

# Alamo Housing Report

January 2026



Median price

\$225,000

↑ 7.7%

Compared to January 2025

## Price Distribution



Active listings



29.8%

74 in January 2026



Closed sales

0%

Flat

7 in January 2026



Days on market

Days on market 58

Days to close 26

Total 84

24 days less than January 2025



Months of inventory

7.3

Compared to 6.2 in January 2025

### About the data used in this report

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# Alton Housing Report



## Median price

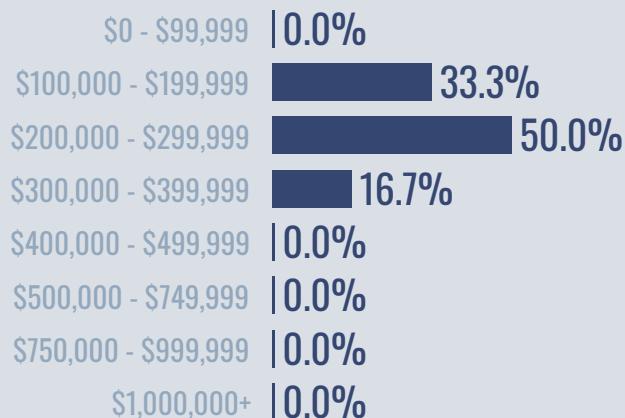
\$260,500

↓ **5.3%**

Compared to January 2025

## January 2026

### Price Distribution



## Active listings

↑ **4.7%**

90 in January 2026



## Closed sales

↓ **14.3%**

6 in January 2026



## Days on market

Days on market	80
Days to close	24
<hr/>	
Total	104

3 days less than January 2025



## Months of inventory

**8.3**

Compared to 6.9 in January 2025

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# Donna Housing Report



## Median price

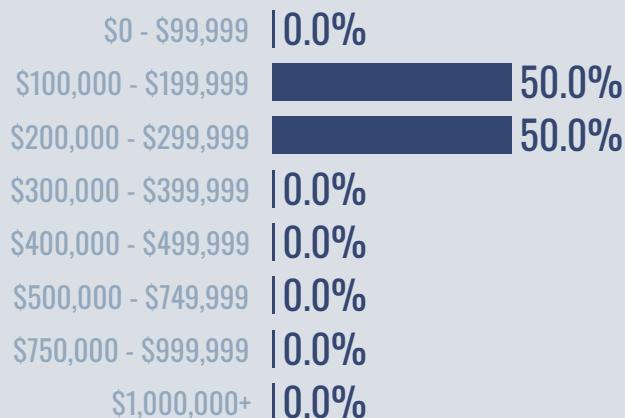
\$207,750

↑ 0.4%

Compared to January 2025

## January 2026

### Price Distribution



## Active listings

↑ 18.4%

45 in January 2026



## Closed sales

↓ 20%

4 in January 2026



## Days on market

Days on market	68
Days to close	37
<hr/>	
Total	105

72 days less than January 2025



## Months of inventory

12.9

Compared to 7.7 in January 2025

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# Edinburg Housing Report

January 2026



Median price

\$281,000

↓ 5.4 %

Compared to January 2025

## Price Distribution



Active listings

↑ 27.4 %

367 in January 2026



Closed sales

↑ 116.7 %

39 in January 2026



Days on market

Days on market 82

Days to close 32

Total 114

12 days more than January 2025



Months of inventory

9.1

Compared to 7.4 in January 2025

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# Hidalgo Housing Report

January 2026



Median price

\$234,000

↓ 8.2%

Compared to January 2025

## Price Distribution



Active listings



63.3%

49 in January 2026



Closed sales



200%

3 in January 2026



Days on market

Days on market 103

Days to close 34

Total 137

117 days less than January 2025



Months of inventory

10.7

Compared to 5.7 in January 2025

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# McAllen Housing Report

January 2026



Median price

\$248,000

↑ 6.4 %

Compared to January 2025

## Price Distribution



Active listings

↑ 40.5 %

569 in January 2026



Closed sales

0 %

Flat

55 in January 2026



Days on market

Days on market 94

Days to close 26

Total 120

19 days more than January 2025



Months of inventory

7.9

Compared to 6.0 in January 2025

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# McAllen-Edinburg-Mission MSA

