

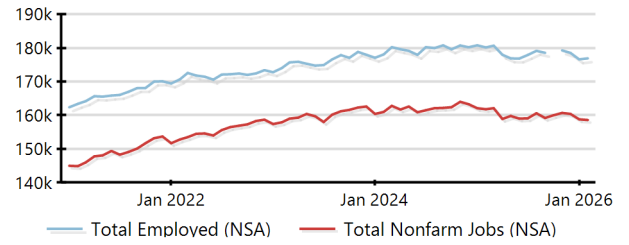


# Housing Report for Brownsville-Harlingen

## Spotlight on March 2026

### Economic News

Jobs & Employment



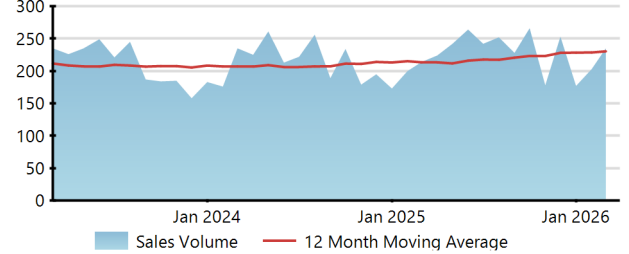
### Housing Update

Sales volume for single-unit residential housing increased 9.81% YoY from 214 to 235 transactions. Year-to-date sales reached a total of 615 closed listings. Dollar volume rose from \$61.94 million to \$73.13 million.

The average sales price rose 7.53% YoY from \$289,426 to \$311,208, while the average price per square foot subsequently rose from \$184.27 to \$184.82. Median price rose 4.75% YoY from \$257,750 to \$270,000, while the median price per square foot also rose from \$167.24 to \$167.64.

Months inventory for single-unit residential housing declined from 7.8 to 7.2 months supply, and days to sell rose from 127 to 131.

Sales Volume



Median Price PSF

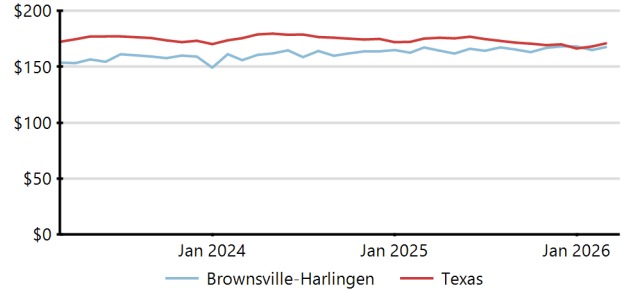


Table 1: Month Activity

	2026				2025	
	March	YoY %	YTD	YoY %	March	YoY %
<b>Sales</b>	235	9.81%	615	4.77%	214	-8.94%
<b>Dollar Volume</b>	\$73,133,985	18.08%	\$183,741,502	4.63%	\$61,937,117	-14.48%
<b>Median Close Price</b>	\$270,000	4.75%	\$260,000	-1.89%	\$257,750	-4.50%
<b>New Listings</b>	450	-1.32%	1,313	0.46%	456	15.74%
<b>Active Listings</b>	1,652	-0.36%	1,642	0.67%	1,658	30.04%
<b>Months Inventory</b>	7.2	-7.57%	7.2	-7.57%	7.8	25.98%
<b>Days to Sell*</b>	131	3.15%	129	-1.53%	127	14.41%
<b>Average Price PSF</b>	\$184.82	0.29%	\$181.47	-2.34%	\$184.27	7.14%
<b>Median Price PSF</b>	\$167.64	0.24%	\$166.67	1.06%	\$167.24	7.27%
<b>Median Square Feet</b>	1,584	4.69%	1,561	1.69%	1,513	-9.46%
<b>Close to Original List Price</b>	93.86%	-0.76%	93.43%	-0.56%	94.58%	0.62%

