

South Padre Island Housing Report

August 2025



Median price

\$449,900

↓ **17.8%**

Compared to August 2024

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	11.1%
\$300,000 - \$399,999	29.6%
\$400,000 - \$499,999	14.8%
\$500,000 - \$749,999	22.2%
\$750,000 - \$999,999	14.8%
\$1,000,000+	7.4%



Active listings

↑ **40.2%**

422 in August 2025



Closed sales

↓ **26.3%**

28 in August 2025



Days on market

Days on market 150

Days to close 21

Total 171

34 days more than August 2024



Months of inventory

18.1

Compared to 12.9 in August 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.

