

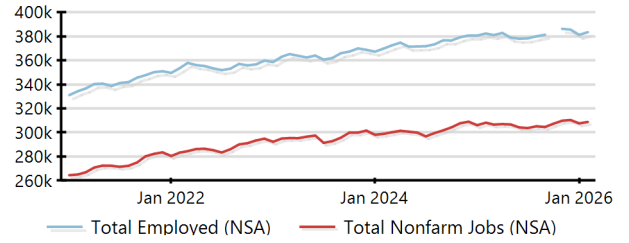


Housing Report for McAllen-Edinburg-Mission

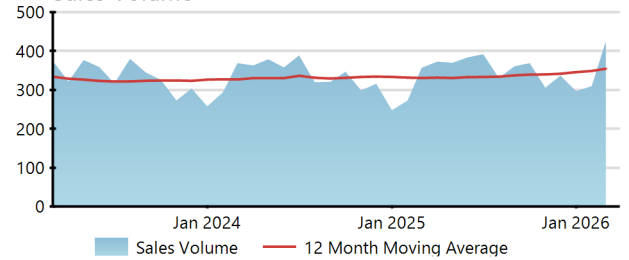
Spotlight on March 2026

Economic News

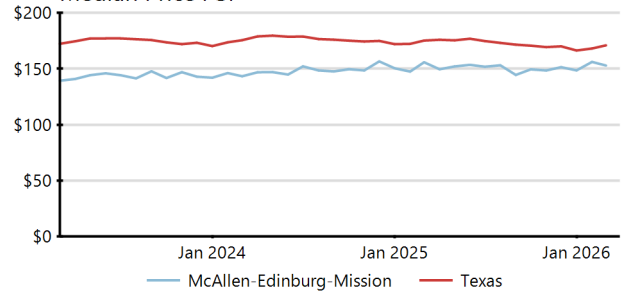
Jobs & Employment



Sales Volume



Median Price PSF



Housing Update

Sales volume for single-unit residential housing increased 19.05% YoY from 357 to 425 transactions. Year-to-date sales reached a total of 1,032 closed listings. Dollar volume rose from \$94.45 million to \$120.57 million.

The average sales price rose 7.23% YoY from \$264,558 to \$283,686, while the average price per square foot declined from \$150.23 to \$150.10. Median price rose 2.86% YoY from \$245,000 to \$252,000, while the median price per square foot declined from \$155.83 to \$152.88.

Months inventory for single-unit residential housing rose from 8.2 to 9.2 months supply, and days to sell rose from 103 to 109.

Table 1: Month Activity

	2026				2025	
	March	YoY %	YTD	YoY %	March	YoY %
Sales	425	19.05%	1,032	17.54%	357	-3.25%
Dollar Volume	\$120,566,671	27.65%	\$280,583,020	21.53%	\$94,447,289	4.13%
Median Close Price	\$252,000	2.86%	\$250,000	3.63%	\$245,000	4.26%
New Listings	1,041	21.19%	2,918	12.75%	859	26.70%
Active Listings	3,257	19.57%	3,236	20.70%	2,724	33.86%
Months Inventory	9.2	11.59%	9.2	11.59%	8.2	32.27%
Days to Sell*	109	5.83%	115	8.49%	103	6.19%
Average Price PSF	\$150.10	-0.09%	\$149.18	1.19%	\$150.23	7.82%
Median Price PSF	\$152.88	-1.89%	\$152.79	0.56%	\$155.83	8.74%
Median Square Feet	1,614	3.33%	1,618	1.44%	1,562	-2.98%
Close to Original List Price	94.66%	-0.61%	94.56%	-0.25%	95.24%	0.49%

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

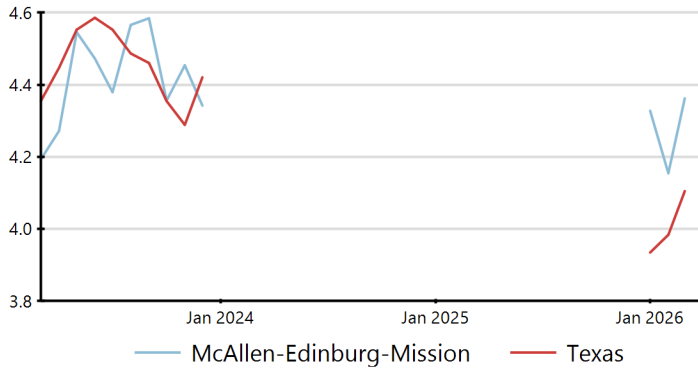
About the data used in this report

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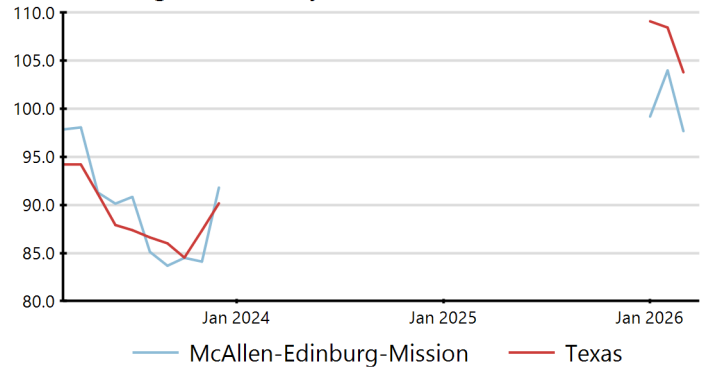




