



Housing Report for McAllen-Edinburg-Mission

Spotlight on March 2025

Economic News

March MSA jobs increased from 301,500 to 305,300, according to the latest figures published by the Texas Workforce Commission. This marks a 1.26% year-over-year (YoY) increase compared with March 2024, a net increase of 3,800 new jobs. Over the past five years, the job growth rate has increased at an average annual rate of 2.07%.

In addition, the unemployment rate for March increased to 5.91% from 5.64% in 2024.

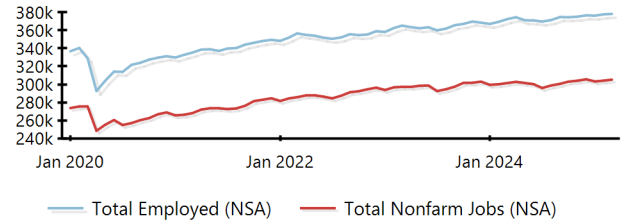
Housing Update

Sales volume for single-unit residential housing increased 0.54% YoY from 369 to 371 transactions. Year-to-date sales reached a total of 894 closed listings. Dollar volume rose from \$90.7 million to \$98.51 million.

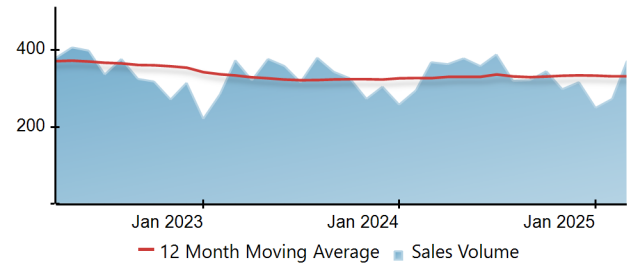
The average sales price rose 8.02% YoY from \$245,798 to \$265,518, while the average price per square foot subsequently rose from \$139.34 to \$150.79. Median price rose 4.26% YoY from \$235,000 to \$245,000, while the median price per square foot also rose from \$143.30 to \$156.14.

Months inventory for single-unit residential housing rose from 6.2 to 8.5 months supply, and days to sell rose from 97 to 104.

Jobs & Employment



Sales Volume



Median Price PSF

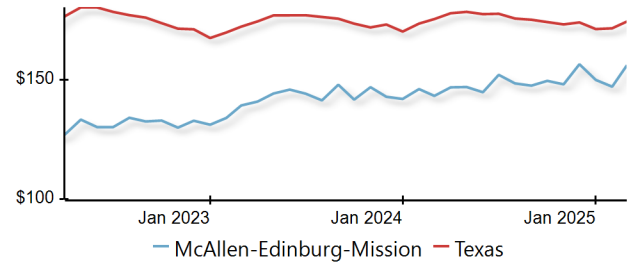


Table 1: Month Activity

	2025				2024	
	March	YoY %	YTD	YoY %	March	YoY %
Sales	371	0.54%	894	-2.93%	369	-1.34%
Dollar Volume	\$98,507,322	8.61%	\$235,610,784	2.40%	\$90,699,354	-1.38%
Median Close Price	\$245,000	4.26%	\$242,000	2.98%	\$235,000	4.44%
New Listings	870	28.32%	2,630	20.26%	678	8.83%
Active Listings	2,824	38.77%	2,761	36.82%	2,035	50.96%
Months Inventory	8.5	36.72%	8.5	36.72%	6.2	54.20%
Days to Sell*	104	7.22%	107	11.46%	97	4.30%
Average Price PSF	\$150.79	8.22%	\$147.65	5.32%	\$139.34	1.68%
Median Price PSF	\$156.14	8.97%	\$151.94	5.89%	\$143.30	2.89%
Median Square Feet	1,567	-2.67%	1,598	-0.99%	1,610	-1.89%
Close to Original List Price	95.22%	0.46%	94.78%	0.06%	94.78%	0.19%

