

South Padre Island Housing Report

February 2026



Median price

\$367,500

↓ **23.4%**

Compared to February 2025

Price Distribution



Active listings

↑ **17.2%**

362 in February 2026



Closed sales

↓ **40.9%**

13 in February 2026



Days on market

Days on market 270

Days to close 5

Total 275

95 days more than February 2025



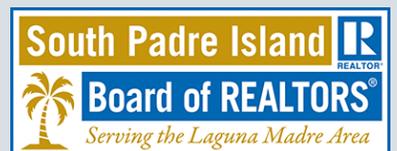
Months of inventory

15.0

Compared to 13.6 in February 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

February 2026



Median price

\$242,500

↓ **28.7%**

Compared to February 2025

Price Distribution

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

Flat **0%**

43 in February 2026



Closed sales

↓ **33.3%**

2 in February 2026



Days on market

Days on market	23
Days to close	35
Total	58

57 days less than February 2025



Months of inventory

16.1

Compared to 18.4 in February 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.



Laguna Vista Housing Report

February 2026



Median price

\$406,000

↑ **0.7%**

Compared to February 2025

Price Distribution



Active listings

↓ **16.8%**

94 in February 2026



Closed sales

↑ **27.3%**

14 in February 2026



Days on market

Days on market 145

Days to close 22

Total 167

33 days more than February 2025



Months of inventory

6.9

Compared to 11.4 in February 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.



Bayview Housing Report

February 2026



Median price

↓ **100%**

Compared to February 2025

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

Flat **0%**

6 in February 2026



Closed sales

↓ **100%**

0 in February 2026



Days on market

Days on market 0

Days to close 0

Total 0

132 days less than February 2025



Months of inventory

12.0

Compared to 9.0 in February 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.



Cameron County Housing Report

February 2026



Median price

\$250,000

↓ **7.4%**

Compared to February 2025

Price Distribution



Active listings

↑ **2.9%**

1,686 in February 2026



Closed sales

↑ **0.5%**

201 in February 2026



Days on market

Days on market 104

Days to close 25

Total 129

11 days less than February 2025



Months of inventory

7.4

Compared to 7.6 in February 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.

