



**GREATER McALLEN**  
ASSOCIATION OF REALTORS®

**1324**

February 2024

# Housing Stats

Click to

[www.gmar.org/housing-stats](http://www.gmar.org/housing-stats)

# McAllen-Edinburg-Mission MSA

## Housing Report

### February 2024



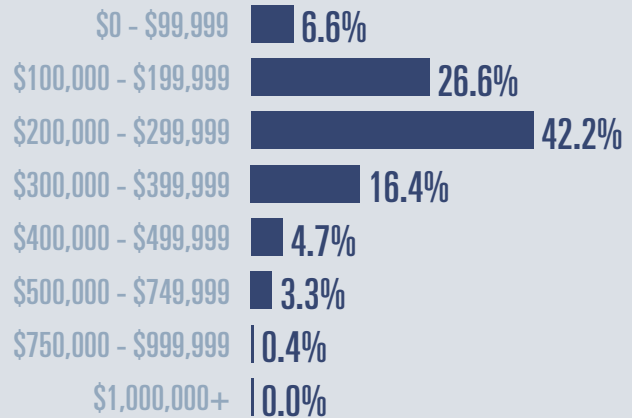
### Median price

\$235,000

↑ **9.3%**

Compared to February 2023

### Price Distribution



### Active listings

↑ **54.6%**

2,112 in February 2024



### Closed sales

↑ **5.7%**

299 in February 2024



### Days on market

Days on market 72

Days to close 25

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Total 97

13 days more than February 2023



### Months of inventory

**6.5**

Compared to 4.1 in February 2023

#### 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.



Greater McAllen Association of REALTORS®

# Alamo Housing Report

## February 2024



### Median price

\$213,000

↓ **16.1%**

Compared to February 2023

### Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	<b>37.5%</b>
\$200,000 - \$299,999	<b>62.5%</b>
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



