

South Padre Island Housing Report

2026 Q1



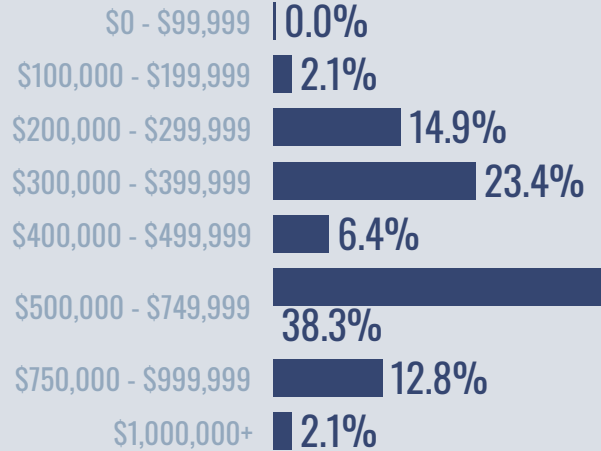
Median price

\$500,000

↑ **17%**

Compared to same quarter last year

Price Distribution



Active listings

↑ **9.5%**

369 in 2026 Q1



Closed sales

↓ **22.6%**

48 in 2026 Q1



Days on market

Days on market 242

Days to close 25

Total 267

78 days more than 2025 Q1



Months of inventory

15.1

Compared to 14.7 in 2025 Q1

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

2026 Q1



Median price

\$292,500

↑ **0.9%**

Compared to same quarter last year

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	50.0%
\$300,000 - \$399,999	25.0%
\$400,000 - \$499,999	8.3%
\$500,000 - \$749,999	16.7%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↓ **2.2%**

45 in 2026 Q1



Closed sales

↑ **71.4%**

12 in 2026 Q1



Days on market

Days on market 148

Days to close 8

Total 156

31 days more than 2025 Q1



Months of inventory

15.0

Compared to 20.4 in 2025 Q1

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Laguna Vista Housing Report

2026 Q1



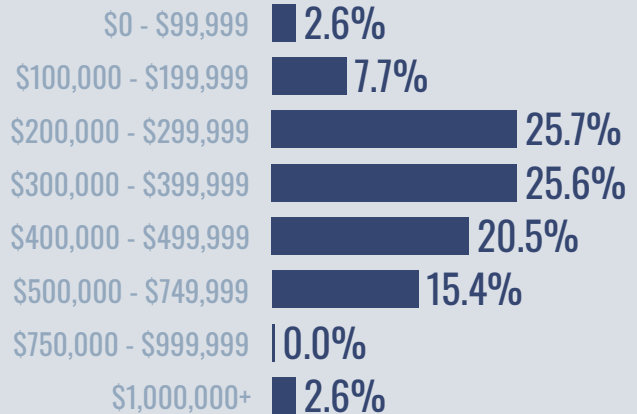
Median price

\$360,000

↑ **2%**

Compared to same quarter last year

Price Distribution



Active listings

↓ **20.5%**

89 in 2026 Q1



Closed sales

↑ **50%**

39 in 2026 Q1



Days on market

Days on market 109

Days to close 15

Total 124

7 days less than 2025 Q1



Months of inventory

6.5

Compared to 11.4 in 2025 Q1

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Bayview Housing Report

2026 Q1



Median price

\$360,000

↓ **50.9%**

Compared to same quarter last year

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 2026 Q1



Closed sales

↓ **50%**

1 in 2026 Q1



Days on market

Days on market 189

Days to close 33

Total 222

48 days more than 2025 Q1



Months of inventory

10.0

Compared to 9.3 in 2025 Q1

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Cameron County Housing Report

2026 Q1



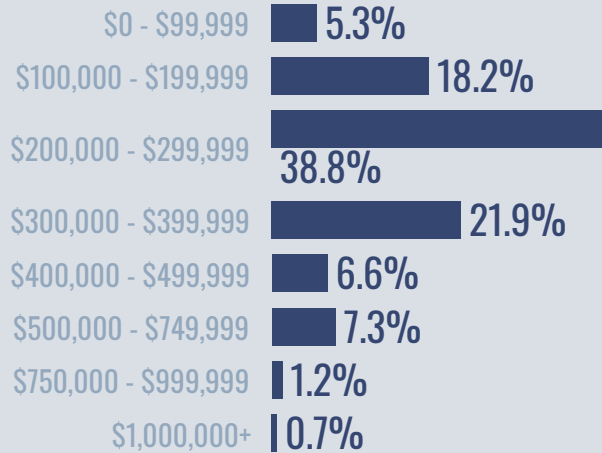
Median price

\$260,000

↓ **1.9%**

Compared to same quarter last year

Price Distribution



Active listings

↓ **0.4%**

1,652 in 2026 Q1



Closed sales

↑ **4.8%**

615 in 2026 Q1



Days on market

Days on market 101

Days to close 28

Total 129

2 days less than 2025 Q1



Months of inventory

7.2

Compared to 7.8 in 2025 Q1

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