



Housing Report for Brownsville-Harlingen

Spotlight on January 2026

Economic News

The average monthly job count increased from 162,441 in 2024 to 165,400 in 2025, according to the latest figures published by the Texas Workforce Commission. This marks a 1.82% year-over-year (YoY) increase compared with 2024, a net increase of 2,959 new jobs.

In addition, the average monthly unemployment rate increased to 6.65% from 5.23% in 2024.

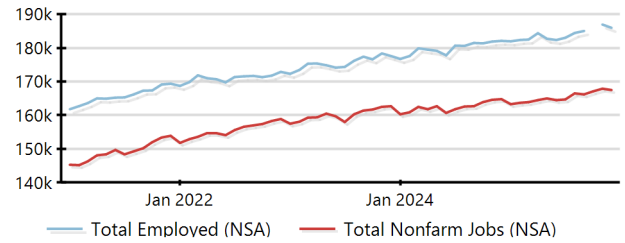
Housing Update

Sales volume for single-unit residential housing increased 1.16% YoY from 173 to 175 transactions. Dollar volume rose from \$52.08 million to \$55.12 million.

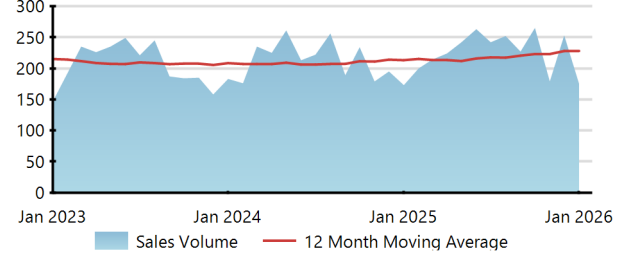
The average sales price rose 4.63% YoY from \$301,027 to \$314,967, while the average price per square foot declined from \$189.60 to \$186.06. Median price declined 1.11% YoY from \$270,000 to \$267,000, while the median price per square foot also rose from \$164.95 to \$168.23.

Months inventory for single-unit residential housing declined from 7.4 to 7.2 months supply, and days to sell rose from 125 to 130.

Jobs & Employment



Sales Volume



Median Price PSF

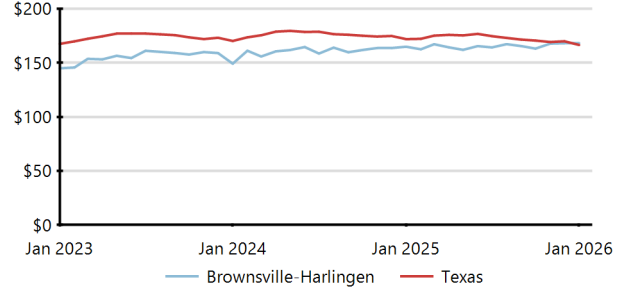


Table 1: Month Activity

	2026				2025	
	January	YoY %	YTD	YoY %	January	YoY %
Sales	175	1.16%	175	1.16%	173	-5.46%
Dollar Volume	\$55,119,278	5.84%	\$55,119,278	5.84%	\$52,077,650	-3.27%
Median Close Price	\$267,000	-1.11%	\$267,000	-1.11%	\$270,000	7.64%
New Listings	446	3.24%	446	3.24%	432	13.68%
Active Listings	1,645	3.52%	1,645	3.52%	1,589	35.46%
Months Inventory	7.2	-3.06%	7.2	-3.06%	7.4	32.24%
Days to Sell*	130	4.00%	130	4.00%	125	27.55%
Average Price PSF	\$186.06	-1.87%	\$186.06	-1.87%	\$189.60	11.95%
Median Price PSF	\$168.23	1.99%	\$168.23	1.99%	\$164.95	10.52%
Median Square Feet	1,560	0.65%	1,560	0.65%	1,550	-3.13%
Close to Original List Price	92.74%	-1.86%	92.74%	-1.86%	94.50%	-0.64%

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

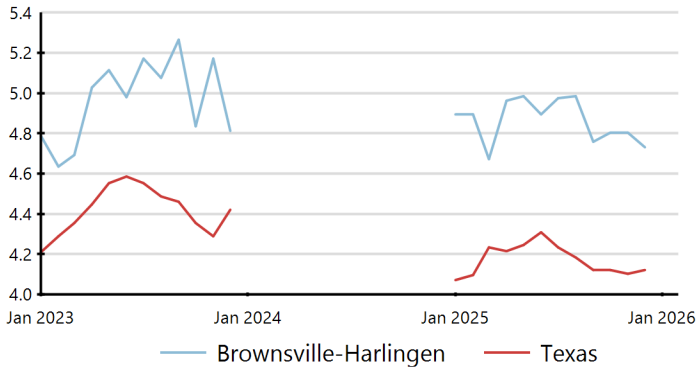
About the data used in this report

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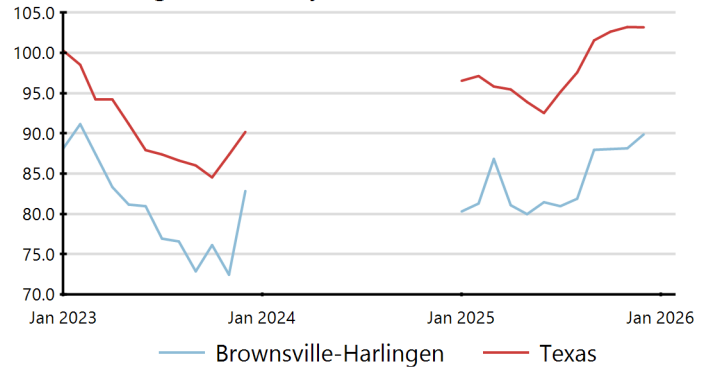