Close Price to Median Income Ratio



Housing Affordability Index



Price Cohort Analysis: Closed Sales vs. Months Inventory

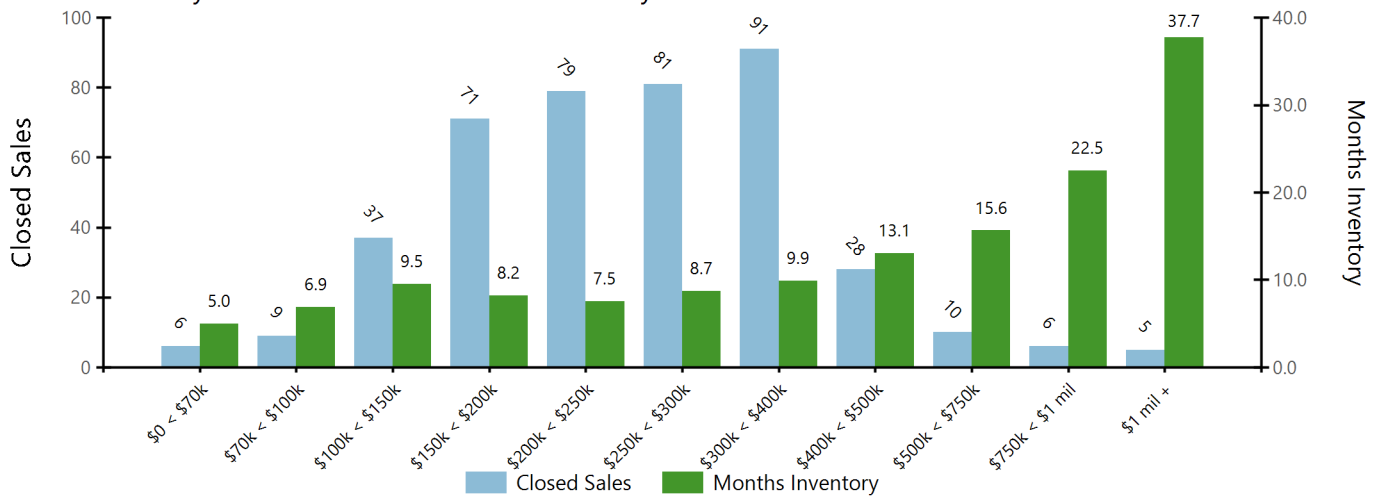


Table 2: Price Cohort Analysis

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	0.00%	1.42%	\$56,000	-2.61%	\$72.92	12.98%	27	5.0	754	1984
\$70k < \$100k	9	-18.18%	2.13%	\$80,000	-5.88%	\$86.03	-6.40%	71	6.9	988	1992
\$100k < \$150k	37	60.87%	8.75%	\$135,000	6.30%	\$110.30	-2.80%	254	9.6	1,097	2005
\$150k < \$200k	71	31.48%	16.78%	\$173,000	2.37%	\$132.93	-4.75%	516	8.3	1,305	2004
\$200k < \$250k	79	-14.13%	18.68%	\$225,000	0.00%	\$152.65	-2.33%	595	7.6	1,460	2011
\$250k < \$300k	81	6.58%	19.15%	\$264,000	-2.04%	\$167.53	-2.05%	662	8.8	1,582	2023
\$300k < \$400k	91	42.19%	21.51%	\$330,000	-2.57%	\$172.79	3.93%	603	10.0	1,980	2022
\$400k < \$500k	28	75.00%	6.62%	\$439,000	2.12%	\$180.62	11.81%	244	13.1	2,436	2019
\$500k < \$750k	10	25.00%	2.36%	\$549,500	4.17%	\$166.84	-2.48%	159	15.6	3,363	2009
\$750k < \$1 mil	6	20.00%	1.42%	\$882,500	7.62%	\$192.92	19.99%	60	22.5	4,555	2023
\$1 mil +	5	150.00%	1.18%	\$1,500,000	30.43%	\$232.86	4.45%	66	37.7	6,551	2009

*** Not displayed when fewer than 5 sales

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Single-Family Homes

Sales volume for single-family homes increased 21.18% YoY from 340 to 412 transactions. Year-to-date sales reached a total of 997 closed listings. Dollar volume rose from \$91.62 million to \$117.9 million.

