



Housing Report for McAllen-Edinburg-Mission

Spotlight on January 2026

Economic News

The average monthly job count increased from 301,183 in 2024 to 305,666 in 2025, according to the latest figures published by the Texas Workforce Commission. This marks a 1.49% year-over-year (YoY) increase compared with 2024, a net increase of 4,483 new jobs.

In addition, the average monthly unemployment rate increased to 6.29% from 5.97% in 2024.

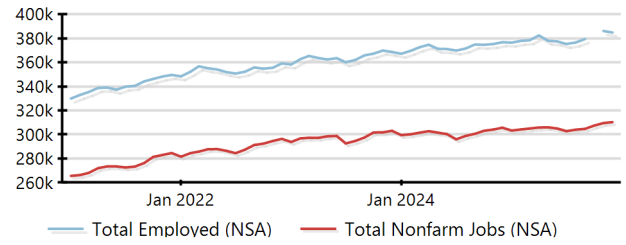
Housing Update

Sales volume for single-unit residential housing increased 21.37% YoY from 248 to 301 transactions. Dollar volume rose from \$65.45 million to \$81.53 million.

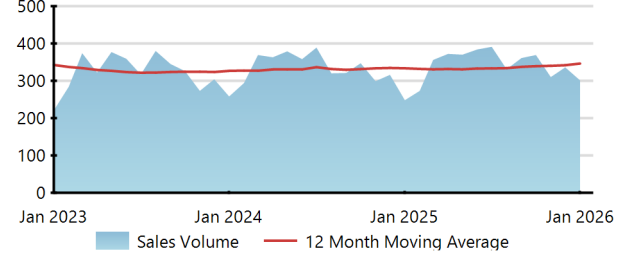
The average sales price rose 2.64% YoY from \$263,895 to \$270,869, while the average price per square foot subsequently rose from \$148.86 to \$149.79. Median price rose 7.26% YoY from \$234,000 to \$251,000, while the median price per square foot declined from \$150.43 to \$148.42.

Months inventory for single-unit residential housing rose from 7.8 to 9.4 months supply, and days to sell rose from 111 to 126.

Jobs & Employment



Sales Volume



Median Price PSF

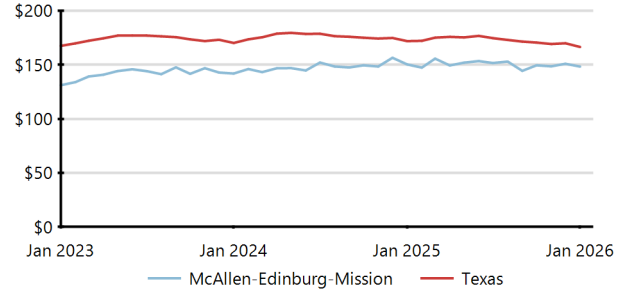


Table 1: Month Activity

	2026				2025	
	January	YoY %	YTD	YoY %	January	YoY %
Sales	301	21.37%	301	21.37%	248	-3.88%
Dollar Volume	\$81,531,632	24.58%	\$81,531,632	24.58%	\$65,445,896	0.23%
Median Close Price	\$251,000	7.26%	\$251,000	7.26%	\$234,000	-0.43%
New Listings	1,060	23.26%	1,060	23.26%	860	7.50%
Active Listings	3,237	24.74%	3,237	24.74%	2,595	30.53%
Months Inventory	9.4	20.24%	9.4	20.24%	7.8	27.76%
Days to Sell*	126	13.51%	126	13.51%	111	19.35%
Average Price PSF	\$149.79	0.62%	\$149.79	0.62%	\$148.86	6.63%
Median Price PSF	\$148.42	-1.33%	\$148.42	-1.33%	\$150.43	5.93%
Median Square Feet	1,716	7.99%	1,716	7.99%	1,589	-1.49%
Close to Original List Price	93.92%	-0.68%	93.92%	-0.68%	94.56%	-0.68%

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

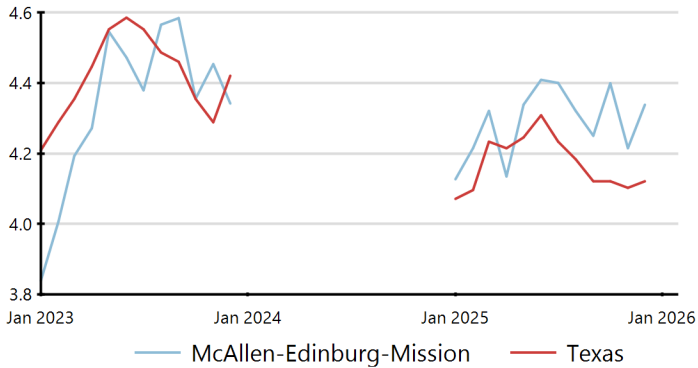
About the data used in this report

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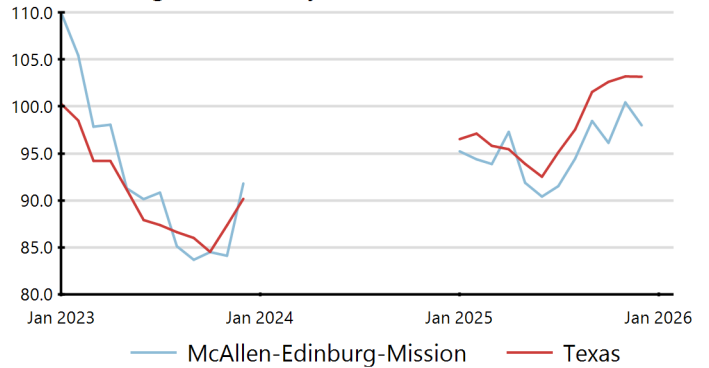




