

South Padre Island Housing Report

March 2026



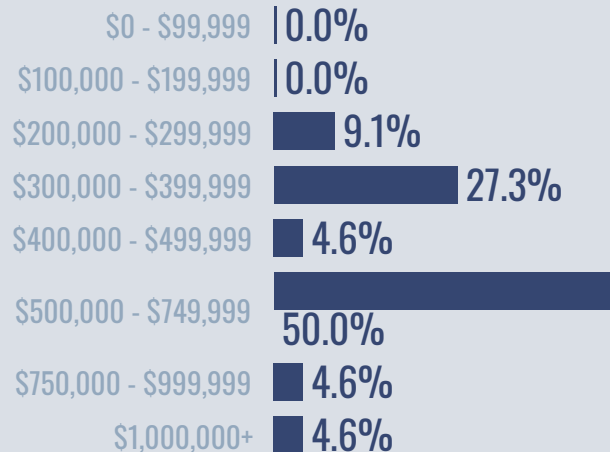
Median price

\$500,000

↑ **25%**

Compared to March 2025

Price Distribution



Active listings

↑ **9.5%**

369 in March 2026



Closed sales

↑ **15%**

23 in March 2026



Days on market

Days on market 250

Days to close 26

Total 276

96 days more than March 2025



Months of inventory

15.1

Compared to 14.7 in March 2025

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

March 2026



Median price

\$285,000

↑ **11.8%**

Compared to March 2025

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	57.1%
\$300,000 - \$399,999	28.6%
\$400,000 - \$499,999	14.3%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↓ **2.2%**

45 in March 2026



Closed sales

↑ **133.3%**

7 in March 2026



Days on market

Days on market 186

Days to close 1

Total 187

33 days more than March 2025



Months of inventory

15.0

Compared to 20.4 in March 2025

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Laguna Vista Housing Report

March 2026



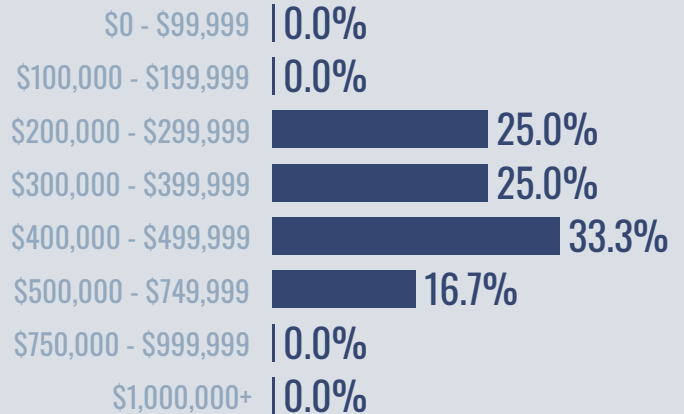
Median price

\$417,500

↑ **18.3%**

Compared to March 2025

Price Distribution



Active listings

↓ **20.5%**

89 in March 2026



Closed sales

↑ **20%**

12 in March 2026



Days on market

Days on market 97

Days to close 5

Total 102

3 days less than March 2025



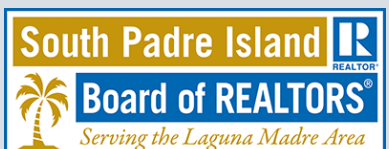
Months of inventory

6.5

Compared to 11.4 in March 2025

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Bayview Housing Report

March 2026



Median price

\$360,000

↓ **33.3%**

Compared to March 2025

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	100.0%
\$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

↓ **28.6%**

5 in March 2026



Closed sales

Flat **0%**

1 in March 2026



Days on market

Days on market 189

Days to close 33

Total 222

5 days more than March 2025



Months of inventory

10.0

Compared to 9.3 in March 2025

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Cameron County Housing Report

March 2026



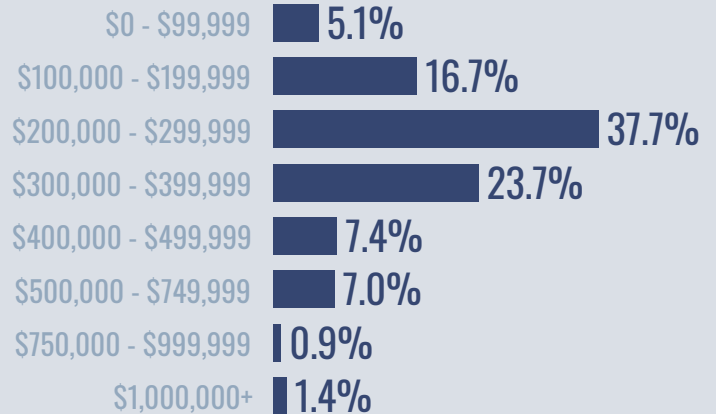
Median price

\$270,000

↑ **4.8%**

Compared to March 2025

Price Distribution



Active listings

↓ **0.4%**

1,652 in March 2026



Closed sales

↑ **9.8%**

235 in March 2026



Days on market

Days on market 105

Days to close 26

Total 131

4 days more than March 2025



Months of inventory

7.2

Compared to 7.8 in March 2025

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