

Brownsville Housing Report

February 2026



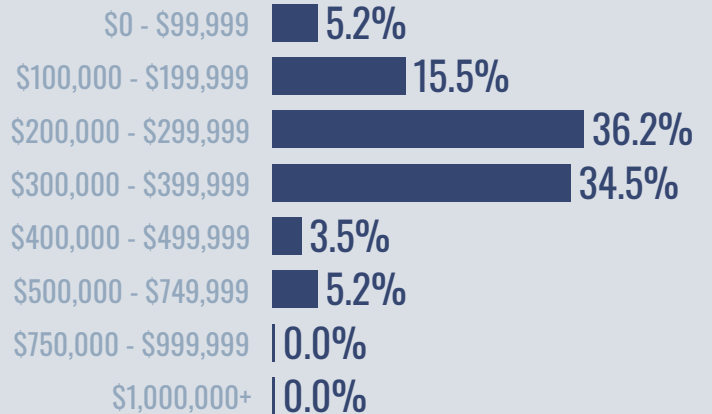
Median price

\$271,000

↑ **3.2%**

Compared to February 2025

Price Distribution



Active listings

↓ **6.4%**

441 in February 2026



Closed sales

↓ **8.8%**

62 in February 2026



Days on market

Days on market 76

Days to close 27

Total 103

38 days less than February 2025



Months of inventory

5.8

Compared to 6.2 in February 2025

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.

Harlingen Housing Report

February 2026



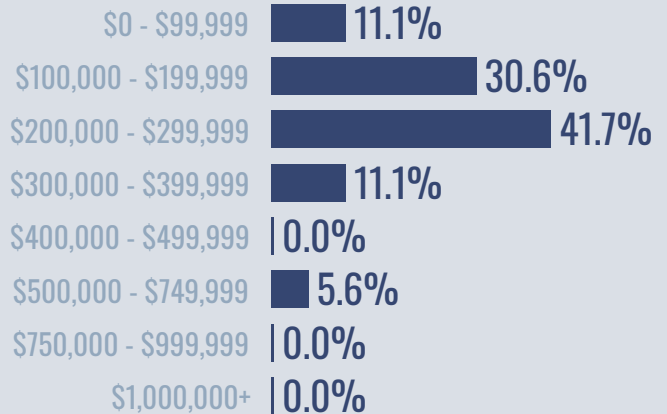
Median price

\$210,000

↓ **16%**

Compared to February 2025

Price Distribution



Active listings

↑ **19.5%**

257 in February 2026



Closed sales

↑ **56%**

39 in February 2026



Days on market

Days on market 86

Days to close 27

Total 113

20 days more than February 2025



Months of inventory

6.9

Compared to 6.5 in February 2025

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La Feria Housing Report

February 2026



Median price

\$235,000

↓ **9.3%**

Compared to February 2025

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	■ 11.1%
\$200,000 - \$299,999	■ 77.8%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	■ 11.1%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↓ **30.9%**

47 in February 2026



Closed sales

↓ **35.7%**

9 in February 2026



Days on market

Days on market 138

Days to close 33

Total 171

8 days more than February 2025



Months of inventory

4.9

Compared to 6.8 in February 2025

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Los Fresnos Housing Report

February 2026



Median price

\$220,500

↑ **16.7%**

Compared to February 2025

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	██████████ 75.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	█████ 25.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↓ **27.8%**

13 in February 2026



Closed sales

↓ **20%**

4 in February 2026



Days on market

Days on market 111

Days to close 34

Total 145

56 days less than February 2025



Months of inventory

3.1

Compared to 5.5 in February 2025

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Rancho Viejo Housing Report

February 2026



Median price

\$228,000

↓ **29.7%**

Compared to February 2025

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	100.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **14.3%**

32 in February 2026



Closed sales

↓ **50%**

2 in February 2026



Days on market

Days on market 11

Days to close 33

Total 44

86 days less than February 2025



Months of inventory

9.6

Compared to 8.0 in February 2025

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