

South Padre Island Housing Report

2026 Q3



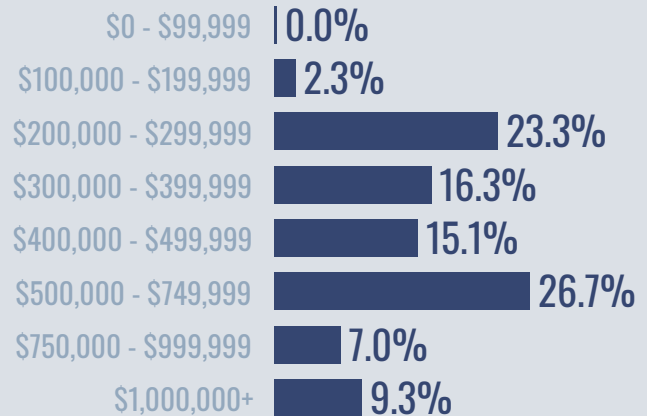
Median price

\$465,000

↓ 5.5%

Compared to same quarter last year

Price Distribution



Active listings

↓ 10.9%

353 in 2026 Q3



Closed sales

↑ 2.4%

87 in 2026 Q3



Days on market

Days on market 163

Days to close 15

Total 178

13 days more than 2025 Q3



Months of inventory

14.1

Compared to 16.4 in 2025 Q3

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

2026 Q3



Median price

\$375,000

↓ **19.7%**

Compared to same quarter last year

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	10.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	50.0%
\$400,000 - \$499,999	20.0%
\$500,000 - \$749,999	20.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **39.5%**

60 in 2026 Q3



Closed sales

↑ **25%**

10 in 2026 Q3



Days on market

Days on market 77

Days to close 15

Total 92

94 days less than 2025 Q3



Months of inventory

18.0

Compared to 20.6 in 2025 Q3

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Laguna Vista Housing Report

2026 Q3



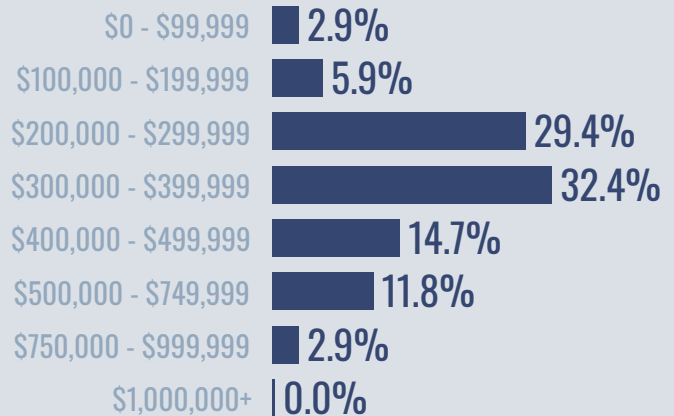
Median price

\$332,500

↑ **19.2%**

Compared to same quarter last year

Price Distribution



Active listings

↓ **28.6%**

70 in 2026 Q3



Closed sales

Flat **0%**

34 in 2026 Q3



Days on market

Days on market 148

Days to close 13

Total 161

11 days more than 2025 Q3



Months of inventory

5.6

Compared to 8.1 in 2025 Q3

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Bayview Housing Report

2026 Q3



Median price

\$276,000

↑ **100%**

Compared to same quarter last year

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	75.0%
\$300,000 - \$399,999	12.5%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	12.5%



Active listings

↑ **20%**

6 in 2026 Q3



Closed sales

↑ **100%**

8 in 2026 Q3



Days on market

Days on market 68

Days to close 17

Total 85

85 days more than 2025 Q3



Months of inventory

4.0

Compared to 6.7 in 2025 Q3

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Cameron County Housing Report

2026 Q3



Median price

\$265,000

↓ **1.9%**

Compared to same quarter last year

Price Distribution



Active listings

↓ **6%**

1,526 in 2026 Q3



Closed sales

↓ **3.7%**

699 in 2026 Q3



Days on market

Days on market 89

Days to close 29

Total 118

2 days less than 2025 Q3



Months of inventory

6.5

Compared to 7.3 in 2025 Q3

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