



# Housing Report for McAllen-Edinburg-Mission

## Spotlight on January 2025

### Economic News

The average monthly job count increased from 297,850 in 2023 to 301,741 in 2024, according to the latest figures published by the Texas Workforce Commission. This marks a 1.31% year-over-year (YoY) increase compared with 2023, a net increase of 3,891 new jobs.

In addition, the average monthly unemployment rate increased to 6.12% from 6.10% in 2023.

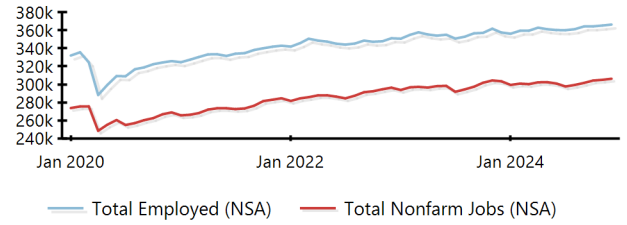
### Housing Update

Sales volume for single-unit residential housing decreased 2.71% YoY from 258 to 251 transactions. Dollar volume rose from \$65.29 million to \$66.19 million.

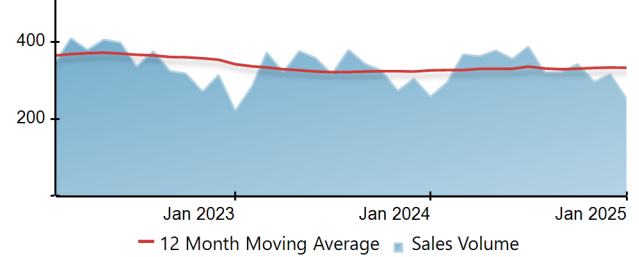
The average sales price rose 4.2% YoY from \$253,078 to \$263,701, while the average price per square foot subsequently rose from \$139.61 to \$148.12. Median price declined 1.49% YoY from \$235,000 to \$231,500, while the median price per square foot also rose from \$142.01 to \$148.72.

Months inventory for single-unit residential housing rose from 6.1 to 8.0 months supply, and days to sell rose from 93 to 111.

Jobs & Employment



Sales Volume



Median Price PSF

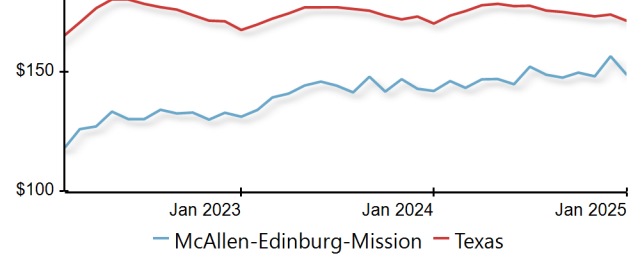


Table 1: Month Activity

	2025				2024	
	January	YoY %	YTD	YoY %	January	YoY %
<b>Sales</b>	251	-2.71%	251	-2.71%	258	16.74%
<b>Dollar Volume</b>	\$66,189,017	1.37%	\$66,189,017	1.37%	\$65,294,139	28.53%
<b>Median Close Price</b>	\$231,500	-1.49%	\$231,500	-1.49%	\$235,000	14.08%
<b>New Listings</b>	875	9.38%	875	9.38%	800	36.75%
<b>Active Listings</b>	2,677	34.46%	2,677	34.46%	1,991	40.41%
<b>Months Inventory</b>	8.0	31.73%	8.0	31.73%	6.1	47.33%
<b>Days to Sell*</b>	111	19.35%	111	19.35%	93	-7.00%
<b>Average Price PSF</b>	\$148.12	6.10%	\$148.12	6.10%	\$139.61	6.79%
<b>Median Price PSF</b>	\$148.72	4.73%	\$148.72	4.73%	\$142.01	8.25%
<b>Median Square Feet</b>	1,577	-2.23%	1,577	-2.23%	1,613	-4.73%
<b>Close to Original List Price</b>	94.47%	-0.78%	94.47%	-0.78%	95.21%	1.85%

