

Padre Island Housing Report

January 2026



Median price

\$492,450

↑ **69.8%**

Compared to January 2025

Price Distribution



Active listings

↓ **0.9%**

316 in January 2026



Closed sales

↓ **20%**

12 in January 2026



Days on market

Days on market 88

Days to close 31

Total 119

60 days less than January 2025



Months of inventory

12.2

Compared to 11.1 in January 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.



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