



Housing Report for Brownsville-Harlingen

Spotlight on January 2025

Economic News

The average monthly job count increased from 160,891 in 2023 to 164,650 in 2024, according to the latest figures published by the Texas Workforce Commission. This marks a 2.34% year-over-year (YoY) increase compared with 2023, a net increase of 3,759 new jobs.

In addition, the average monthly unemployment rate decreased to 5.41% from 5.42% in 2023.

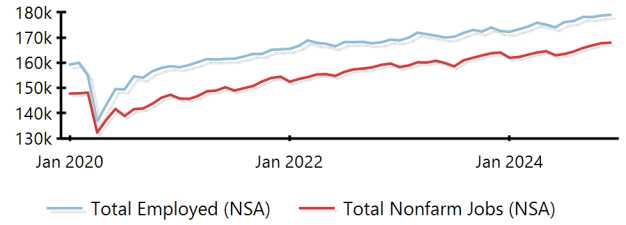
Housing Update

Sales volume for single-unit residential housing decreased 5.46% YoY from 183 to 173 transactions. Dollar volume dipped from \$53.84 million to \$53.4 million.

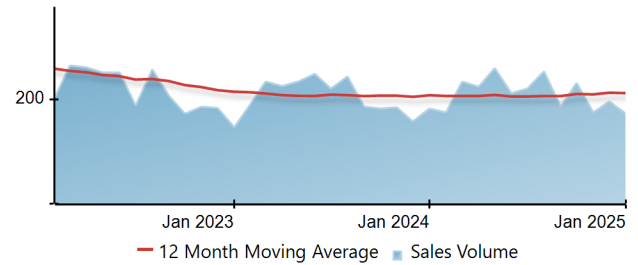
The average sales price rose 4.92% YoY from \$294,209 to \$308,670, while the average price per square foot subsequently rose from \$169.36 to \$191.68. Median price rose 11.63% YoY from \$250,825 to \$280,000, while the median price per square foot also rose from \$149.25 to \$164.95.

Months inventory for single-unit residential housing rose from 5.6 to 7.7 months supply, and days to sell rose from 98 to 129.

Jobs & Employment



Sales Volume



Median Price PSF

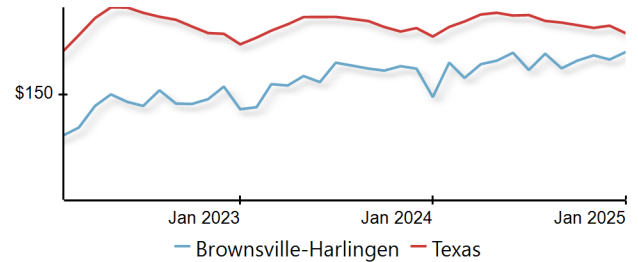


Table 1: Month Activity

	2025				2024	
	January	YoY %	YTD	YoY %	January	YoY %
Sales	173	-5.46%	173	-5.46%	183	24.49%
Dollar Volume	\$53,399,856	-0.82%	\$53,399,856	-0.82%	\$53,840,175	35.62%
Median Close Price	\$280,000	11.63%	\$280,000	11.63%	\$250,825	0.33%
New Listings	442	15.71%	442	15.71%	382	15.41%
Active Listings	1,646	39.97%	1,646	39.97%	1,176	41.52%
Months Inventory	7.7	37.33%	7.7	37.33%	5.6	46.04%
Days to Sell*	129	31.63%	129	31.63%	98	11.36%
Average Price PSF	\$191.68	13.18%	\$191.68	13.18%	\$169.36	3.83%
Median Price PSF	\$164.95	10.52%	\$164.95	10.52%	\$149.25	2.93%
Median Square Feet	1,611	0.69%	1,611	0.69%	1,600	0.13%
Close to Original List Price	94.45%	-0.69%	94.45%	-0.69%	95.11%	0.61%