Close Price to Median Income Ratio



Housing Affordability Index



Price Cohort Analysis: Closed Sales vs. Months Inventory

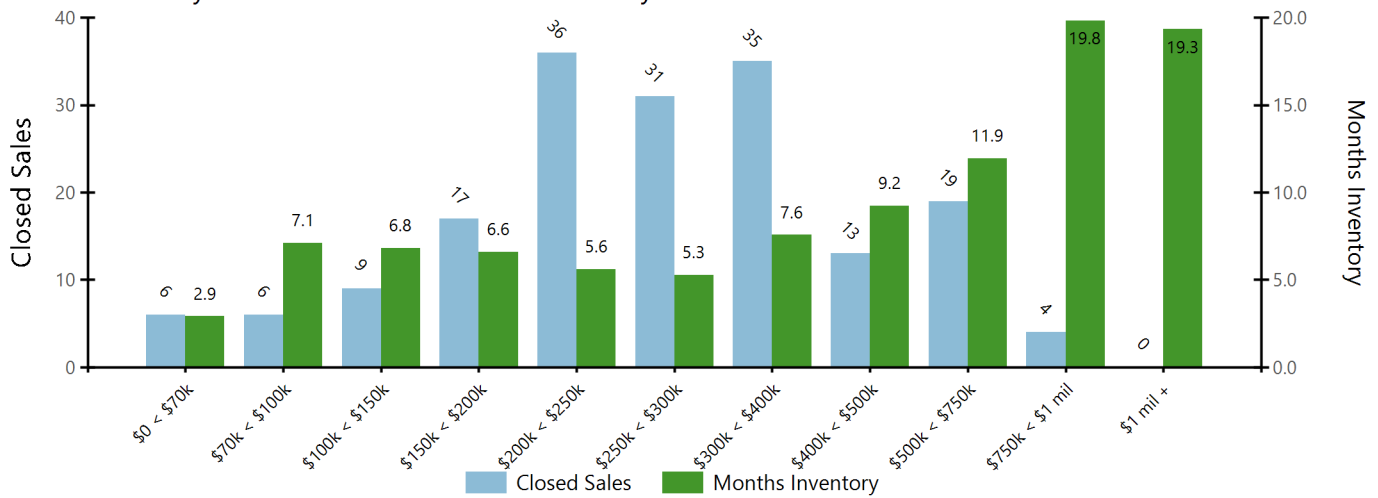


Table 2: Price Cohort Analysis

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	6	500.00%	3.41%	\$57,000	-9.52%	\$59.18	-40.63%	16	3.0	992	1973
\$70k < \$100k	6	500.00%	3.41%	\$90,000	28.57%	\$85.13	-23.14%	48	7.2	960	1975
\$100k < \$150k	9	-40.00%	5.11%	\$134,000	3.47%	\$117.31	-12.34%	106	6.8	1,148	1968
\$150k < \$200k	17	-15.00%	9.66%	\$165,000	-9.96%	\$138.89	-8.44%	173	6.7	1,160	1988
\$200k < \$250k	36	2.86%	20.45%	\$227,500	-0.66%	\$165.22	1.33%	231	5.7	1,386	2006
\$250k < \$300k	31	-8.82%	17.61%	\$267,500	-4.10%	\$169.85	-0.35%	250	5.3	1,530	2022
\$300k < \$400k	35	-18.60%	19.89%	\$340,000	-1.45%	\$184.30	8.61%	350	7.6	1,905	2012
\$400k < \$500k	13	18.18%	7.39%	\$447,500	4.07%	\$173.83	-0.18%	158	9.3	2,563	2009
\$500k < \$750k	19	90.00%	10.80%	\$610,000	9.91%	\$198.94	-40.15%	179	12.1	3,009	2003
\$750k < \$1 mil	4	100.00%	2.27%	***	***	***	***	76	19.8	1,738	2007
\$1 mil +	0	-100.00%	0.00%	***	***	***	***	58	19.3	NA	NA

*** Not displayed when fewer than 5 sales

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Single-Family Homes

Sales volume for single-family homes increased 7.53% YoY from 146 to 157 transactions. Dollar volume rose from \$41.77 million to \$46.27 million.