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

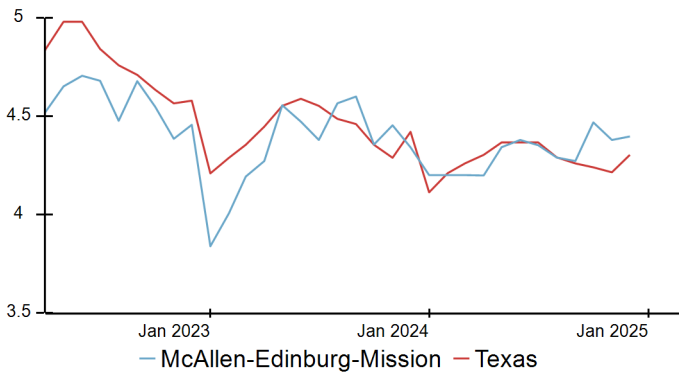
About the data used in this report

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.

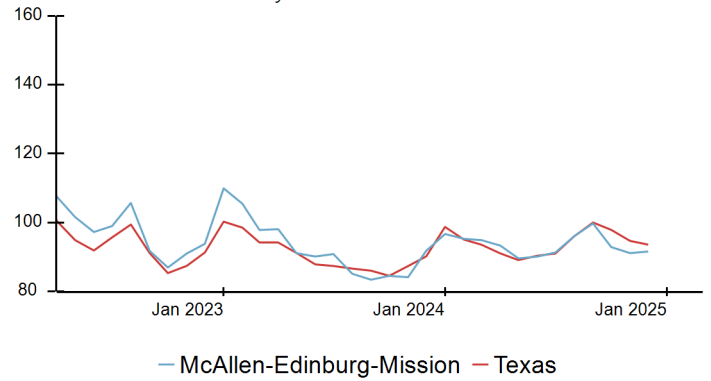




Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

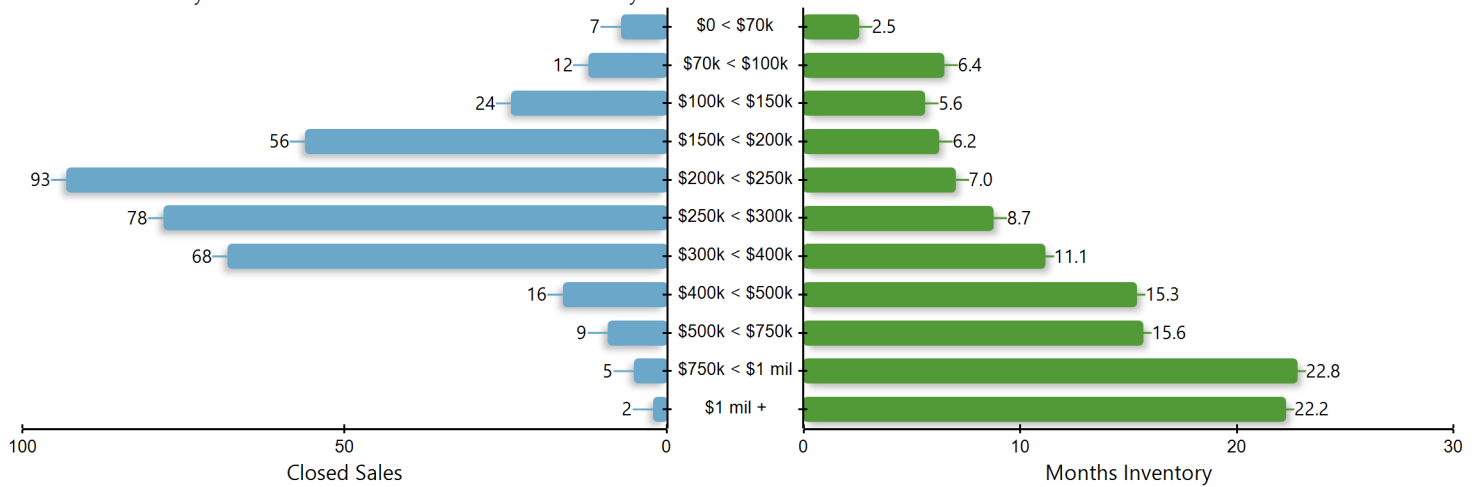


Table 2: Price Cohort Analysis

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	7	-12.50%	1.89%	\$57,500	0.00%	\$64.54	32.16%	15	2.5	896	1977
\$70k < \$100k	12	-25.00%	3.24%	\$85,000	3.98%	\$91.91	28.30%	66	6.5	840	1996
\$100k < \$150k	24	-22.58%	6.49%	\$128,500	2.80%	\$112.87	2.94%	149	5.6	1,154	1988
\$150k < \$200k	56	-13.85%	15.14%	\$169,000	-3.43%	\$144.54	10.46%	364	6.3	1,247	2003
\$200k < \$250k	93	6.90%	25.14%	\$225,000	-0.88%	\$156.29	7.06%	528	7.0	1,439	2014
\$250k < \$300k	78	-4.88%	21.08%	\$270,000	-0.37%	\$169.93	3.42%	617	8.8	1,635	2024
\$300k < \$400k	68	19.30%	18.38%	\$339,400	0.41%	\$166.39	5.68%	609	11.2	2,098	2022
\$400k < \$500k	16	-5.88%	4.32%	\$430,000	-2.93%	\$162.25	5.30%	216	15.4	2,651	2011
\$500k < \$750k	9	200.00%	2.43%	\$527,500	-7.94%	\$171.09	17.29%	155	15.8	3,083	2013
\$750k < \$1 mil	5	150.00%	1.35%	\$820,000	-6.55%	\$160.78	2.34%	55	22.8	5,100	2005
