (ISD). The district is ranked 490 out of 961 school districts in Texas and has a 2-star rating from SchoolDigger. Schertz-Cibolo-Universal City Independent School District is a highly rated, public school district located in SCHERTZ, TX. It has 15,146 students in grades PK, K-12 with a student-teacher ratio of 18 to 1. According to state test scores, 47% of students are at least proficient in math and 52% in reading.



Elementary Schools

Cibolo serves families through the Schertz-Cibolo-Universal City ISD with multiple elementary schools offering strong academic programs. Students may begin at Wiederstein Elementary for prekindergarten through Grade 4, then move on to Barbara Jordan Intermediate for Grades 5 and 6; both are rated A-minus on Niche.



Middle Schools

Dobie J H, a middle school, has consistently ranked in the top half of Texas middle schools with a 3-4 star rating. It has low dropout rates and strong test scores, particularly in 8th grade math and science. Dobie Junior High School and Steele High School are rated A on Niche. The junior high is the No. 2 Best Public Middle School in Guadalupe County according to Niche.



High Schools

Byron P Steele II High School has a 94.2% 4-year graduation rate and 1.1% dropout rate, with strong performance in biology, English, and U.S. History. In the Class of 2023, 96.3% of students received their high school diplomas on time or earlier. The dropout rate for students in grades 9-12 was 1.2% during the 2022-2023 school year.

The average SAT score at Schertz-Cibolo-U City ISD was 1007 for 2022-2023 graduates. The average ACT score was 21.1. Families seeking educational options outside the district have access to charter schools and private institutions in the greater San Antonio metro area.



Resources for School Research: Visit GreatSchools.org for detailed school ratings, test scores, student demographics, and parent reviews. Individual district websites provide calendars, enrollment information, and boundary maps to help you identify your neighborhood schools.

Cost of Living Breakdown

December 2024 cost of living index in Cibolo: 89.0 (less than average, U.S. average is 100). Percentage of residents living in poverty in 2023: 3.5%. This affordability attracts families seeking suburban amenities and quality of life while remaining within reasonable driving distance of major employment centers in San Antonio and surrounding areas.

Housing

40% of budget

- Mortgage/rent payments
- Property taxes (competitive rates)
- Homeowners insurance
- HOA fees (varies by community)

Healthcare

8% of budget

- Insurance premiums
- Co-pays and prescriptions
- Access to San Antonio medical facilities



Utilities

12% of budget

- Electricity (\$130-\$220/month, seasonal)
- Water/sewer (\$70-\$100/month)
- Internet/cable (\$70-\$130/month)

Food & Goods

20% of budget

- Groceries (\$500-\$750/month for family of 4)
- Dining out (\$250-\$450/month)
- Household supplies

Transportation

20% of budget

- Vehicle payments/insurance
- Fuel costs (\$120-\$200/month)
- Commute to San Antonio area



Tax Resources: Use SmartAsset's Texas Property Tax Calculator to estimate your specific property tax burden based on home value and location. Remember, Texas has no state income tax, which significantly reduces overall tax burden compared to other states.

Comparative Market Analysis: Cibolo vs. Competing Cities

When choosing where to relocate in the San Antonio metropolitan area, most homebuyers compare Cibolo with San Antonio, Schertz, New Braunfels, Seguin, and other suburban communities. Each offers distinct advantages, and understanding these differences helps you make the best choice for your family's needs and priorities. Cibolo stands out for its rapid growth, newer housing stock, and family-friendly suburban atmosphere.

Factor	Cibolo	San Antonio	Schertz	New Braunfels	Seguin
Median Home Price	\$353,078	\$305,000	\$385,000	\$425,000	\$285,000
Unemployment Rate	4.1%	4.0%	3.9%	3.8%	4.3%
Population	36,374	1.53 million	42,000	95,000	32,000
Distance to San Antonio	26 miles	0 miles	22 miles	46 miles	35 miles
Cost of Living	Below National Avg	Below National Avg	At National Avg	Above National Avg	Below National Avg
Development Stage	Rapidly Growing	Established	Established	Growing	Stable

Cibolo's competitive advantage lies in its combination of rapid growth, newer housing developments, excellent schools, and strategic location between San Antonio and other Hill Country destinations. While larger cities may offer more amenities, they come with higher costs and urban challenges that many families prefer to avoid.

The Pros: Why People Choose Cibolo



Exceptional Growth & Development

Cibolo, Texas is growing extremely quickly; it is growing faster than 98% of similarly sized cities since 2000. Cibolo homes and real estate are some of the newest in America. 82.05% of Cibolo's housing was built since 2000, making the city have a very new look and feel. This means modern amenities, updated infrastructure, and contemporary home features.



Strategic Location & Accessibility

There are 18.64 miles from Cibolo to San Antonio in southwest direction and 25 miles (40.23 kilometers) by car, following the Cibolo Valley Drive route. Cibolo and San Antonio are 30 minutes far apart, if you drive non-stop. The closest major airport is San Antonio International Airport, approximately 20 miles away, offering numerous domestic and international flights daily.



Family-Friendly Community

In fact, there is a higher proportion of four, five or more bedroom homes in Cibolo than is found in 98% of the communities in America. Owner-occupied, three and four bedroom dwellings, primarily in single-family detached homes are the