



Your Complete Guide to Moving to San Antonio, TX

Welcome to your comprehensive relocation guide for San Antonio, Texas—the vibrant heart of South Central Texas and the seventh largest city in America. This guide provides everything you need to make an informed decision about your move, featuring current data, market comparisons, and insider insights. Courtesy of True North Group, your trusted partner in navigating the San Antonio real estate market.

San Antonio at a Glance: Key Statistics & Demographics

Population & Growth

San Antonio has experienced consistent growth, with a current population of approximately 1.53 million residents as of 2024, making it the seventh largest city in the country. The city added nearly 24,000 residents from July 2023 to July 2024, reflecting its strong appeal to families, professionals, and those seeking quality living in a major metropolitan area with rich cultural heritage.

The median age is 34.6 years, indicating a dynamic, diverse community. The largest San Antonio racial/ethnic groups are Hispanic (64.4%) followed by White (23.3%) and Black (6.5%), creating one of the most culturally diverse major cities in America.

1.53M

Population

As of 2024

24K

Growth Rate

New residents in 2024

Income & Employment

The median household income in San Antonio is approximately \$62,917, reflecting the community's growing economic opportunities and appeal to working professionals. More than 1.1 million people were employed in nonfarm positions in July 2024 in the San Antonio-New Braunfels metro area, with an unemployment rate of 4%.

San Antonio boasts a diverse economy with strong sectors in health care, bioscience, tourism, military and cybersecurity. The city's strategic location and growing tech presence have created significant economic opportunities for San Antonio residents, while the city maintains its unique cultural identity and charm.

