



Housing Report for Brownsville-Harlingen

Spotlight on August 2025

Economic News

August MSA jobs increased from 162,600 to 165,400, according to the latest figures published by the Texas Workforce Commission. This marks a 1.72% year-over-year (YoY) increase compared with August 2024, a net increase of 2,800 new jobs. Over the past five years, the job growth rate has increased at an average annual rate of 3.21%.

In addition, the unemployment rate for August increased to 7.49% from 5.53% in 2024.

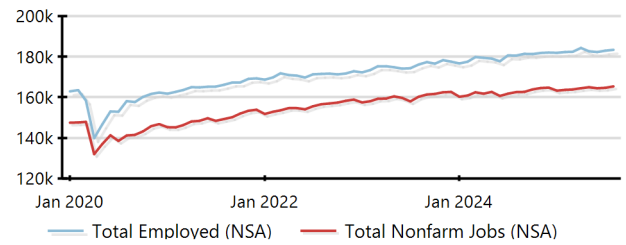
Housing Update

Sales volume for single-unit residential housing decreased 0.78% YoY from 256 to 254 transactions. Year-to-date sales reached a total of 1,805 closed listings. Dollar volume dipped from \$83.87 million to \$82.54 million.

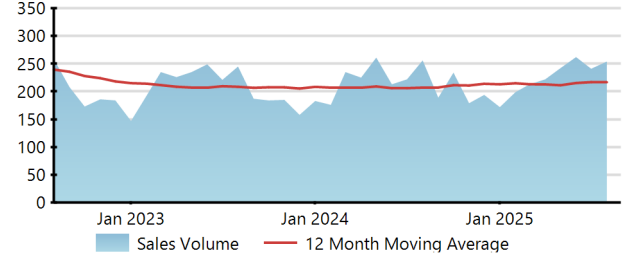
The average sales price dipped 0.81% YoY from \$327,621 to \$324,973, while the average price per square foot subsequently declined from \$196.67 to \$192.12. Median price rose 0.84% YoY from \$272,700 to \$275,000, while the median price per square foot rose from \$164.10 to \$167.49.

Months inventory for single-unit residential housing rose from 7.2 to 7.9 months supply, and days to sell rose from 117 to 122.

Jobs & Employment



Sales Volume



Median Price PSF

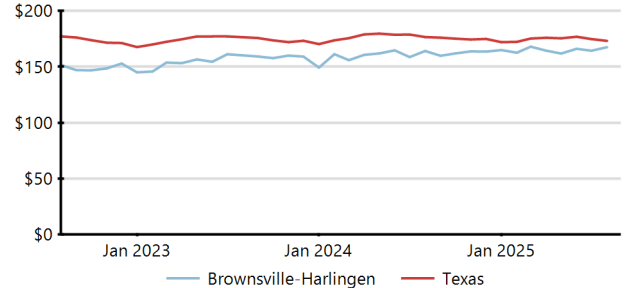


Table 1: Month Activity

	2025				2024	
	August	YoY %	YTD	YoY %	August	YoY %
Sales	254	-0.78%	1,805	1.75%	256	4.49%
Dollar Volume	\$82,543,074	-1.58%	\$556,313,106	3.90%	\$83,870,924	14.04%
Median Close Price	\$275,000	0.84%	\$270,000	2.96%	\$272,700	2.91%
New Listings	445	8.27%	3,428	6.23%	411	15.13%
Active Listings	1,720	15.98%	1,671	25.54%	1,483	55.61%
Months Inventory	7.9	10.94%	7.9	10.94%	7.2	56.49%
Days to Sell*	122	4.27%	126	12.50%	117	24.47%
Average Price PSF	\$192.12	-2.32%	\$187.65	4.14%	\$196.67	4.08%
Median Price PSF	\$167.49	2.07%	\$164.78	2.83%	\$164.10	2.44%
Median Square Feet	1,593	-0.25%	1,582	-0.94%	1,597	0.88%
Close to Original List Price	93.27%	-0.34%	93.82%	-0.59%	93.59%	-2.24%