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

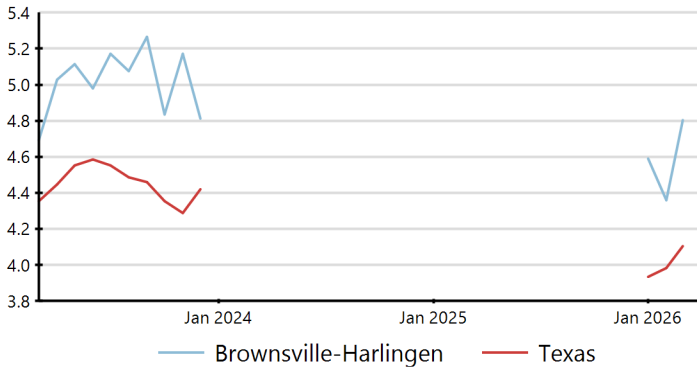
### About the data used in this report

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.

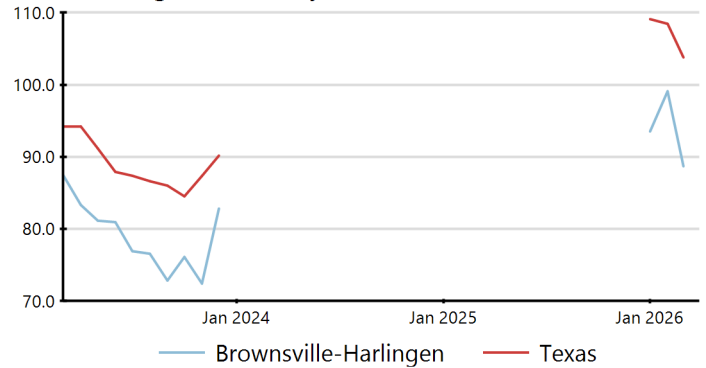




### Close Price to Median Income Ratio



### Housing Affordability Index



### Price Cohort Analysis: Closed Sales vs. Months Inventory

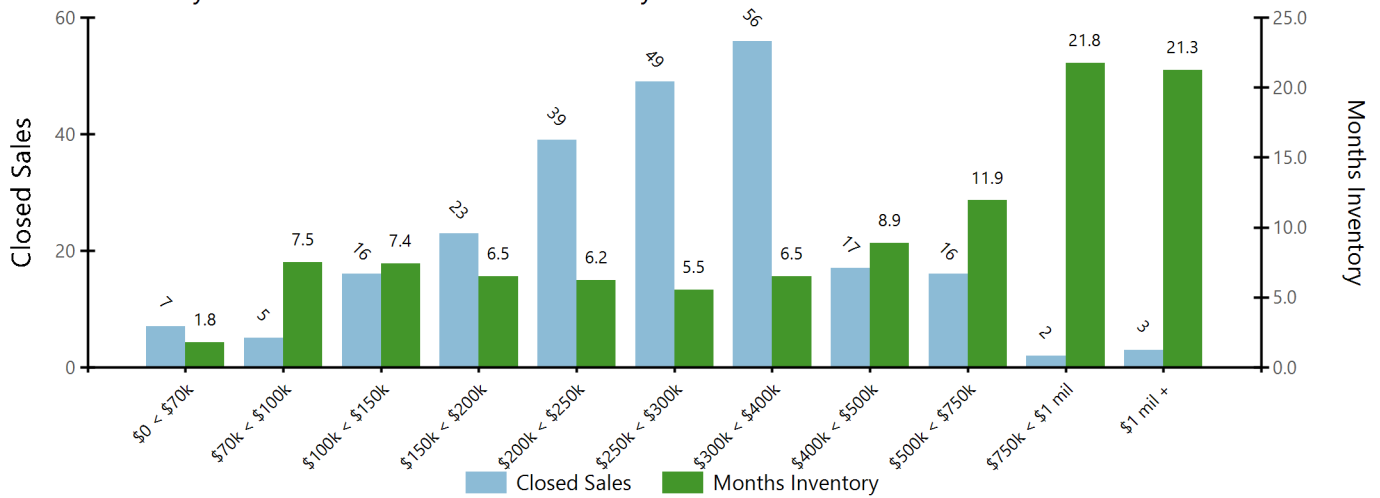


Table 2: Price Cohort Analysis

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	7	133.33%	3.00%	\$55,000	-15.38%	\$58.53	-25.08%	10	1.8	922	1954
\$70k < \$100k	5	-16.67%	2.15%	\$80,000	-1.84%	\$97.09	32.91%	50	7.5	824	1989
\$100k < \$150k	16	0.00%	6.87%	\$130,000	4.63%	\$115.25	6.52%	111	7.4	1,155	1975
\$150k < \$200k	23	-42.50%	9.87%	\$180,000	-2.70%	\$129.92	-13.31%	172	6.6	1,342	1999
\$200k < \$250k	39	14.71%	16.74%	\$228,000	4.95%	\$171.52	5.47%	270	6.3	1,404	2008
\$250k < \$300k	49	-2.00%	21.03%	\$269,900	-0.04%	\$164.33	-3.06%	254	5.6	1,625	2021
\$300k < \$400k	56	75.00%	24.03%	\$347,000	3.60%	\$176.23	0.19%	318	6.6	1,901	2020
