

# South Padre Island Housing Report

## December 2025



Median price

\$465,000

↑ **8.8%**

Compared to December 2024

### Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	17.4%
\$300,000 - \$399,999	26.1%
\$400,000 - \$499,999	8.7%
\$500,000 - \$749,999	30.4%
\$750,000 - \$999,999	8.7%
\$1,000,000+	8.7%



Active listings

↑ **15.3%**

340 in December 2025



Closed sales

↑ **33.3%**

24 in December 2025



Days on market

Days on market 196

Days to close 17

Total 213

46 days more than December 2024



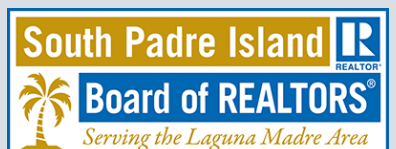
Months of inventory

**13.4**

Compared to 13.1 in December 2024

#### About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.



# Port Isabel Housing Report

## December 2025



Median price

\$425,000

↑ **6.3%**

Compared to December 2024

### Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	25.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	50.0%
\$500,000 - \$749,999	25.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **20.7%**

35 in December 2025



Closed sales

↑ **300%**

4 in December 2025



Days on market

Days on market 130

Days to close 23

Total 153

43 days less than December 2024



Months of inventory

**13.5**

Compared to 12.0 in December 2024

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# Laguna Vista Housing Report

## December 2025



Median price

\$345,000

↑ **15%**

Compared to December 2024

### Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	11.8%
\$200,000 - \$299,999	29.4%
\$300,000 - \$399,999	23.5%
\$400,000 - \$499,999	29.4%
\$500,000 - \$749,999	5.9%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **20.2%**

101 in December 2025



Closed sales

↑ **50%**

18 in December 2025



Days on market

Days on market 109

Days to close 11

Total 120

16 days more than December 2024



Months of inventory

**7.9**

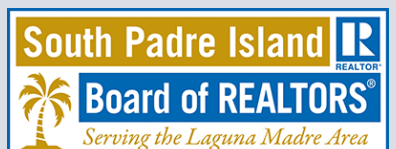
Compared to 8.1 in December 2024

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# Bayview Housing Report

## December 2025



Median price

↓ **100%**

Compared to December 2024

### Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↓ **50%**

4 in December 2025



Closed sales

↓ **100%**

0 in December 2025



Days on market

Days on market 0

Days to close 0

Total 0

38 days less than December 2024



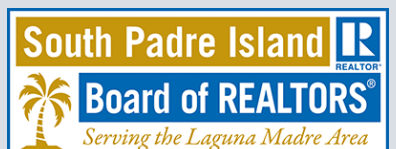
Months of inventory

**6.9**

Compared to 10.7 in December 2024

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# Cameron County Housing Report

## December 2025



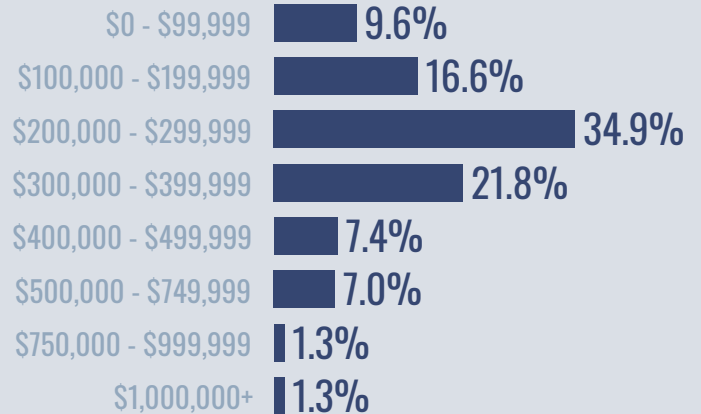
Median price

\$262,000

↑ 3.2%

Compared to December 2024

### Price Distribution



Active listings

↑ 5%

1,588 in December 2025



Closed sales

↑ 27.2%

248 in December 2025



Days on market

Days on market 90

Days to close 29

Total 119

4 days more than December 2024



Months of inventory

7.0

Compared to 7.1 in December 2024

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