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

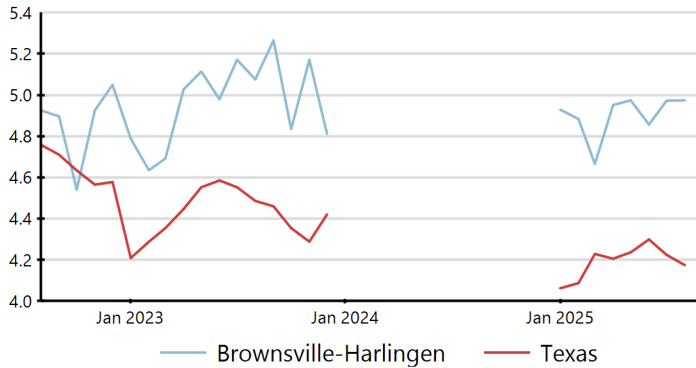
About the data used in this report

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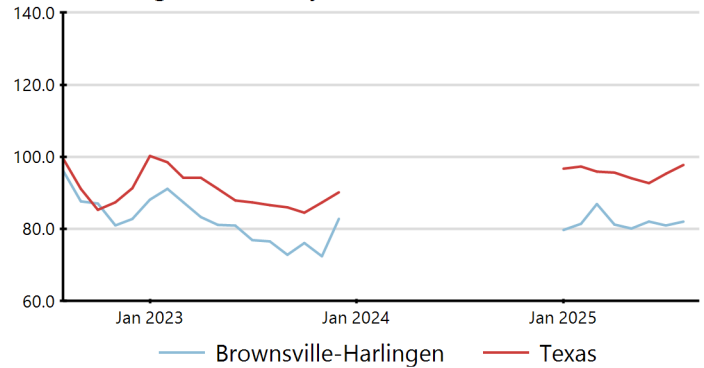