### Active listings

↑ **170.8%**

65 in February 2024



### Closed sales

↓ **20%**

8 in February 2024



### Days on market

Days on market 50

Days to close 19

---

Total 69

3 days more than February 2023



### Months of inventory

**7.6**

Compared to 2.2 in February 2023

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# Donna Housing Report

## February 2024



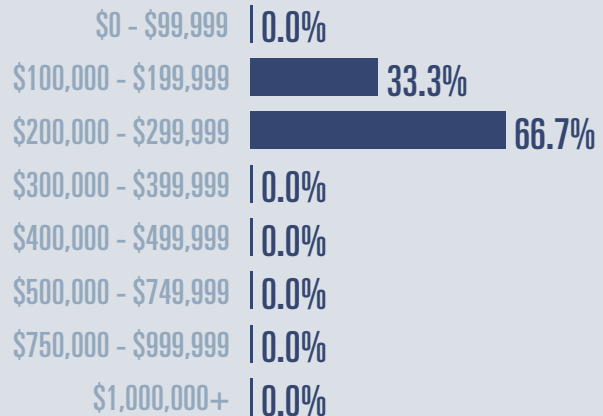
### Median price

\$250,000

↑ **27.8%**

Compared to February 2023

### Price Distribution



### Active listings

↓ **6.7%**

28 in February 2024



### Closed sales

↓ **25%**

3 in February 2024



### Days on market

Days on market 95

Days to close 23

---

Total 118

39 days more than February 2023



### Months of inventory

**4.1**

Compared to 6.0 in February 2023

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# Edinburg Housing Report

## February 2024



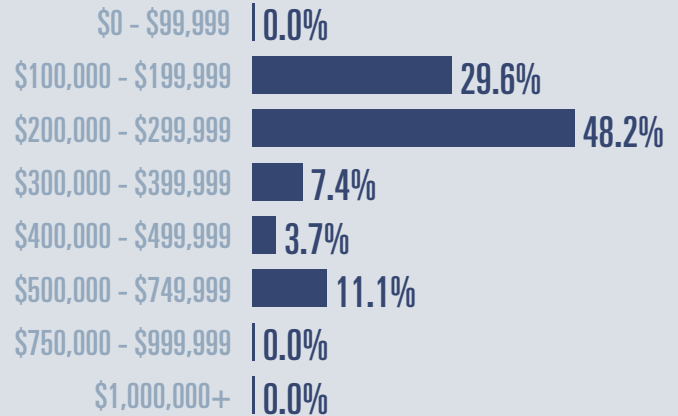
### Median price

\$244,500

↑ **6.3%**

Compared to February 2023

### Price Distribution



### Active listings

↑ **34.9%**

224 in February 2024



### Closed sales

↓ **38.3%**

29 in February 2024



### Days on market

Days on market 71

Days to close 25

---

Total 96

21 days more than February 2023



### Months of inventory

**4.9**

Compared to 3.6 in February 2023

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# Edinburg Housing Report

## February 2024



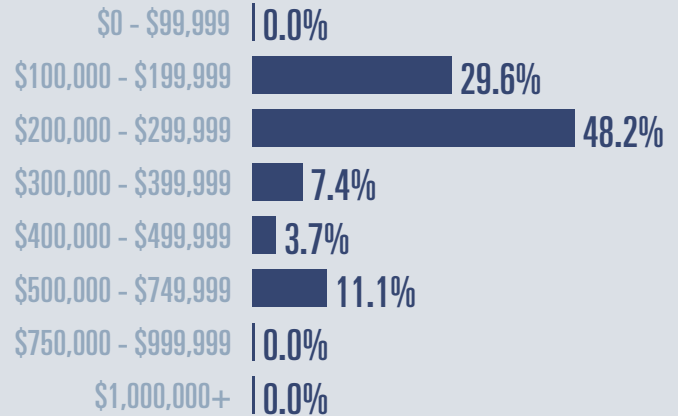
### Median price

\$244,500

↑ **6.3%**

Compared to February 2023

### Price Distribution



### Active listings

↑ **34.9%**

224 in February 2024



### Closed sales

↓ **38.3%**

29 in February 2024



### Days on market

Days on market 71

Days to close 25

---

Total 96

21 days more than February 2023



### Months of inventory

**4.9**

Compared to 3.6 in February 2023

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# La Joya Housing Report

## February 2024



### Median price

↓ **100%**

Compared to February 2023

### Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



### Active listings

↑ **133.3%**

21 in February 2024



### Closed sales

↓ **100%**

0 in February 2024



### Days on market

Days on market 0

Days to close 0

---

Total 0

