

South Padre Island Housing Report

December 2025



Median price

\$465,000

↑ 8.8%

Compared to December 2024

Price Distribution



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



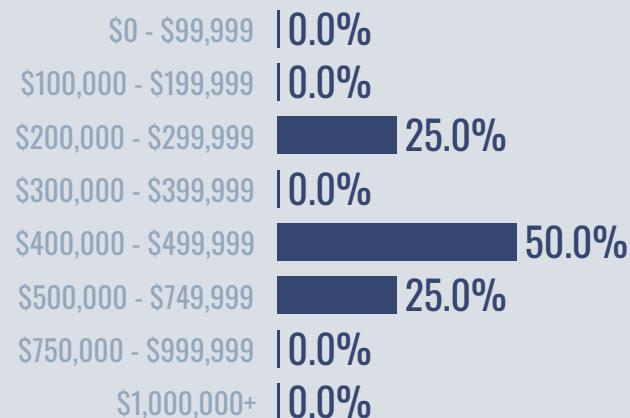
Median price

\$425,000

↑ 6.3%

Compared to December 2024

Price Distribution



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



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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