Close Price to Median Income Ratio



Housing Affordability Index



Price Cohort Analysis: Closed Sales vs. Months Inventory

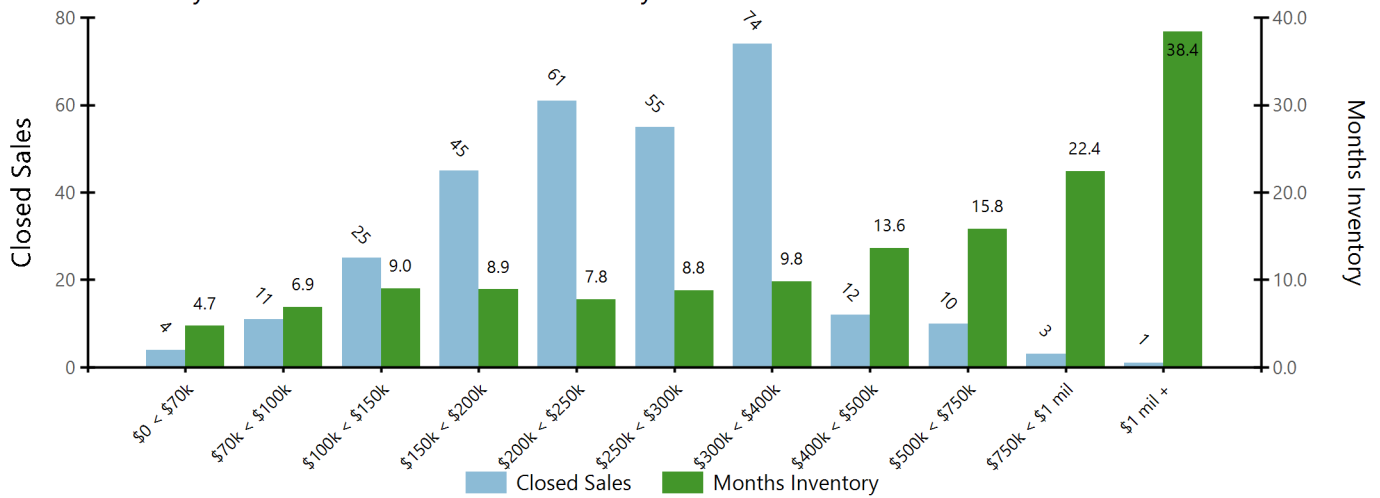


Table 2: Price Cohort Analysis

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	4	0.00%	1.33%	***	***	***	***	24	4.7	1,070	1988
\$70k < \$100k	11	266.67%	3.65%	\$85,750	0.88%	\$90.32	-15.85%	67	6.9	1,059	1995
\$100k < \$150k	25	19.05%	8.31%	\$134,900	-0.07%	\$102.42	-22.30%	236	9.0	1,297	2000
\$150k < \$200k	45	-13.46%	14.95%	\$175,857	0.78%	\$133.98	-3.90%	553	8.9	1,323	2007
\$200k < \$250k	61	7.02%	20.27%	\$225,000	0.00%	\$149.11	3.43%	609	7.8	1,463	2007
\$250k < \$300k	55	10.00%	18.27%	\$271,250	0.48%	\$157.57	-6.99%	655	8.9	1,730	2019
\$300k < \$400k	74	94.74%	24.58%	\$340,000	4.07%	\$164.15	-0.17%	575	9.9	1,995	2019
\$400k < \$500k	12	0.00%	3.99%	\$428,860	-2.20%	\$188.61	17.77%	236	13.7	2,545	2025
\$500k < \$750k	10	42.86%	3.32%	\$587,500	-1.87%	\$201.53	5.21%	162	15.9	3,265	2017
\$750k < \$1 mil	3	50.00%	1.00%	***	***	***	***	56	22.4	3,504	1997
\$1 mil +	1	-50.00%	0.33%	***	***	***	***	64	38.4	3,790	2024

*** Not displayed when fewer than 5 sales

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Single-Family Homes

Sales volume for single-family homes increased 26.67% YoY from 225 to 285 transactions. Dollar volume rose from \$61.26 million to \$78.71 million.