30 days less than February 2023



### Months of inventory

**12.6**

Compared to 6.8 in February 2023

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# McAllen Housing Report

## February 2024



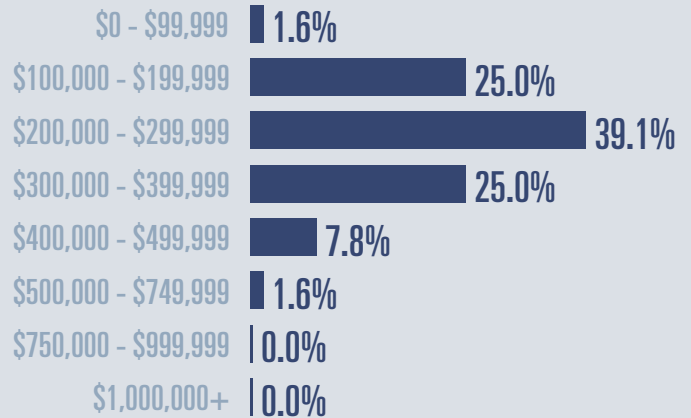
### Median price

\$256,179

↑ **24.4%**

Compared to February 2023

### Price Distribution



### Active listings

↑ **41.2%**

319 in February 2024



### Closed sales

↑ **3%**

69 in February 2024



### Days on market

Days on market 70

Days to close 24

---

Total 94

6 days more than February 2023



### Months of inventory

**4.6**

Compared to 2.6 in February 2023

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# Mercedes Housing Report

## February 2024



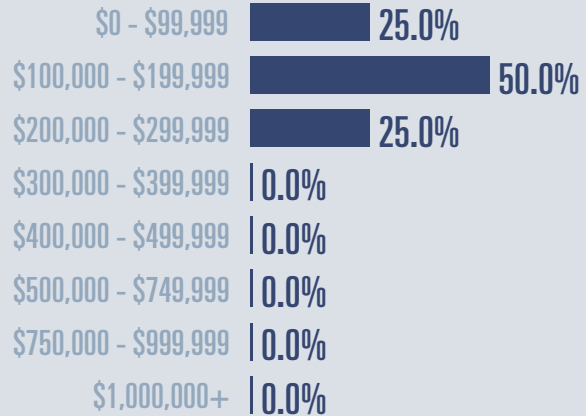
### Median price

\$127,500

↓ **26.1%**

Compared to February 2023

### Price Distribution



### Active listings

↓ **15.6%**

27 in February 2024



### Closed sales

↓ **50%**

4 in February 2024



### Days on market

Days on market 62

Days to close 12

---

Total 74

12 days less than February 2023



### Months of inventory

**3.9**

Compared to 5.2 in February 2023

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# Mission Housing Report

## February 2024



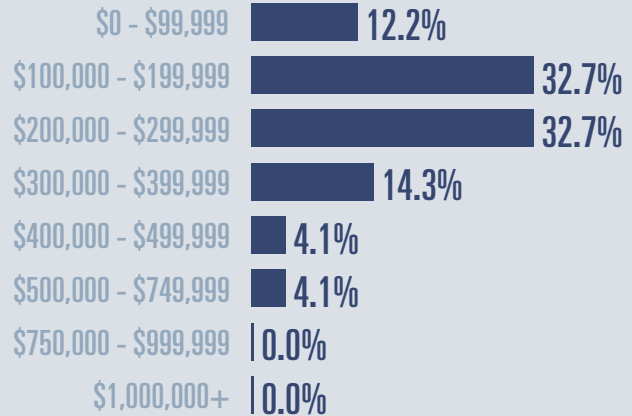
### Median price

\$209,000

↓ **3.9%**

Compared to February 2023

### Price Distribution



### Active listings

↑ **59.2%**

304 in February 2024



### Closed sales

↑ **4%**

52 in February 2024



### Days on market

Days on market 55

Days to close 25

---

Total 80

1 day less than February 2023



### Months of inventory

**6.9**

Compared to 4.0 in February 2023

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# Pharr Housing Report

## February 2024



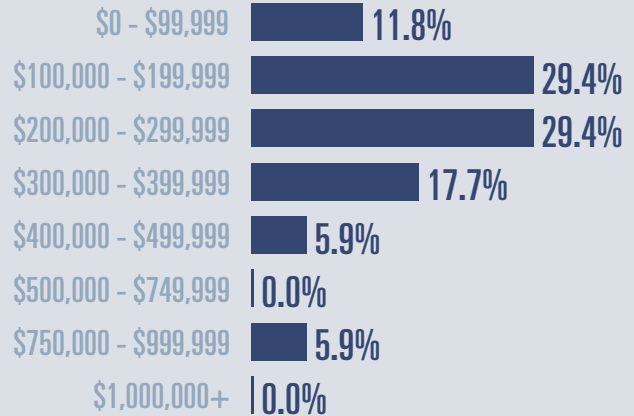
### Median price

\$207,800

↑ **14.7%**

Compared to February 2023

### Price Distribution



### Active listings

↑ **41%**

117 in February 2024



### Closed sales

↑ **12.5%**

18 in February 2024



### Days on market

Days on market 84

Days to close 31

---

Total 115

41 days more than February 2023



### Months of inventory

**5.1**

Compared to 3.5 in February 2023

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# Rio Grande City Housing Report

