



## MULTIFAMILY REPORT

# San Antonio Slowing

May 2023

An aerial photograph of San Antonio, Texas, showing a mix of urban development. In the foreground, there are residential buildings, some with red roofs, and a large green park area. A multi-lane highway runs horizontally across the middle of the image. In the background, a dense city skyline is visible under a clear blue sky. The text 'Rent Movement Stays Negative', 'Deliveries, Transactions Moderate', and 'Job Gains Outpace Nation' is overlaid on the bottom right of the image.

**Rent Movement Stays Negative**  
**Deliveries, Transactions Moderate**  
**Job Gains Outpace Nation**



# SAN ANTONIO MULTIFAMILY



## Rents, Occupancy Follow Market Slowdown

San Antonio multifamily market fundamentals began softening, especially in transaction and new construction volume. The metro's rent movement was negative for four consecutive months, down 0.3% on a trailing three-month basis through March to an overall average of \$1,274. The rate trailed the U.S. figure, which remained flat, at \$1,706. The occupancy rate in stabilized properties also fell 170 basis points in the 12 months ending in February, to 93.0%.

The jobless rate clocked in at 4.3% in February, faring better than the state (4.0%) and Houston (4.8%), but lagging the U.S. (3.6%), Austin (3.7%) and Dallas (4.1%) according to preliminary data from the Bureau of Labor Statistics. The employment market expanded by 4.6%, or 46,600 jobs, in 2022, leading the 3.7% U.S. figure. Two sectors lost a combined 4,100 jobs—professional and business services and mining, logging and construction—but San Antonio's economy is strong and diverse enough to withstand upcoming distress.

Deliveries through March were scarce, with just 78 units in one fully affordable community coming online, but the construction pipeline had 16,000 units underway, 8,455 of which Yardi Matrix forecasts will be completed by year-end. Meanwhile, investors traded just \$176 million in multifamily assets, coming in at just over \$100,000 for an average price per unit.

## Market Analysis | May 2023

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### Recent San Antonio Transactions

#### The Redland



City: San Antonio  
Buyer: Ilan Investments  
Purchase Price: \$44 MM  
Price per Unit: \$159,420

#### Reata at Alamo Ranch



City: San Antonio  
Buyer: MLG Capital  
Purchase Price: \$35 MM  
Price per Unit: \$151,305

#### Broad Viewe



City: San Antonio  
Buyer: Raven Capital Group  
Purchase Price: \$16 MM  
Price per Unit: \$90,220

#### Torrey Place



City: New Braunfels, Texas  
Buyer: MLG Capital  
Purchase Price: \$14 MM  
Price per Unit: \$94,468