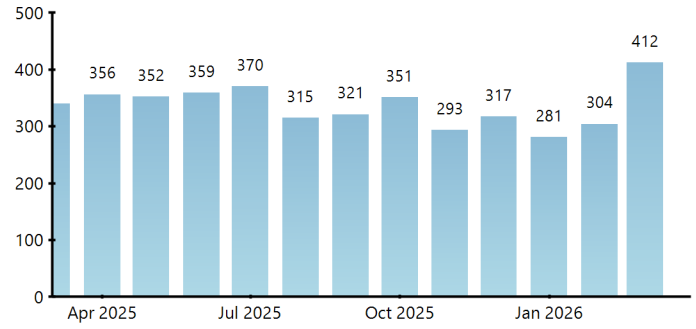
The average sales price rose 6.19% YoY from \$269,471 to \$286,159, while the average price per square foot declined from \$150.73 to \$150.27. Median price rose 2.19% YoY from \$249,000 to \$254,450, while the median price per square foot declined from \$155.88 to \$153.17.

Months inventory for single-family homes rose from 8.0 to 8.7 months supply, and days to sell rose from 103 to 110.

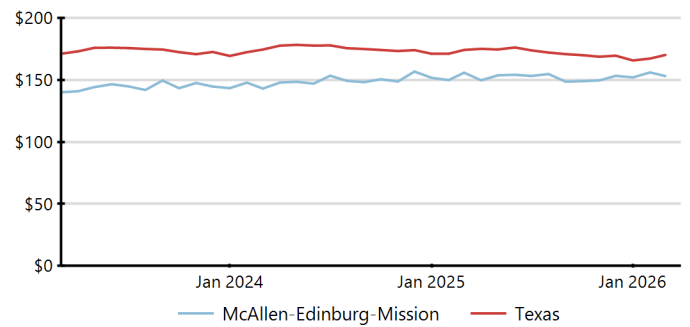
Table 3: Single-Family Activity

	Mar 2026	YoY %
Sales	412	21.18%
Dollar Volume	\$117,897,493	28.68%
Median Close Price	\$254,450	2.19%
New Listings	972	20.90%
Active Listings	2,929	16.79%
Months Inventory	8.7	8.88%
Days to Sell	110	6.80%
Average Price PSF	\$150.27	-0.31%
Median Price PSF	\$153.17	-1.74%
Median Square Feet	1,635	3.61%
Close to Original List Price	94.50%	-0.86%

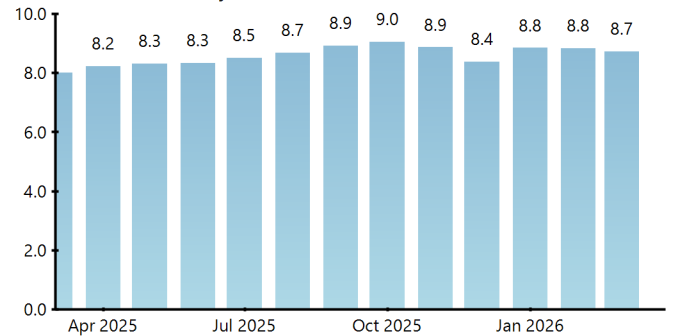
Total Sales Volume



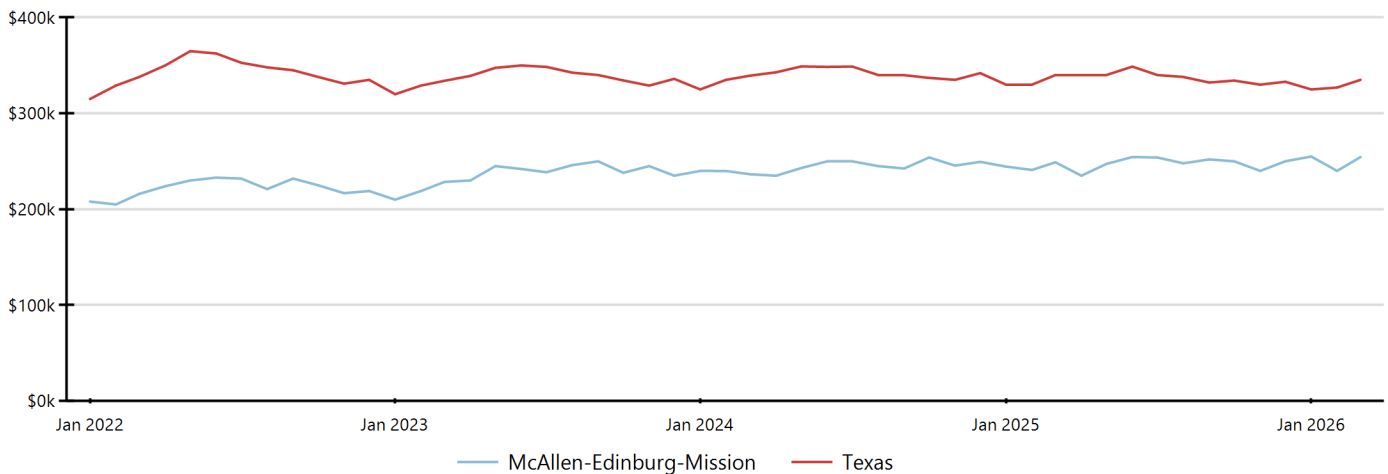
Median Price PSF



Months Inventory



Median Close Price



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