South Padre Island

Housing Report

September 2025

Median price

$450,000

↑ 4.7%

Compared to September 2024

Price Distribution

$0 - $99,999	0.0%
$100,000 - $199,999	0.0%
$200,000 - $299,999	24.1%
$300,000 - $399,999	17.2%
$400,000 - $499,999	13.8%
$500,000 - $749,999	37.9%
$750,000 - $999,999	0.0%
$1,000,000+	6.9%

Active listings

↑ 34.1%

401 in September 2025

Closed sales

↑ 82.4%

31 in September 2025

Days on market

Days on market	148
Days to close	16
Total	164

16 days less than September 2024

Months of inventory

16.4

Compared to 13.4 in September 2024

About the data used in this report

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TEXAS REALTORS

TEXAS A&M UNIVERSITY Texas Real Estate Research Center

South Padre Island Board of REALTORS®

Serving the Laguna Madre Area

Port Isabel
Housing Report

September 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	100.0%
$1,000,000+	0.0%

Median price

$900,000

↑ 168.7%

Compared to September 2024

Active listings

↑ 64%

41 in September 2025

Closed sales

↓ 75%

1 in September 2025

Days on market

Days on market	60
Days to close	41
Total	101

24 days more than September 2024

Months of inventory

19.7

Compared to 9.4 in September 2024

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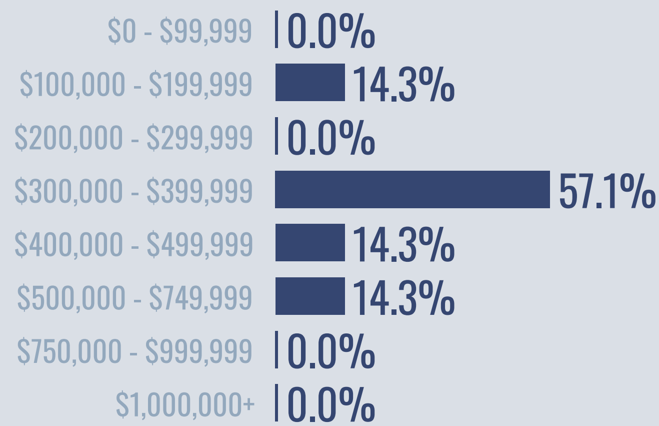
South Padre Island Board of REALTORS® Serving the Laguna Madre Area

Laguna Vista
Housing Report

September 2025

Price Distribution



Median price

$385,000

↑ 51.6%

Compared to September 2024

Active listings

↑ 10.1%

98 in September 2025

Closed sales

↓ 30%

7 in September 2025

Days on market

Days on market	171
Days to close	14
Total	185

67 days more than September 2024

Months of inventory

8.2

Compared to 8.1 in September 2024

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TEXAS REALTORS

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South Padre Island Board of REALTORS® Serving the Laguna Madre Area

Bayview
Housing Report

September 2025

Median price

Flat **0%**

Compared to September 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

↓ **28.6%**

5 in September 2025

Closed sales

Flat **0%**

0 in September 2025

Days on market

Days on market	0
Days to close	0
Total	0

Unchanged from September 2024

Months of inventory

6.7

Compared to 16.8 in September 2024

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TEXAS REALTORS

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South Padre Island Board of REALTORS® Serving the Laguna Madre Area

Cameron County Housing Report

September 2025

Price Distribution

$0 - $99,999	4.6%
$100,000 - $199,999	16.7%
$200,000 - $299,999	41.7%
$300,000 - $399,999	20.4%
$400,000 - $499,999	7.4%
$500,000 - $749,999	6.9%
$750,000 - $999,999	1.4%
$1,000,000+	0.9%

Median price

$262,900

↑ 1.1%

Compared to September 2024

Active listings

↑ 10.7%

1,682 in September 2025

Closed sales

↑ 25.4%

237 in September 2025

Days on market

Days on market	88
Days to close	30
Total	118

4 days less than September 2024

Months of inventory

7.6

Compared to 7.3 in September 2024

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South Padre Island Board of REALTORS®

Serving the Laguna Madre Area