\$63K

Median Income

Household annual

4%

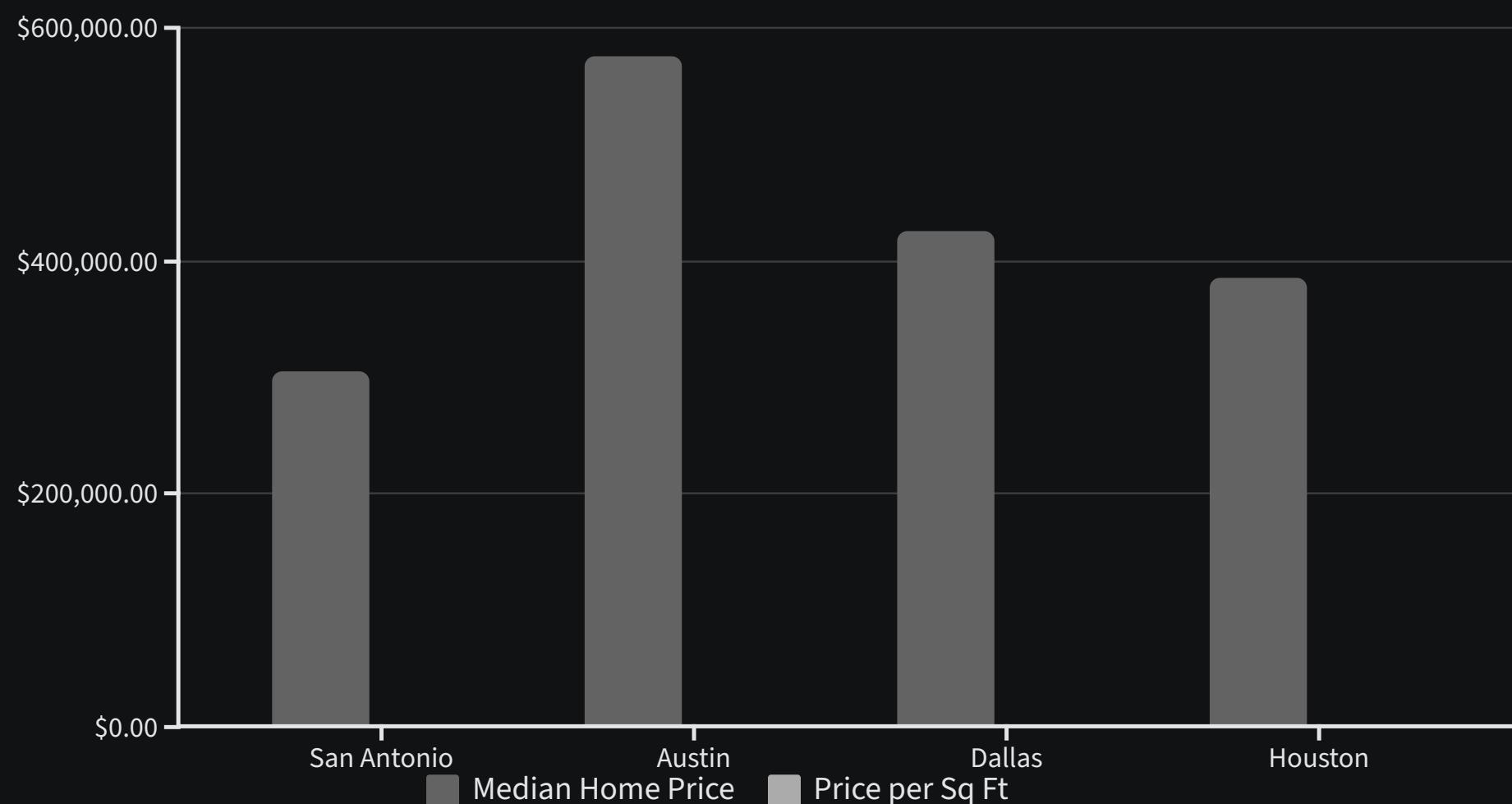
Unemployment

Rate (July 2024)

Housing Market Analysis: What to Expect

San Antonio's housing market offers strong value in the Texas metro area with a median home price of \$305,000, down 4.4% compared with August of last year. In November 2025, San Antonio home prices were up 5.0% compared to last year, selling for a median price of \$264K. This moderately appreciating market provides excellent opportunities for both homebuyers and investors seeking value.

Homes are selling slightly below asking price, averaging 2.21% under list price, which further supports a buyer's advantage in negotiations. Homes in San Antonio are currently spending an average of 54 days on the market, giving buyers more time to consider their options compared to more competitive markets. The community offers both historic neighborhoods with character and new developments with modern amenities.



Property taxes in San Antonio are approximately 1.8-2.2% of assessed value annually, which includes county, city, school district, and other local taxes. While Texas has no state income tax, property taxes fund excellent city services and infrastructure. Rental prices average \$1,505 per month as of August 2024, reflecting the community's affordability and desirability.

Education Excellence: Schools & Ratings

San Antonio's three largest school districts — San Antonio ISD, Northside ISD and North East ISD — all got C ratings. San Antonio ISD serves approximately 44,635 students with a student-teacher ratio of 16 to 1. According to state test scores, 21% of students are at least proficient in math and 33% in reading. San Antonio ISD improved from last year to this year, going from a 69 to a 72 on state ratings, showing positive momentum.



Elementary Schools

San Antonio has numerous elementary schools across multiple districts serving the greater metro area. Schools offer diverse programs with strong community support and cultural programming that reflects the city's rich heritage and bilingual community.



Middle Schools

The districts operate multiple middle schools serving grades 6-8. These schools offer advanced academic programs, arts education, and athletics. 27.9% of students were enrolled in bilingual and English language learning programs, reflecting the city's multicultural strength.



High Schools

San Antonio area high schools serve a diverse student population with comprehensive academic and extracurricular programs. In the Class of 2023, 88.2% of students received their high school diplomas on time or earlier. The average SAT score was 868 for 2022-2023 graduates.

The largest universities in San Antonio include The University of Texas at San Antonio (7,859 degrees awarded in 2023), San Antonio College (2,743 degrees), and Northwest Vista College (2,508 degrees). For families seeking private or charter options, several schools operate within the city, including faith-based institutions and specialized academies.



Resources for School Research: Visit [GreatSchools.org](https://www.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

San Antonio remains more affordable compared to other major Texas cities like Austin or Dallas. This affordability is attractive to both families and young professionals seeking to balance career growth and quality of life. Rent prices average \$1,505 per month, well below the national average of \$2,070, making it an attractive choice for those seeking urban amenities at reasonable costs.

Housing

35% of budget

- Mortgage/rent payments
- Property taxes (1.8-2.2%)
- Homeowners insurance (\$1,200-\$1,800/year)
- HOA fees (\$150-\$400/year average)



Healthcare

13% of budget

- Insurance premiums
- Co-pays and prescriptions
- Dental and vision care

Utilities

12% of budget

- Electricity (\$120-\$200/month, depending on season)
- Water/sewer (\$60-\$90/month)
- Internet/cable (\$70-\$130/month)

Food & Goods

22% of budget

- Groceries (\$550-\$800/month for family of 4)
- Dining out (\$300-\$550/month)
- Household supplies

Transportation

18% of budget

- Vehicle payments/insurance
- Fuel costs (\$150-\$250/month)
- Public transit (VIA Metropolitan Transit)



Tax Resources: Use SmartAsset's Texas Property Tax Calculator (smartasset.com/taxes/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 offsets property tax costs.