Close Price to Median Income Ratio



Housing Affordability Index



Price Cohort Analysis: Closed Sales vs. Months Inventory

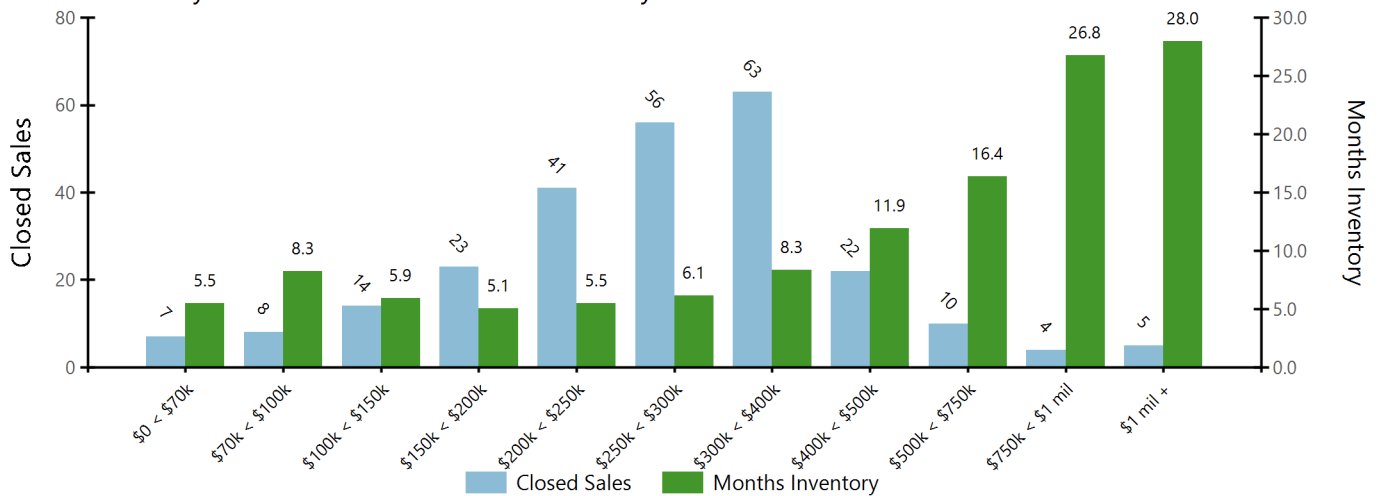


Table 2: Price Cohort Analysis

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	7	75.00%	2.77%	\$60,000	18.81%	\$60.31	-16.24%	21	5.5	912	1971
\$70k < \$100k	8	60.00%	3.16%	\$83,250	-2.06%	\$87.58	19.34%	42	8.3	997	1980
\$100k < \$150k	14	-41.67%	5.53%	\$135,000	7.57%	\$105.55	4.74%	93	5.9	1,277	1973
\$150k < \$200k	23	-36.11%	9.09%	\$179,900	5.82%	\$162.03	13.83%	146	5.1	1,148	1996
\$200k < \$250k	41	-8.89%	16.21%	\$224,000	-0.44%	\$160.29	0.23%	222	5.5	1,432	2006
\$250k < \$300k	56	19.15%	22.13%	\$270,000	-3.74%	\$170.45	1.38%	268	6.2	1,582	2014
\$300k < \$400k	63	36.96%	24.90%	\$335,000	-1.47%	\$167.71	0.24%	375	8.4	2,054	2021
\$400k < \$500k	22	46.67%	8.70%	\$430,400	0.09%	\$185.69	-19.81%	194	11.9	2,294	2008
\$500k < \$750k	10	-41.18%	3.95%	\$585,000	-3.15%	\$313.02	18.17%	202	16.4	1,986	1997
\$750k < \$1 mil	4	-63.64%	1.58%	***	***	***	***	87	26.8	2,328	2013
\$1 mil +	5	-16.67%	1.98%	\$2,340,000	45.52%	\$510.92	-29.24%	70	28.0	4,703	2014

*** Not displayed when fewer than 5 sales

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Single-Family Homes

Sales volume for single-family homes decreased 1.84% YoY from 217 to 213 transactions. Year-to-date sales reached a total of 1,528 closed listings. Dollar volume rose from \$62.78 million to \$63.34 million.

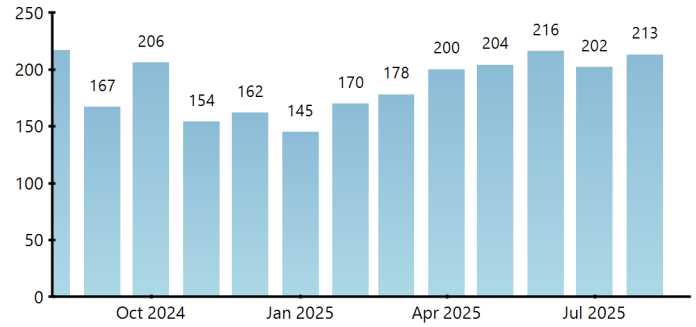
The average sales price rose 2.79% YoY from \$289,290 to \$297,349, while the average price per square foot subsequently rose from \$166.20 to \$170.73. Median price rose 5.86% YoY from \$255,000 to \$269,950, while the median price per square foot also rose from \$158.89 to \$161.16.

Months inventory for single-family homes rose from 6.5 to 6.7 months supply, and days to sell declined from 116 to 112.