\$400k < \$500k	17	6.25%	7.30%	\$439,000	-1.35%	\$189.90	-13.96%	151	8.9	2,340	2021
\$500k < \$750k	16	23.08%	6.87%	\$546,000	-2.06%	\$358.77	33.79%	176	12.0	1,540	2002
\$750k < \$1 mil	2	100.00%	0.86%	***	***	***	***	78	21.8	2,323	2018
\$1 mil +	3	0.00%	1.29%	***	***	***	***	62	21.3	5,290	2008

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

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## Single-Family Homes

Sales volume for single-family homes increased 11.73% YoY from 179 to 200 transactions. Year-to-date sales reached a total of 541 closed listings. Dollar volume rose from \$51.02 million to \$60.2 million.

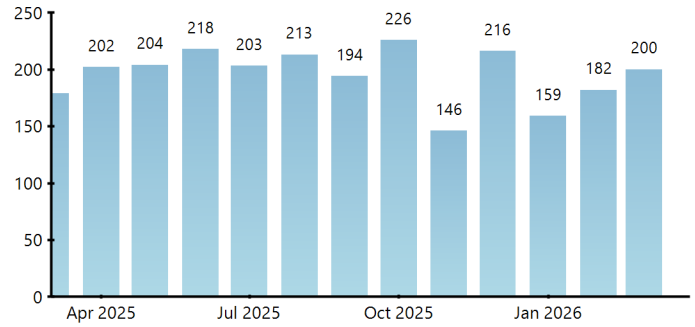
The average sales price rose 5.62% YoY from \$285,006 to \$301,021, while the average price per square foot declined from \$164.73 to \$162.35. Median price rose 2.89% YoY from \$257,550 to \$265,000, while the median price per square foot declined from \$164.78 to \$162.83.

Months inventory for single-family homes declined from 6.7 to 6.1 months supply, and days to sell declined from 121 to 110.