* Days to Sell = Days on Market + Days to Close

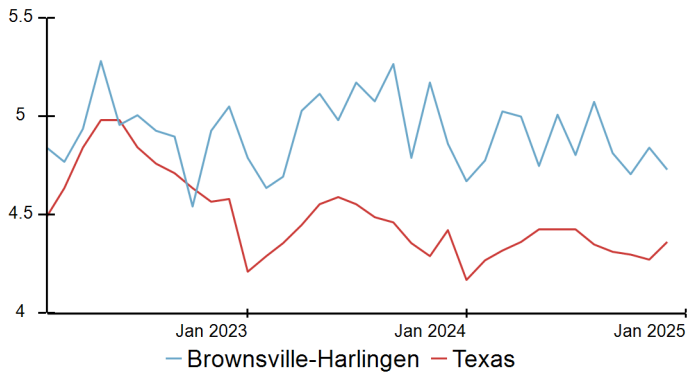
About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership between Texas REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Texas Real Estate Research Center at Texas A&M University.

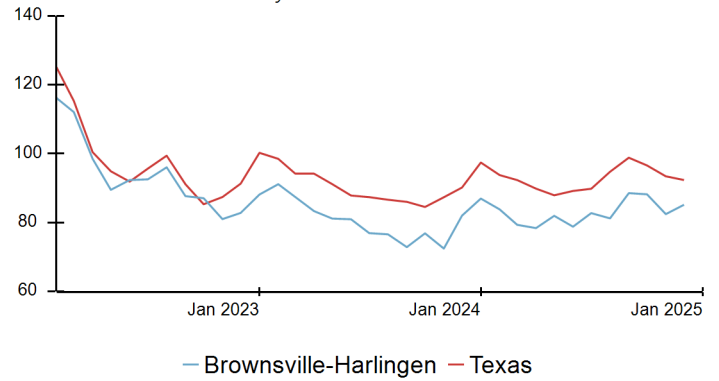




Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

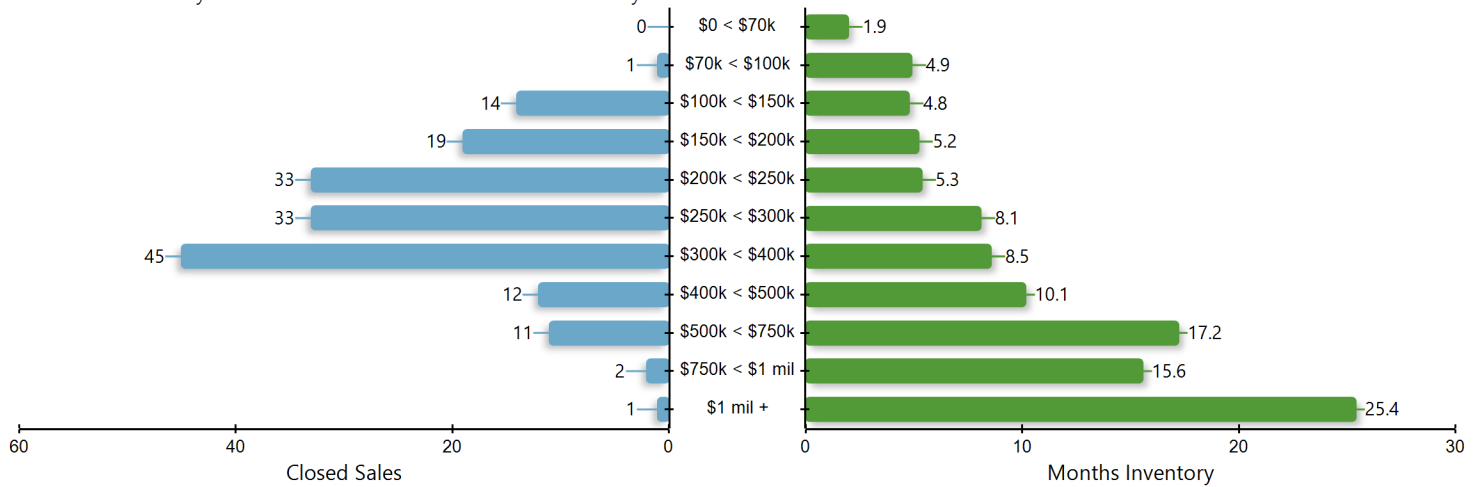


Table 2: Price Cohort Analysis

Price Cohort	Closed Sales	YoY %	% Total Sales	Median Close Price	YoY %	Median Close Price PSF	YoY %	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	0	-100.00%	0.00%	***	***	***	***	6	1.9	NA	NA
\$70k < \$100k	1	-85.71%	0.58%	***	***	***	***	24	4.9	632	1960
\$100k < \$150k	14	-36.36%	8.19%	\$129,500	-2.08%	\$133.82	5.84%	73	4.8	1,040	1985
\$150k < \$200k	19	-20.83%	11.11%	\$182,500	4.67%	\$147.20	8.67%	164	5.2	1,269	1988
\$200k < \$250k	33	13.79%	19.30%	\$230,000	2.22%	\$162.67	10.28%	221	5.4	1,423	2015
\$250k < \$300k	33	-10.81%	19.30%	\$280,000	5.26%	\$170.60	2.83%	323	8.1	1,681	2024
\$300k < \$400k	45	21.62%	26.32%	\$342,500	1.03%	\$169.45	2.01%	370	8.6	2,037	2011
\$400k < \$500k	12	71.43%	7.02%	\$430,000	-6.52%	\$174.14	5.31%	148	10.2	2,425	2012
\$500k < \$750k	11	37.50%	6.43%	\$555,000	-11.34%	\$332.40	6.05%	192	17.3	1,918	1994
