

South Padre Island Housing Report

February 2025



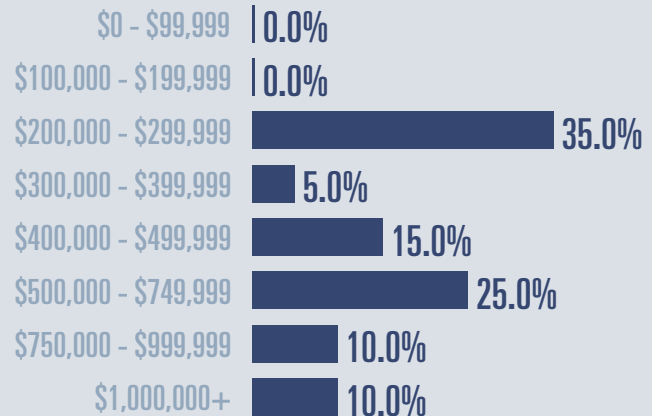
Median price

\$442,000

↓ **0.3%**

Compared to February 2024

Price Distribution



Active listings

↑ **41.3%**

325 in February 2025



Closed sales

↑ **5%**

21 in February 2025



Days on market

Days on market 168

Days to close 8

Total 176

55 days more than February 2024



Months of inventory

14.6

Compared to 8.4 in February 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.



Port Isabel Housing Report

February 2025



Median price

\$340,000

↓ **24.4%**

Compared to February 2024

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	33.3%
\$300,000 - \$399,999	33.3%
\$400,000 - \$499,999	33.3%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **147.4%**

47 in February 2025



Closed sales

↓ **40%**

3 in February 2025



Days on market

Days on market 105

Days to close 10

Total 115

99 days less than February 2024



Months of inventory

20.1

Compared to 6.0 in February 2024

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Laguna Vista Housing Report

February 2025



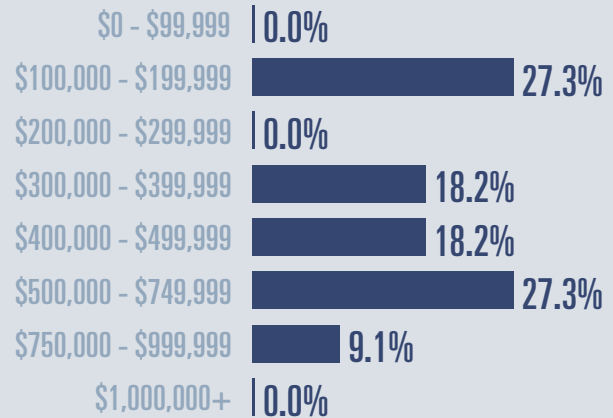
Median price

\$403,000

↑ **0.8%**

Compared to February 2024

Price Distribution



Active listings

↑ **20%**

108 in February 2025



Closed sales

↓ **15.4%**

11 in February 2025



Days on market

Days on market 114

Days to close 20

Total 134

13 days less than February 2024



Months of inventory

11.1

Compared to 7.1 in February 2024

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Bayview Housing Report

February 2025



Median price

\$925,000

↑ **100%**

Compared to February 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	100.0%
\$1,000,000+	0.0%



Active listings

↓ **12.5%**

7 in February 2025



Closed sales

↑ **100%**

1 in February 2025



Days on market

Days on market 113

Days to close 19

Total 132

132 days more than February 2024



Months of inventory

10.5

Compared to 19.2 in February 2024

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Cameron County Housing Report

February 2025



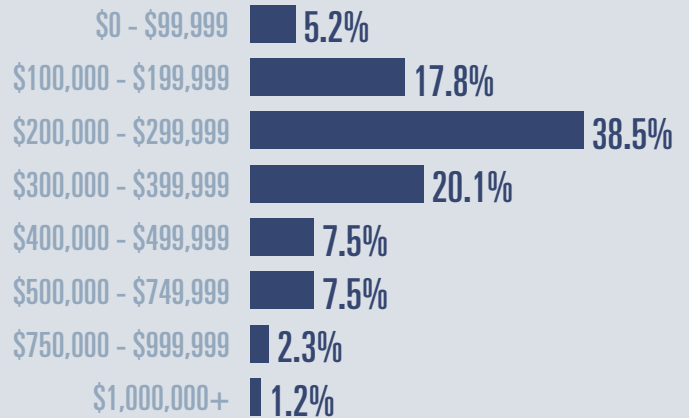
Median price

\$272,200

↑ **6.1%**

Compared to February 2024

Price Distribution



Active listings

↑ **39%**

1,703 in February 2025



Closed sales

↑ **8.5%**

191 in February 2025



Days on market

Days on market 114

Days to close 24

Total 138

24 days more than February 2024



Months of inventory

8.0

Compared to 5.9 in February 2024

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