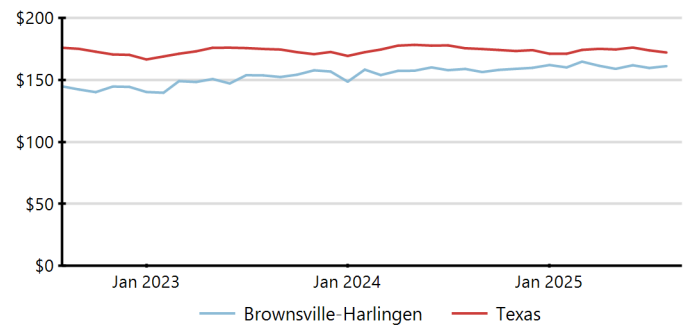
Table 3: Single-Family Activity

	Aug 2025	YoY %
Sales	213	-1.84%
Dollar Volume	\$63,335,330	0.89%
Median Close Price	\$269,950	5.86%
New Listings	372	7.20%
Active Listings	1,239	8.49%
Months Inventory	6.7	3.94%
Days to Sell	112	-3.45%
Average Price PSF	\$170.73	2.72%
Median Price PSF	\$161.16	1.43%
Median Square Feet	1,709	2.89%
Close to Original List Price	93.42%	-0.33%

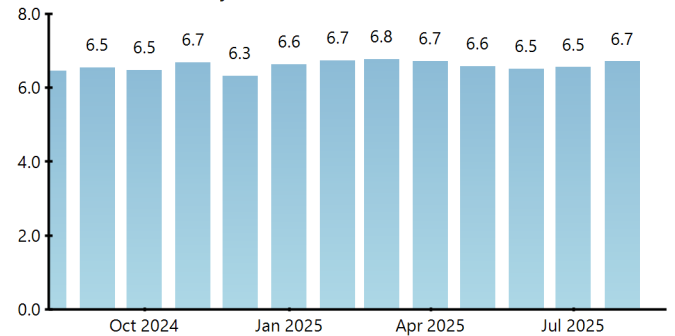
Total Sales Volume



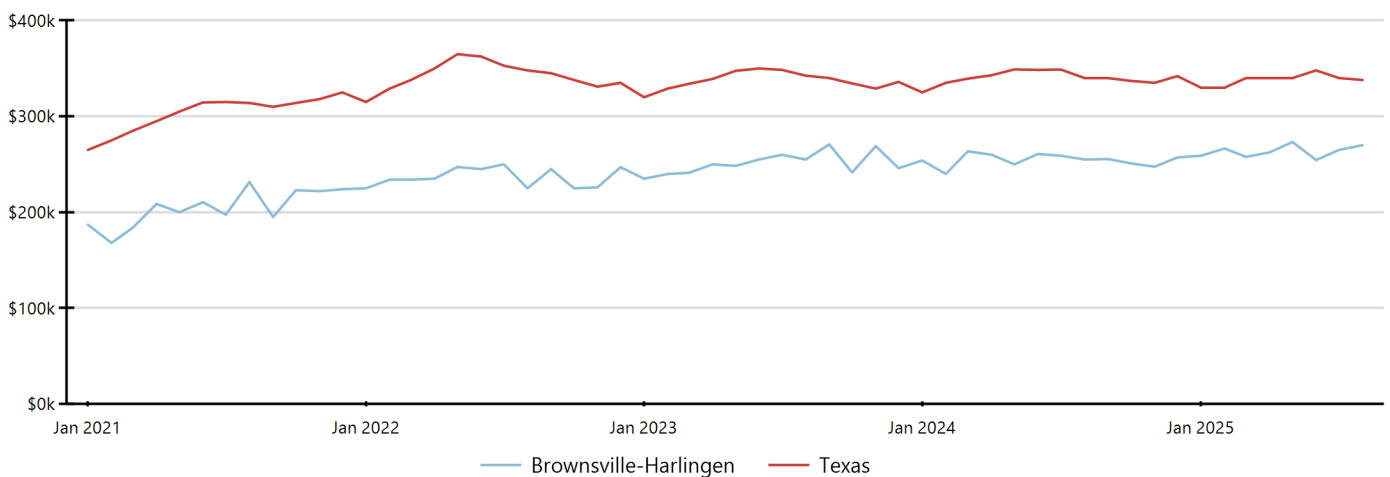
Median Price PSF



Months Inventory



Median Close Price



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