\$750k < \$1 mil	2	0.00%	1.17%	***	***	***	***	70	15.6	1,919	2003
\$1 mil +	1	-75.00%	0.58%	***	***	***	***	55	25.4	7,214	2023

*** Not displayed when fewer than 5 sales

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Single-Family Homes

Sales volume for single-family homes decreased 0.68% YoY from 147 to 146 transactions. Dollar volume rose from \$42.78 million to \$42.79 million.

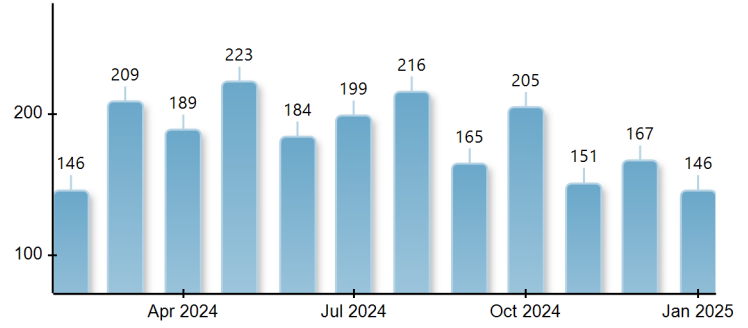
The average sales price rose 0.71% YoY from \$291,005 to \$293,060, while the average price per square foot subsequently rose from \$148.72 to \$165.41. Median price rose 6.3% YoY from \$254,000 to \$270,000, while the median price per square foot also rose from \$148.62 to \$162.27.

Months inventory for single-family homes rose from 5.4 to 6.9 months supply, and days to sell rose from 98 to 115.

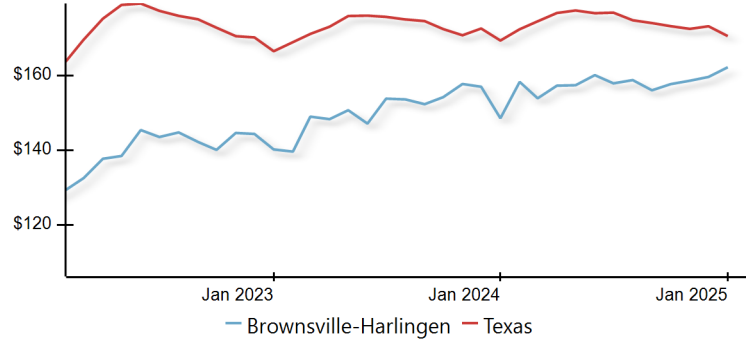
Table 3: Single-Family Activity

	Jan 2025	YoY %
Sales	146	-0.68%
Dollar Volume	\$42,786,814	0.02%
Median Close Price	\$270,000	6.30%
New Listings	375	19.81%
Active Listings	1,273	38.07%
Months Inventory	6.9	29.66%
Days to Sell	115	17.35%
Average Price PSF	\$165.41	11.22%
Median Price PSF	\$162.27	9.18%
Median Square Feet	1,693	-2.87%
Close to Original List Price	95.45%	-0.25%