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

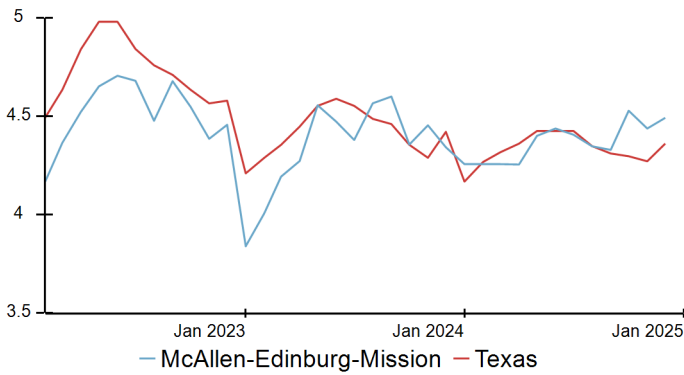
### About the data used in this report

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.

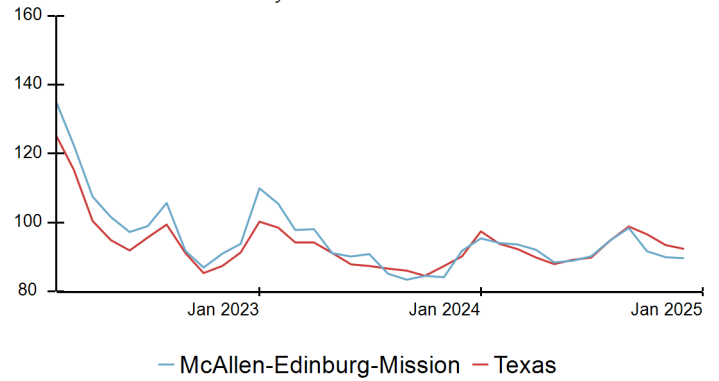




Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

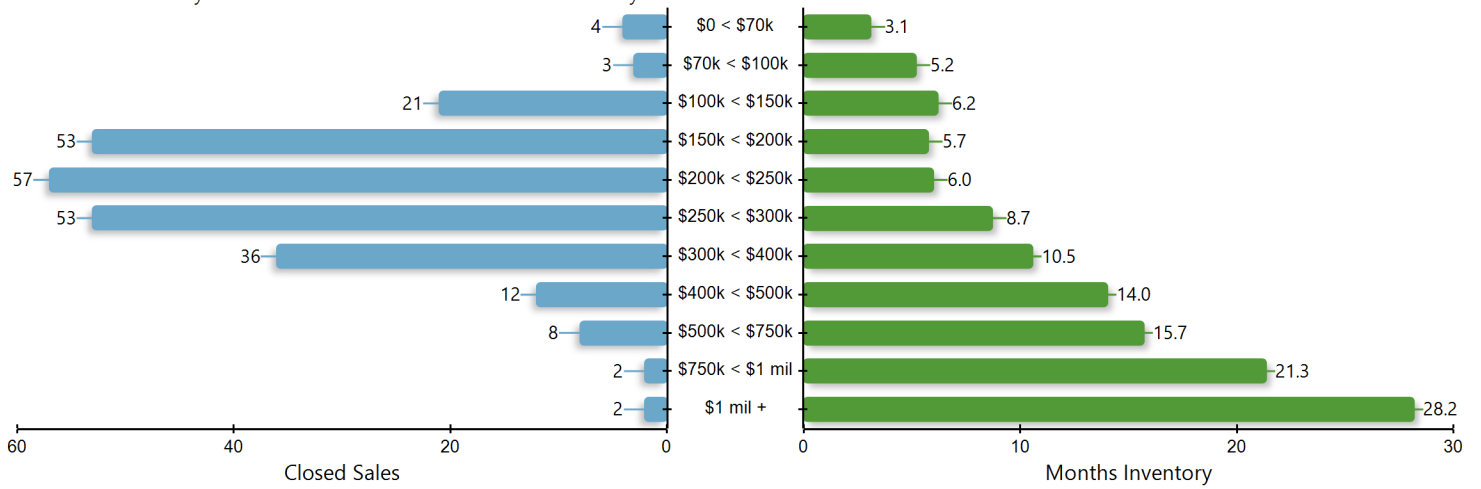


Table 2: Price Cohort Analysis

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	4	-50.00%	1.59%	***	***	***	***	18	3.1	1,039	1983
\$70k < \$100k	3	-66.67%	1.20%	***	***	***	***	59	5.2	792	1985
\$100k < \$150k	21	-32.26%	8.37%	\$132,450	-1.89%	\$129.92	12.84%	164	6.2	1,099	2003
\$150k < \$200k	53	29.27%	21.12%	\$175,000	1.16%	\$139.30	4.07%	345	5.8	1,264	2003
\$200k < \$250k	57	-9.52%	22.71%	\$225,000	-2.17%	\$144.17	-2.11%	455	6.0	1,529	2006
\$250k < \$300k	53	-8.62%	21.12%	\$265,000	-2.57%	\$167.53	10.04%	617	8.8	1,659	2022
\$300k < \$400k	36	33.33%	14.34%	\$326,700	-0.70%	\$164.43	1.80%	565	10.6	2,100	2022
\$400k < \$500k	12	0.00%	4.78%	\$435,000	-6.00%	\$163.27	6.37%	203	14.1	2,572	2016
\$500k < \$750k	8	33.33%	3.19%	\$598,700	10.87%	\$191.55	16.86%	149	15.8	3,304	1994
\$750k < \$1 mil	2	100.00%	0.80%	***	***	***	***	48	21.3	3,315	2010
\$1 mil +	2	-33.33%	0.80%	***	***	***	***	54	28.2	4,981	2009

