

South Padre Island Housing Report

August 2026



Median price

\$575,000

↑ **22.1%**

Compared to August 2025

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	4.6%
\$200,000 - \$299,999	4.6%
\$300,000 - \$399,999	4.6%
\$400,000 - \$499,999	22.7%
\$500,000 - \$749,999	40.9%
\$750,000 - \$999,999	9.1%
\$1,000,000+	13.6%



Active listings

↓ **14.2%**

351 in August 2026



Closed sales

↓ **11.5%**

23 in August 2026



Days on market

Days on market 117

Days to close 20

Total 137

30 days less than August 2025



Months of inventory

14.2

Compared to 17.7 in August 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.



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Port Isabel Housing Report

August 2026



Median price

\$351,000

↑ **23.2%**

Compared to August 2025

Price Distribution

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



Active listings

↑ **50%**

63 in August 2026



Closed sales

↑ **33.3%**

4 in August 2026



Days on market

Days on market 65

Days to close 2

Total 67

83 days less than August 2025



Months of inventory

18.9

Compared to 18.0 in August 2025

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Laguna Vista Housing Report

August 2026



Median price

\$315,000

↑ **42.5%**

Compared to August 2025

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	10.0%
\$200,000 - \$299,999	20.0%
\$300,000 - \$399,999	40.0%
\$400,000 - \$499,999	20.0%
\$500,000 - \$749,999	10.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **6.4%**

83 in August 2026



Closed sales

↓ **28.6%**

10 in August 2026



Days on market

Days on market 131

Days to close 13

Total 144

51 days more than August 2025



Months of inventory

6.9

Compared to 6.3 in August 2025

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Bayview Housing Report

August 2026

 **Median price**
\$276,000

↑ 100%

Compared to August 2025

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	75.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	25.0%

 **Active listings**
↓ 33.3%

4 in August 2026

 **Closed sales**
↑ 100%

4 in August 2026

 **Days on market**

Days on market	111
Days to close	14
Total	125

125 days more than August 2025

 **Months of inventory**
3.0

Compared to 8.0 in August 2025

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Cameron County Housing Report

August 2026

 **Median price**
\$272,250

↓ 1%

Compared to August 2025

Price Distribution



 **Active listings**
↓ 6.1%

1,574 in August 2026

 **Closed sales**
↓ 17.4%

209 in August 2026

 **Days on market**

Days on market	89
Days to close	30
Total	119

1 day less than August 2025

 **Months of inventory**
6.7

Compared to 7.7 in August 2025

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