## February 2024



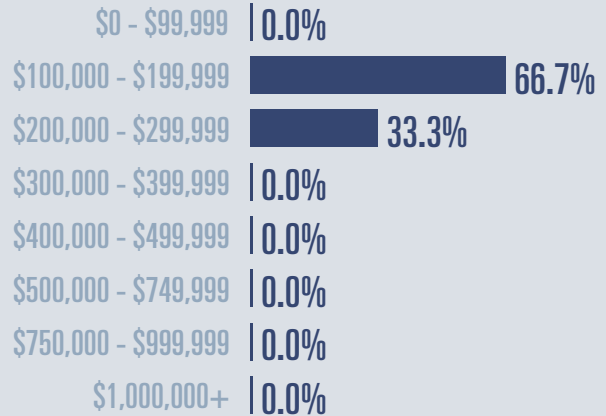
### Median price

\$139,000

↓ **24%**

Compared to February 2023

### Price Distribution



### Active listings

↑ **6.5%**

33 in February 2024



### Closed sales

↓ **50%**

3 in February 2024



### Days on market

Days on market 173

Days to close 23

---

Total 196

39 days more than February 2023



### Months of inventory

**10.7**

Compared to 13.3 in February 2023

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# San Juan Housing Report

## February 2024



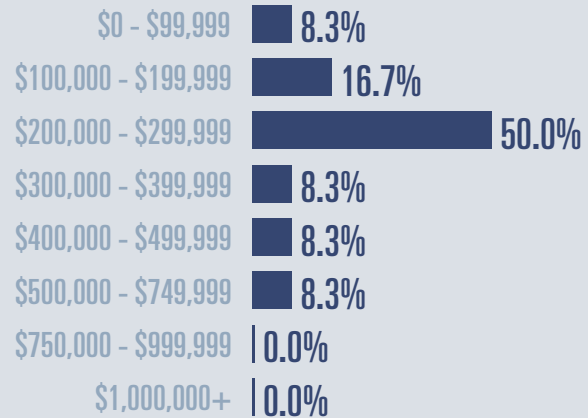
### Median price

\$224,000

↑ **19.2%**

Compared to February 2023

### Price Distribution



### Active listings

↑ **90%**

76 in February 2024



### Closed sales

Flat **0%**

13 in February 2024



### Days on market

Days on market 75

Days to close 25

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Total 100

1 day less than February 2023



### Months of inventory

**6.9**

Compared to 3.0 in February 2023

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# Weslaco Housing Report

## February 2024



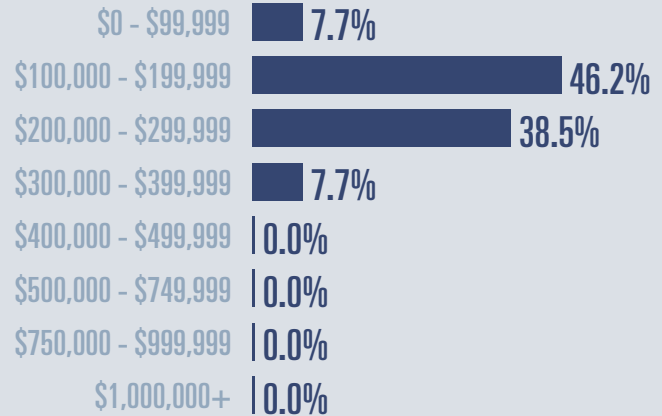
### Median price

\$184,000

↓ **6.7%**

Compared to February 2023

### Price Distribution



### Active listings

↑ **52.2%**

102 in February 2024



### Closed sales

↑ **30%**

13 in February 2024



### Days on market

Days on market 104

Days to close 20

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Total 124

58 days more than February 2023



### Months of inventory

**6.7**

Compared to 3.7 in February 2023

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