\*\*\* Not displayed when fewer than 5 sales

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## Single-Family Homes

Sales volume for single-family homes decreased 4.58% YoY from 240 to 229 transactions. Dollar volume rose from \$62.07 million to \$62.17 million.

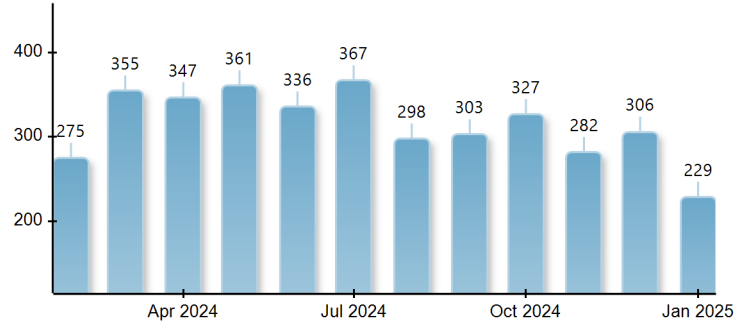
The average sales price rose 4.98% YoY from \$258,620 to \$271,500, while the average price per square foot subsequently rose from \$140.34 to \$149.33. Median price did not change from January 2024, while the median price per square foot also rose from \$143.40 to \$150.68.

Months inventory for single-family homes rose from 6.1 to 7.9 months supply, and days to sell rose from 94 to 114.

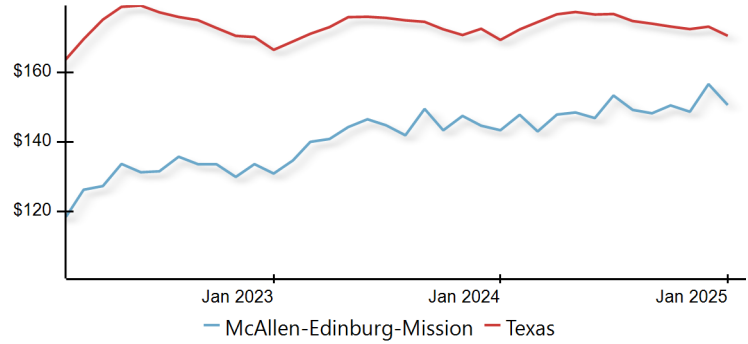
**Table 3: Single-Family Activity**

	Jan 2025	YoY %
<b>Sales</b>	229	-4.58%
<b>Dollar Volume</b>	\$62,173,442	0.17%
<b>Median Close Price</b>	\$240,000	0.00%
<b>New Listings</b>	808	6.04%
<b>Active Listings</b>	2,506	32.38%
<b>Months Inventory</b>	7.9	29.37%
<b>Days to Sell</b>	114	21.28%
<b>Average Price PSF</b>	\$149.33	6.41%
<b>Median Price PSF</b>	\$150.68	5.07%
<b>Median Square Feet</b>	1,635	0.49%
<b>Close to Original List Price</b>	94.22%	-0.97%

