

Housing Profile

Bexar County
Area: 1,256.99 square miles

Prepared by Bexar County IT GIS Team

| Population | | Households | |
|-----------------------|-----------|------------------------------|----------|
| 2010 Total Population | 1,714,781 | 2020 Median Household Income | \$54,139 |
| 2020 Total Population | 2,009,703 | 2025 Median Household Income | \$57,101 |
| 2025 Total Population | 2,152,771 | 2020-2025 Annual Rate | 1.07% |
| 2020-2025 Annual Rate | 1.38% | | |

| Housing Units by Occupancy Status and Tenure | Census 2010 | | 2020 | | 2025 | |
|--|-------------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Total Housing Units | 662,874 | 100.0% | 753,092 | 100.0% | 803,216 | 100.0% |
| Occupied | 608,932 | 91.9% | 711,859 | 94.5% | 762,187 | 94.9% |
| Owner | 368,640 | 55.6% | 415,151 | 55.1% | 446,774 | 55.6% |
| Renter | 240,292 | 36.3% | 296,708 | 39.4% | 315,413 | 39.3% |
| Vacant | 53,942 | 8.1% | 41,233 | 5.5% | 41,029 | 5.1% |

| Owner Occupied Housing Units by Value | 2020 | | 2025 | |
|---------------------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| Total | 415,103 | 100.0% | 446,727 | 100.0% |
| <\$50,000 | 22,648 | 5.5% | 19,971 | 4.5% |
| \$50,000-\$99,999 | 65,750 | 15.8% | 57,770 | 12.9% |
| \$100,000-\$149,999 | 64,056 | 15.4% | 58,192 | 13.0% |
| \$150,000-\$199,999 | 80,231 | 19.3% | 77,006 | 17.2% |
| \$200,000-\$249,999 | 54,236 | 13.1% | 61,661 | 13.8% |
| \$250,000-\$299,999 | 38,802 | 9.3% | 49,208 | 11.0% |
| \$300,000-\$399,999 | 44,341 | 10.7% | 59,775 | 13.4% |
| \$400,000-\$499,999 | 19,357 | 4.7% | 27,203 | 6.1% |
| \$500,000-\$749,999 | 15,907 | 3.8% | 22,898 | 5.1% |
| \$750,000-\$999,999 | 5,281 | 1.3% | 7,284 | 1.6% |
| \$1,000,000-\$1,499,999 | 2,554 | 0.6% | 3,317 | 0.7% |
| \$1,500,000-\$1,999,999 | 858 | 0.2% | 1,096 | 0.2% |
| \$2,000,000+ | 1,082 | 0.3% | 1,346 | 0.3% |
| Median Value | \$184,337 | | \$208,453 | |
| Average Value | \$232,086 | | \$259,505 | |

| Census 2010 Housing Units | Number | Percent |
|---------------------------|---------|---------|
| Total | 662,874 | 100.0% |
| In Urbanized Areas | 633,367 | 95.5% |
| In Urban Clusters | 905 | 0.1% |
| Rural Housing Units | 28,602 | 4.3% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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| Census 2010 Owner Occupied Housing Units by Mortgage Status | | |
|---|---------|---------|
| | Number | Percent |
| Total | 368,640 | 100.0% |
| Owned with a Mortgage/Loan | 259,217 | 70.3% |
| Owned Free and Clear | 109,423 | 29.7% |

| Census 2010 Vacant Housing Units by Status | | |
|--|--------|---------|
| | Number | Percent |
| Total | 53,940 | 100.0% |
| For Rent | 25,550 | 47.4% |
| Rented- Not Occupied | 1,058 | 2.0% |
| For Sale Only | 7,235 | 13.4% |
| Sold - Not Occupied | 1,537 | 2.8% |
| Seasonal/Recreational/Occasional Use | 4,553 | 8.4% |
| For Migrant Workers | 72 | 0.1% |
| Other Vacant | 13,935 | 25.8% |

| Census 2010 Occupied Housing Units by Age of Householder and Home Ownership | | | |
|---|----------------|----------------------|---------------|
| | Occupied Units | Owner Occupied Units | |
| | | Number | % of Occupied |
| Total | 608,931 | 368,639 | 60.5% |
| 15-24 | 36,942 | 4,401 | 11.9% |
| 25-34 | 112,720 | 43,297 | 38.4% |
| 35-44 | 120,098 | 71,190 | 59.3% |
| 45-54 | 126,688 | 86,021 | 67.9% |
| 55-64 | 101,140 | 75,679 | 74.8% |
| 65-74 | 60,002 | 47,923 | 79.9% |
| 75-84 | 37,505 | 30,182 | 80.5% |
| 85+ | 13,836 | 9,946 | 71.9% |

| Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership | | | |
|--|----------------|----------------------|---------------|
| | Occupied Units | Owner Occupied Units | |
| | | Number | % of Occupied |
| Total | 608,932 | 368,640 | 60.5% |
| White Alone | 456,742 | 293,642 | 64.3% |
| Black/African American Alone | 48,986 | 22,318 | 45.6% |
| American Indian/Alaska Native | 5,135 | 2,630 | 51.2% |
| Asian Alone | 13,787 | 7,713 | 55.9% |
| Pacific Islander Alone | 706 | 364 | 51.6% |
| Other Race Alone | 66,765 | 33,466 | 50.1% |
| Two or More Races | 16,811 | 8,507 | 50.6% |
| Hispanic Origin | 312,064 | 180,249 | 57.8% |

| Census 2010 Occupied Housing Units by Size and Home Ownership | | | |
|---|----------------|----------------------|---------------|
| | Occupied Units | Owner Occupied Units | |
| | | Number | % of Occupied |
| Total | 608,933 | 368,640 | 60.5% |
| 1-Person | 154,009 | 68,977 | 44.8% |
| 2-Person | 176,693 | 117,083 | 66.3% |
| 3-Person | 102,653 | 66,185 | 64.5% |
| 4-Person | 88,969 | 59,832 | 67.3% |
| 5-Person | 48,837 | 32,059 | 65.6% |
| 6-Person | 21,510 | 13,961 | 64.9% |
| 7+ Person | 16,262 | 10,543 | 64.8% |

| 2020 Housing Affordability | |
|--------------------------------|-------|
| Housing Affordability Index | 135 |
| Percent of Income for Mortgage | 14.2% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.