\$1 mil +	2	100.00%	0.54%	***	***	***	***	50	22.2	5,168	2001

*** Not displayed when fewer than 5 sales

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.





Single-Family Homes

Sales volume for single-family homes did not change from March 2024. Year-to-date sales reached a total of 840 closed listings. Dollar volume rose from \$88 million to \$96.1 million.

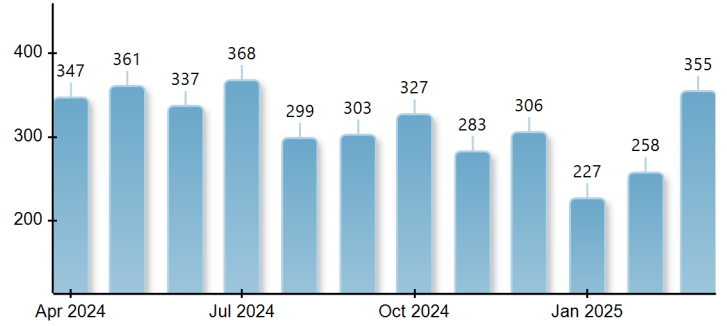
The average sales price rose 9.21% YoY from \$247,880 to \$270,698, while the average price per square foot subsequently rose from \$139.10 to \$151.53. Median price rose 5.92% YoY from \$236,500 to \$250,500, while the median price per square foot also rose from \$143.06 to \$156.77.

Months inventory for single-family homes rose from 6.2 to 8.3 months supply, and days to sell rose from 96 to 103.

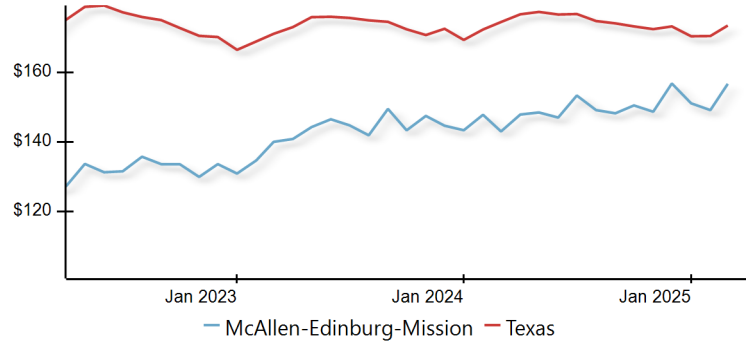
Table 3: Single-Family Activity

	Mar 2025	YoY %
Sales	355	0.00%
Dollar Volume	\$96,097,848	9.21%
Median Close Price	\$250,500	5.92%
New Listings	814	28.80%
Active Listings	2,603	35.64%
Months Inventory	8.3	33.41%
Days to Sell	103	7.29%
Average Price PSF	\$151.53	8.93%
Median Price PSF	\$156.77	9.58%
Median Square Feet	1,580	-2.35%
Close to Original List Price	95.33%	0.65%