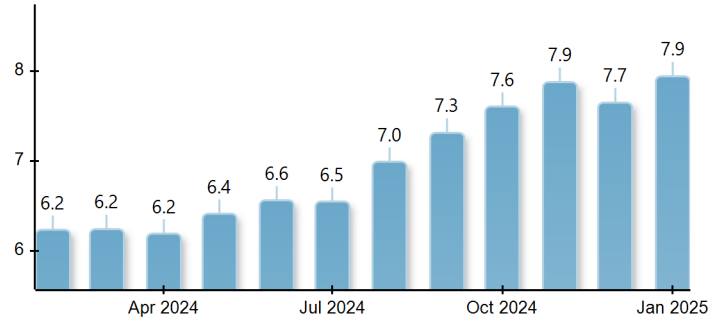
Total Sales Volume



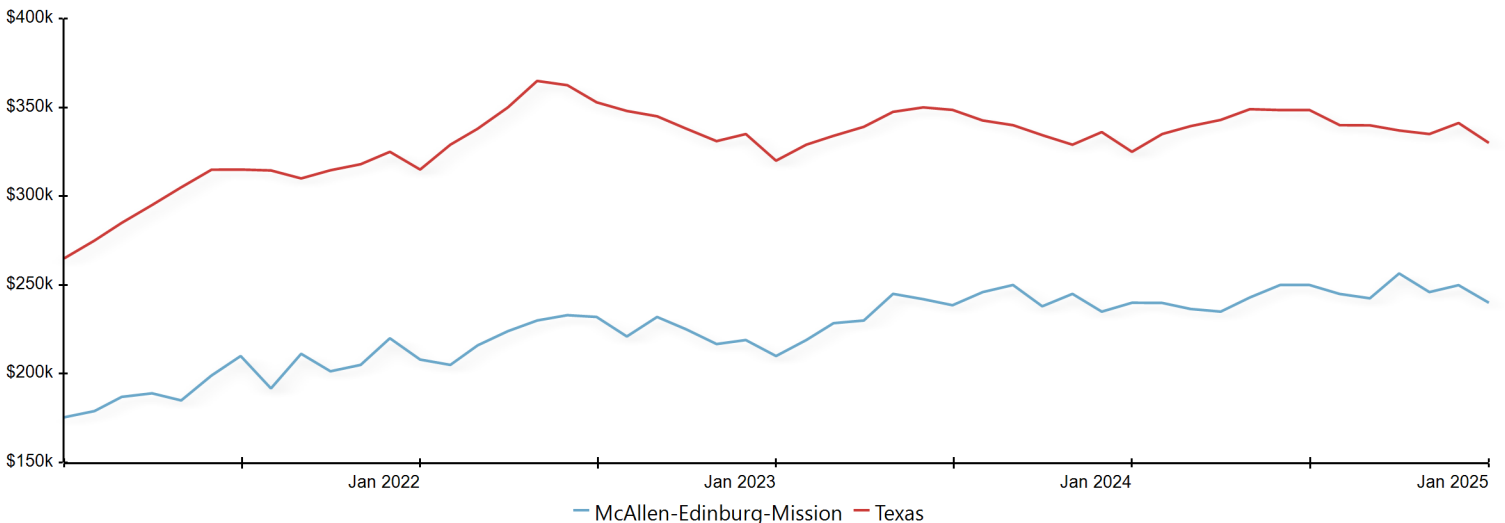
Median Price PSF



Months Inventory



Median Close Price



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