

South Padre Island Housing Report

2026 Q2



Median price

\$447,500

↓ **6.8%**

Compared to same quarter last year

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	24.1%
\$300,000 - \$399,999	22.8%
\$400,000 - \$499,999	10.1%
\$500,000 - \$749,999	31.7%
\$750,000 - \$999,999	8.9%
\$1,000,000+	2.5%



Active listings

↓ **8.4%**

383 in 2026 Q2



Closed sales

Flat **0%**

81 in 2026 Q2



Days on market

Days on market 205

Days to close 13

Total 218

71 days more than 2025 Q2



Months of inventory

15.6

Compared to 18.3 in 2025 Q2

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.