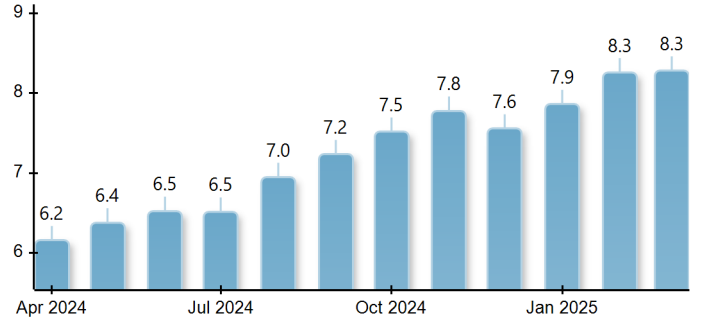
Total Sales Volume



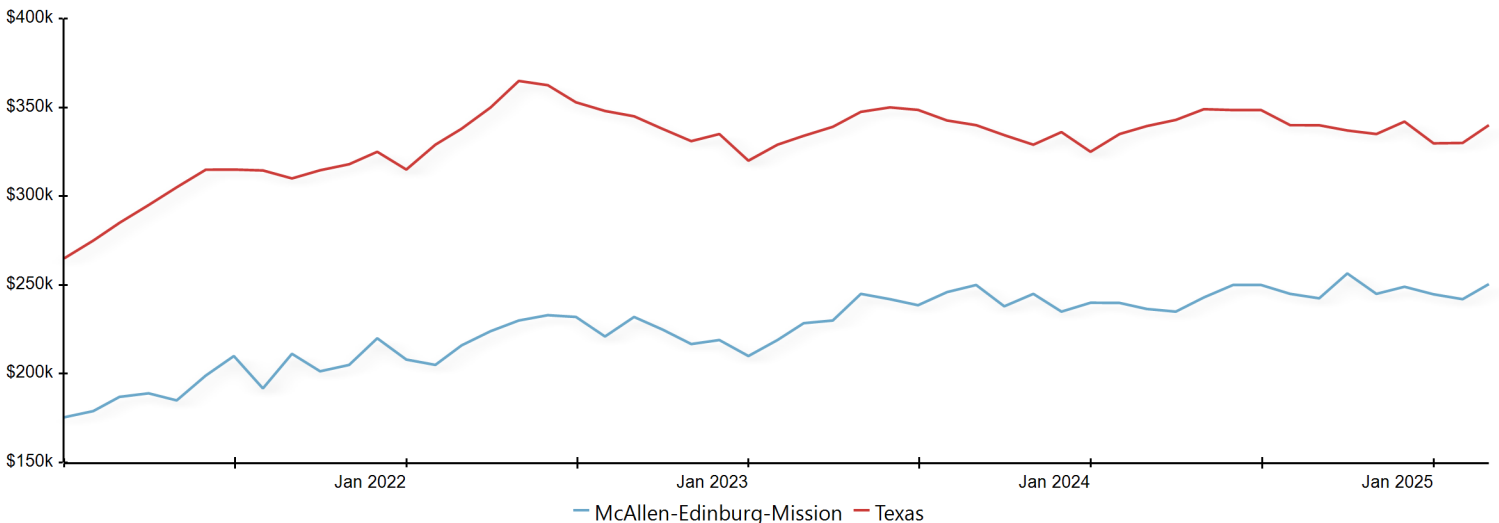
Median Price PSF



Months Inventory



Median Close Price



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.