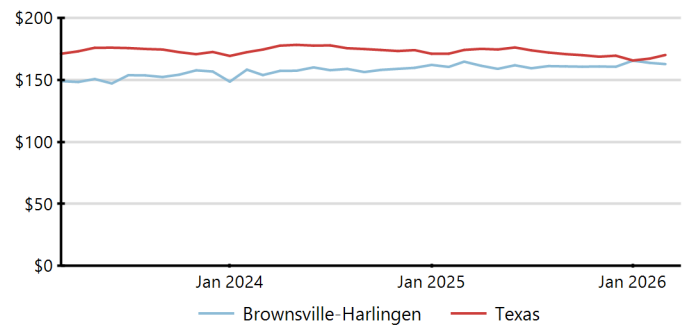
**Table 3: Single-Family Activity**

	Mar 2026	YoY %
<b>Sales</b>	200	11.73%
<b>Dollar Volume</b>	\$60,204,148	18.01%
<b>Median Close Price</b>	\$265,000	2.89%
<b>New Listings</b>	373	5.37%
<b>Active Listings</b>	1,200	-2.44%
<b>Months Inventory</b>	6.1	-9.13%
<b>Days to Sell</b>	110	-9.09%
<b>Average Price PSF</b>	\$162.35	-1.44%
<b>Median Price PSF</b>	\$162.83	-1.18%
<b>Median Square Feet</b>	1,705	6.70%
<b>Close to Original List Price</b>	94.71%	-0.46%

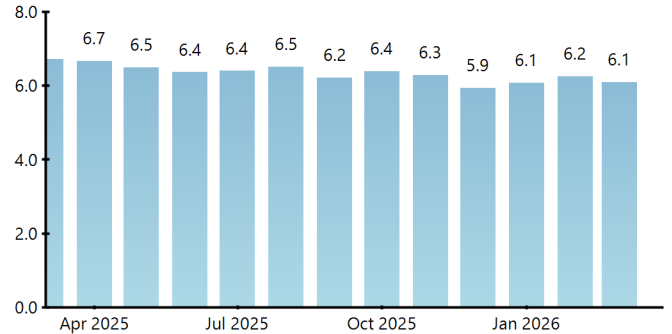
**Total Sales Volume**



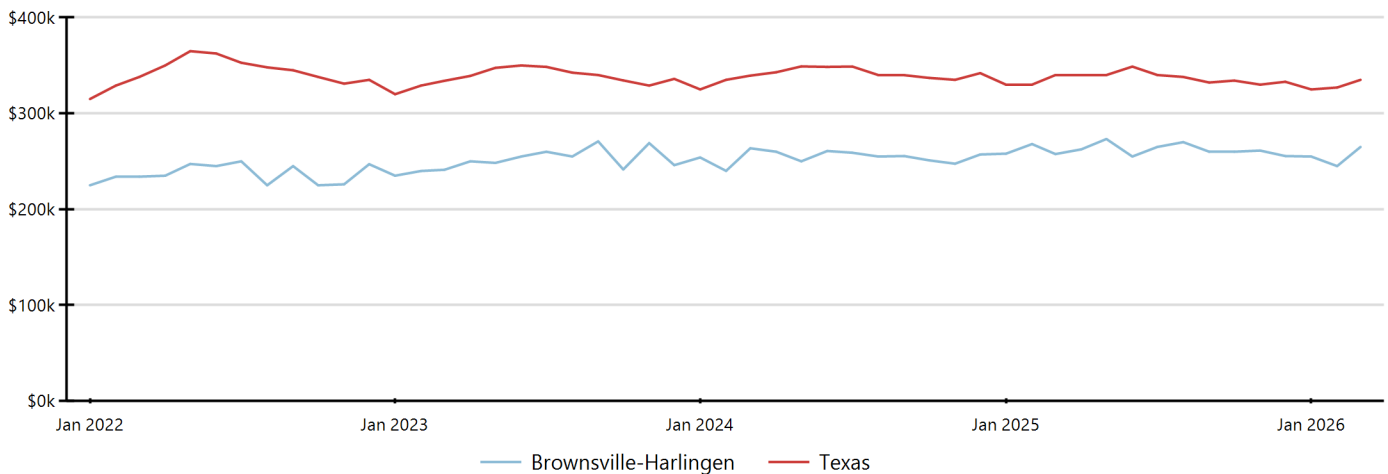
**Median Price PSF**



**Months Inventory**



**Median Close Price**



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