Comparative Market Analysis: San Antonio vs. Competing Cities

When choosing where to relocate in Texas, most homebuyers compare San Antonio with Austin, Dallas, Houston, Fort Worth, and other major metropolitan areas. Each community offers distinct advantages, and understanding these differences helps you make the best choice for your family's needs and priorities. San Antonio stands out for its affordability, cultural richness, and strong quality of life for families and professionals alike.

Factor	San Antonio	Austin	Dallas	Houston	Fort Worth
Median Home Price	\$305,000	\$575,000	\$425,000	\$385,000	\$365,000
Property Tax Rate	1.8-2.2%	1.9-2.1%	2.0-2.3%	2.1-2.4%	1.9-2.2%
Population	1.53 million	994,000	1.33 million	2.39 million	1.01 million
Unemployment Rate	4.0%	3.8%	4.2%	4.1%	3.9%
Cost of Living	Below National Avg	Above National Avg	At National Avg	Below National Avg	Below National Avg
Development Stage	Established & Growing	Rapidly Growing	Mature	Mature	Growing

San Antonio's competitive advantage lies in its combination of affordability, cultural richness, and established amenities with continued growth potential. While other cities may offer higher tech wages or more nightlife, they come with significantly higher housing costs. San Antonio provides excellent value for families and professionals seeking an established metropolitan area with strong culture and community character.

The Pros: Why People Choose San Antonio



Outstanding Affordability & Value

San Antonio remains more affordable compared to other major Texas cities like Austin or Dallas, attractive to both families and young professionals seeking to balance career growth and quality of life. With rent prices averaging \$1,505 per month, well below the national average of \$2,070, your money goes much further here.



Rich Cultural Heritage & Downtown

San Antonio offers an unmatched cultural experience with the famous River Walk, historic missions, vibrant arts scene, and authentic Tex-Mex cuisine. The city's downtown core combines historic charm with modern amenities, creating a unique living experience that celebrates both tradition and innovation.



Strategic Central Texas Location

San Antonio is centrally located in Texas with easy access to Austin (1.5 hours), Houston (3 hours), and Dallas (4.5 hours). The city provides excellent connectivity while maintaining its own distinct identity and strong job market across multiple industries including healthcare, military, and technology.



Consistent Growth & Stability

San Antonio added nearly 24,000 residents from July 2023 to July 2024, making it the seventh largest city in the country. This steady growth indicates strong economic fundamentals and continued development while maintaining livability and community character.



Family-Friendly Diverse Community

The largest San Antonio racial/ethnic groups are Hispanic (64.4%) followed by White (23.3%) and Black (6.5%), creating one of America's most culturally diverse major cities. This diversity creates a welcoming environment where families can experience different cultures, languages, and traditions in daily life.



Strong & Diverse Economy

San Antonio boasts a diverse economy with strong sectors in health care, bioscience, tourism, military and cybersecurity. With over 1.1 million people employed and an unemployment rate of 4%, lower than the national average of 4.3%, the job market provides stability and opportunity.

The Cons: Considerations Before Moving

Summer Heat & Climate Challenges

San Antonio experiences hot, humid summers with temperatures regularly exceeding 95°F. The heat can be intense from June through September, requiring higher air conditioning costs and limiting some outdoor activities during peak summer months. Newcomers from cooler climates may need time to adjust.

Traffic Congestion & Sprawl

As a major metropolitan area, San Antonio experiences traffic congestion during rush hours, especially on major highways like I-35, I-10, and Loop 1604. The city's sprawling nature means longer commutes for some residents, and public transportation options are more limited compared to other major cities.

Educational Performance Challenges

According to state test scores, 21% of students are at least proficient in math and 33% in reading, indicating room for improvement in academic performance. San Antonio's three largest school districts all received C ratings, which may concern families prioritizing top-tier education.

Limited High-Paying Tech Jobs

While San Antonio has a diverse economy, it lacks the high-paying tech sector concentration found in Austin or Dallas. Professionals in certain industries may find fewer opportunities for career advancement or may earn less than they would in other major Texas cities.