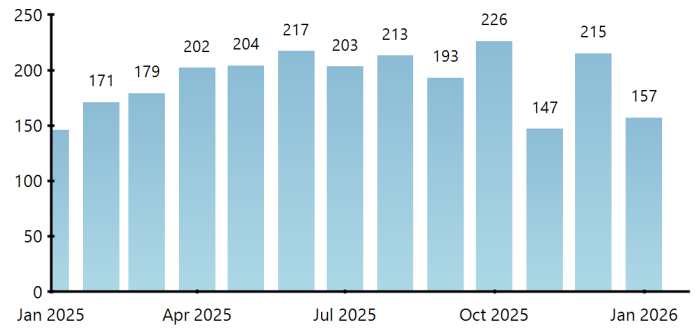
The average sales price rose 3% YoY from \$286,107 to \$294,685, while the average price per square foot subsequently rose from \$164.81 to \$168.70. Median price did not change from January 2025, while the median price per square foot also rose from \$162.16 to \$165.67.

Months inventory for single-family homes declined from 6.6 to 6.3 months supply, and days to sell rose from 113 to 121.

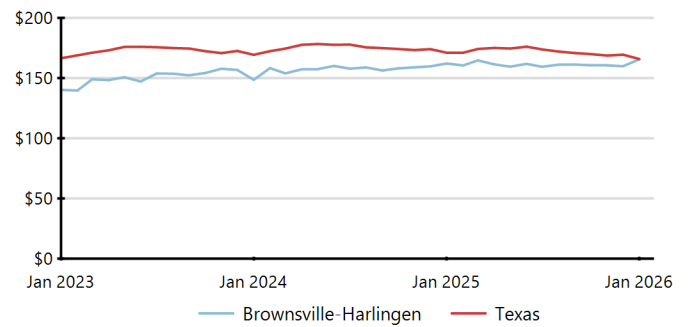
Table 3: Single-Family Activity

	Jan 2026	YoY %
Sales	157	7.53%
Dollar Volume	\$46,265,595	10.76%
Median Close Price	\$258,000	0.00%
New Listings	368	1.38%
Active Listings	1,212	-0.66%
Months Inventory	6.3	-5.78%
Days to Sell	121	7.08%
Average Price PSF	\$168.70	2.36%
Median Price PSF	\$165.67	2.16%
Median Square Feet	1,568	-4.10%
Close to Original List Price	93.12%	-2.39%

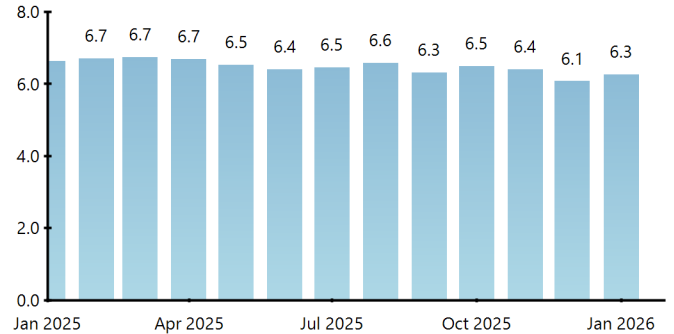
Total Sales Volume



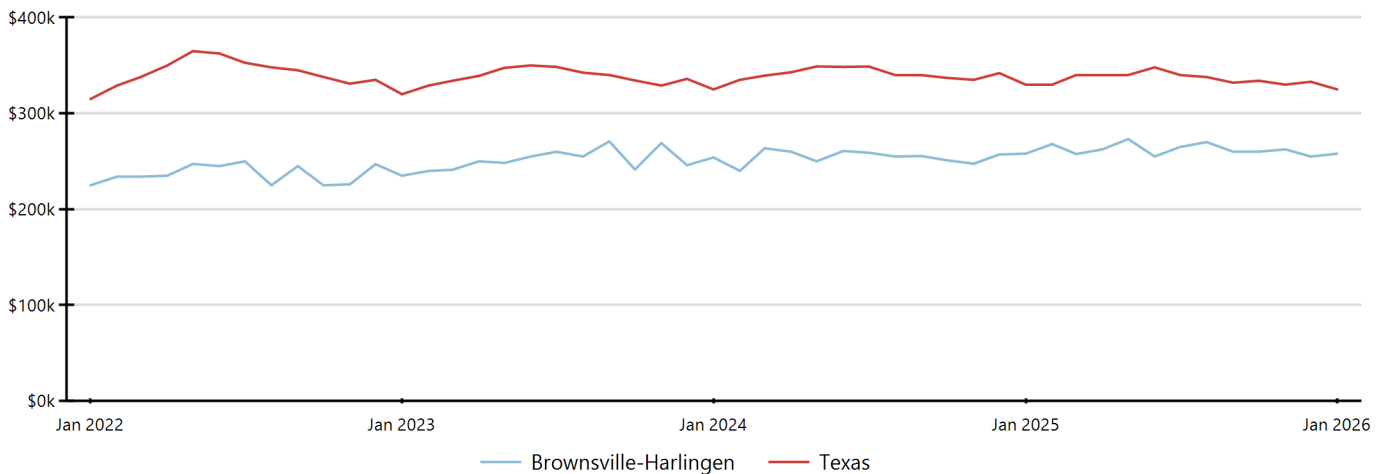
Median Price PSF



Months Inventory



Median Close Price



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