

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.