Air Quality & Allergies

San Antonio can experience air quality issues, particularly during summer months and cedar season. The city's location and weather patterns can create challenges for those with respiratory conditions or allergies, especially during peak pollen seasons in spring and fall.

Hurricane & Severe Weather Risk

While inland from the coast, San Antonio can still experience severe weather including hurricanes, flooding, and tornadoes. The city occasionally faces weather-related challenges that require emergency preparedness and can impact daily life and property.

Lifestyle & Community: What to Expect

Recreation & Attractions

San Antonio offers world-class attractions including the famous River Walk, historic Alamo, vibrant Market Square, and stunning Spanish Colonial missions. The city features numerous parks, golf courses, and outdoor recreation opportunities. Brackenridge Park, San Antonio Missions, and the Pearl Farmers Market provide diverse entertainment options.

For outdoor enthusiasts, San Antonio provides hiking and biking trails, kayaking on the San Antonio River, and easy access to Texas Hill Country. The city's park system includes over 200 parks with facilities for sports, picnics, and family activities.

Climate & Weather

San Antonio enjoys a subtropical climate with mild winters and hot summers. The city averages about 300 sunny days per year, supporting year-round outdoor activities. Average rainfall is about 29 inches annually, with most precipitation occurring in late spring and early fall. Winters are generally mild with occasional freezes.

Safety & Crime

San Antonio maintains active community policing and neighborhood watch programs across the city. Like any major metropolitan area, crime rates vary by neighborhood, with many areas offering safe, family-friendly environments. The city continues investing in public safety and community programs to maintain livability across all districts.

Dining & Entertainment

San Antonio's culinary scene is legendary, featuring authentic Tex-Mex cuisine, barbacoa, puffy tacos, and world-renowned restaurants. The Southtown, Pearl District, and downtown areas offer diverse dining from food trucks to fine dining establishments, plus vibrant nightlife and live music venues.

The city's entertainment district includes the Majestic Theatre, historic Market Square, and numerous festivals throughout the year including Fiesta San Antonio, one of America's largest cultural celebrations.

Your Next Steps: Making San Antonio Home

01

Research & Explore

Visit San Antonio multiple times and explore different neighborhoods. Experience the River Walk, historic downtown, Pearl District, and suburban areas like Stone Oak, Alamo Heights, or Westover Hills. Drive potential commute routes during rush hour and attend local events to understand the community culture.

02

Understand Your Budget

Use online property tax calculators to estimate total housing costs including taxes, insurance, and HOA fees. Get pre-approved for financing to understand your buying power in this stable market. Factor in utility costs, commute expenses, and lifestyle costs to ensure San Antonio fits your financial picture.

03

Choose Your Neighborhood

San Antonio offers diverse neighborhoods from historic downtown lofts to suburban family communities. Consider proximity to work, schools, amenities, and lifestyle preferences. Popular areas include Alamo Heights, Stone Oak, Southtown, King William Historic District, and newer developments in far northwest San Antonio.

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Work with Local Experts

Partner with real estate professionals who know San Antonio's diverse market intimately. True North Group specializes in major Texas metropolitan markets and can provide insider knowledge, neighborhood comparisons, market trends, and guidance throughout your home search and purchase process.

05

Plan Your Move

Once you've selected your home, prepare for your relocation. Arrange utilities, update addresses, enroll children in schools, and connect with community resources. Join neighborhood associations and local groups to build connections in this welcoming, culturally rich community.



Important Resources for Your Research:

- **School Information:** GreatSchools.org provides ratings, reviews, and detailed data for all San Antonio area schools
- **Property Tax Calculator:** SmartAsset.com/taxes/texas-property-tax-calculator estimates your specific tax burden
- **Real Estate Expertise:** True North Group offers comprehensive relocation services, market analysis, and personalized guidance for San Antonio homebuyers
- **City Resources:** SanAntonio.gov provides city services, development updates, and community information
- **Community Events:** VisitSanAntonio.com offers information about local attractions, events, and amenities

This comprehensive relocation guide is provided courtesy of **True North Group**—your trusted partner in navigating the San Antonio, Texas real estate market. Our local expertise, market knowledge, and commitment to client success ensure you make informed decisions and find the perfect home in this vibrant, culturally rich community. Ready to explore San Antonio? Contact True North Group today to begin your journey home.