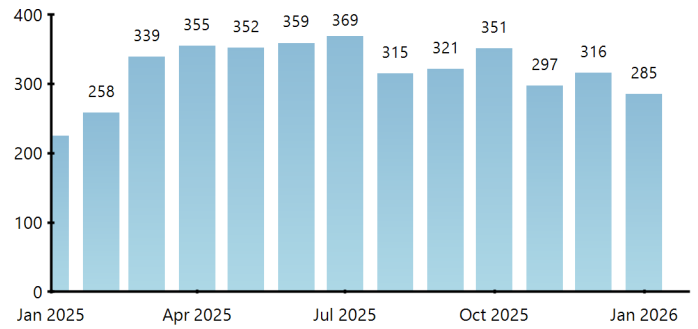
The average sales price rose 1.43% YoY from \$272,286 to \$276,189, while the average price per square foot subsequently rose from \$149.81 to \$151.11. Median price rose 4.29% YoY from \$244,500 to \$255,000, while the median price per square foot declined from \$151.72 to \$151.43.

Months inventory for single-family homes rose from 7.7 to 8.9 months supply, and days to sell rose from 113 to 125.

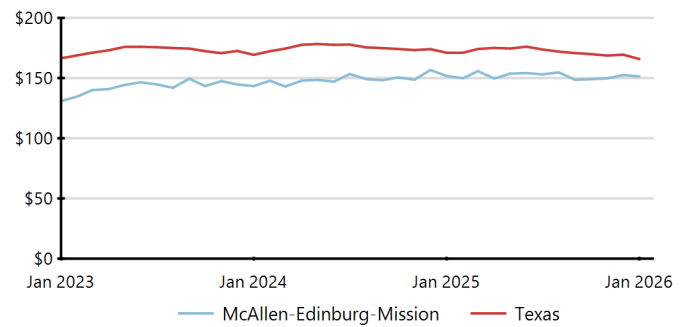
Table 3: Single-Family Activity

	Jan 2026	YoY %
Sales	285	26.67%
Dollar Volume	\$78,713,827	28.48%
Median Close Price	\$255,000	4.29%
New Listings	936	18.03%
Active Listings	2,916	20.10%
Months Inventory	8.9	16.21%
Days to Sell	125	10.62%
Average Price PSF	\$151.11	0.87%
Median Price PSF	\$151.43	-0.19%
Median Square Feet	1,750	6.77%
Close to Original List Price	94.06%	-0.29%

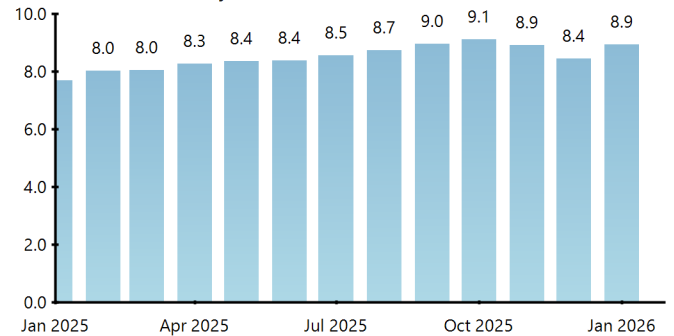
Total Sales Volume



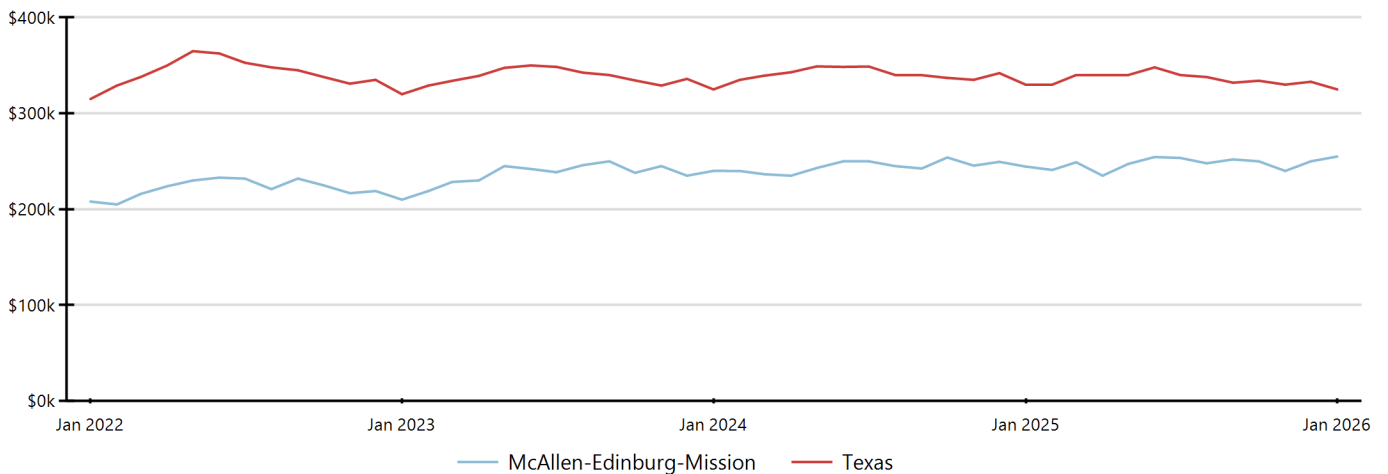
Median Price PSF



Months Inventory



Median Close Price



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