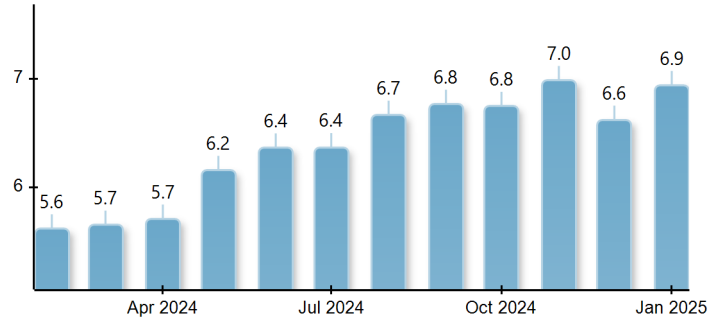
Total Sales Volume



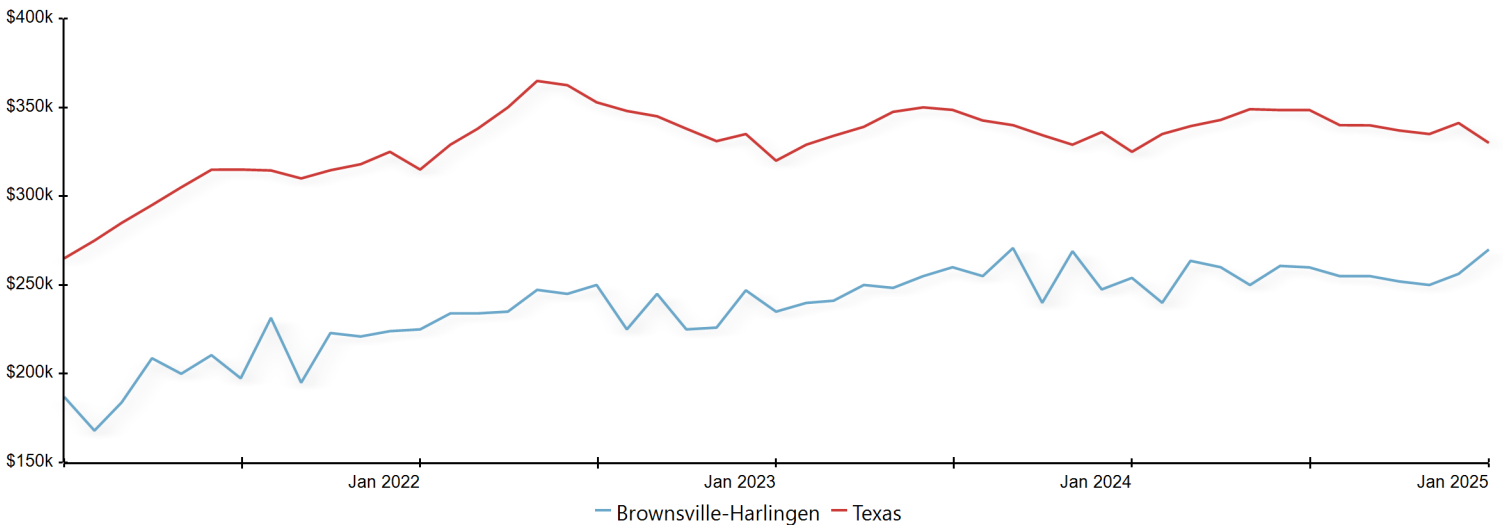
Median Price PSF



Months Inventory



Median Close Price



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