# Housing Report

January 2026



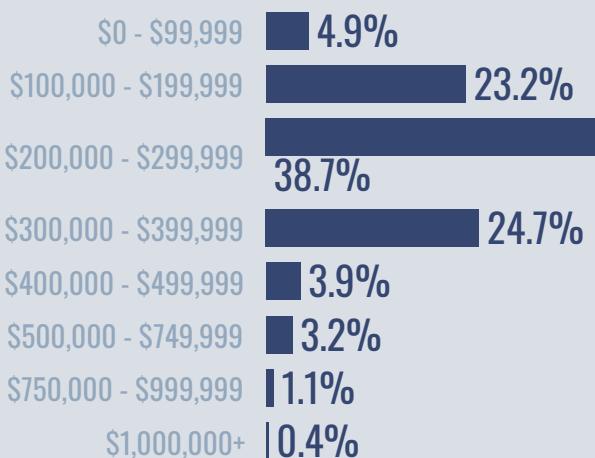
Median price

\$251,000

↑ 7.3%

Compared to January 2025

## Price Distribution



Active listings

↑ 24.7%

3,237 in January 2026



Closed sales

↑ 21.4%

301 in January 2026



Days on market

Days on market 97

Days to close 29

Total 126

15 days more than January 2025



Months of inventory

9.4

Compared to 7.8 in January 2025

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# Mercedes Housing Report

January 2026



Median price

\$233,500

↑ 7.4 %

Compared to January 2025

## Price Distribution



Active listings

↑ 36.4 %

60 in January 2026



Closed sales

↑ 150 %

5 in January 2026



Days on market

Days on market 203

Days to close 31

Total 234

136 days more than January 2025



Months of inventory

10.1

Compared to 10.2 in January 2025

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# Mission Housing Report

January 2026



Median price

\$290,000

↑ 21.9%

Compared to January 2025

## Price Distribution



Active listings

↑ 32.8%

454 in January 2026



Closed sales

↑ 26.5%

43 in January 2026



Days on market

Days on market 128

Days to close 29

Total 157

42 days more than January 2025



Months of inventory

10.1

Compared to 7.3 in January 2025

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# North Alamo Housing Report

January 2026



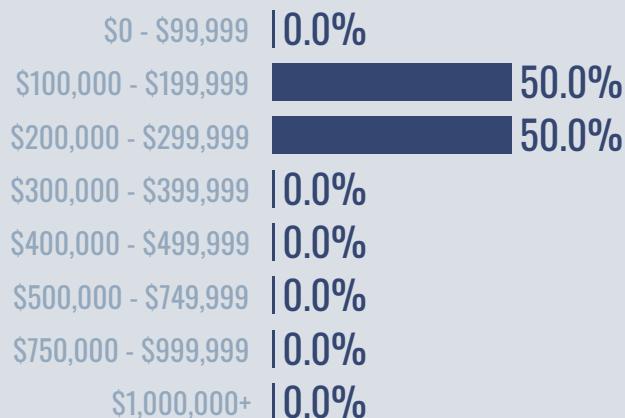
Median price

\$195,000

↑ 25%

Compared to January 2025

## Price Distribution



Active listings

↓ 42.9%

4 in January 2026



Closed sales

↑ 100%

2 in January 2026



Days on market

Days on market	126
Days to close	50
Total	176

135 days more than January 2025



Months of inventory

8.0

Compared to 10.5 in January 2025

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# Palmhurst Housing Report



Median price

↓ **100%**

Compared to January 2025



Active listings

↓ **7.1%**

13 in January 2026

## January 2026

### 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%



Closed sales

↓ **100%**

0 in January 2026



Days on market

Days on market	0
Days to close	0
Total	0

711 days less than January 2025



Months of inventory

**17.3**

Compared to 16.8 in January 2025

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# Palmview Housing Report

January 2026



Median price

Flat

0 %

Compared to January 2025

## 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



31.8 %

15 in January 2026



Closed sales

0 %

Flat

0 in January 2026



Days on market

Days on market 0

Days to close 0

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Total 0

Unchanged from January 2025



Months of inventory

11.3

Compared to 20.3 in January 2025

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# Palmview South Housing Report

January 2026



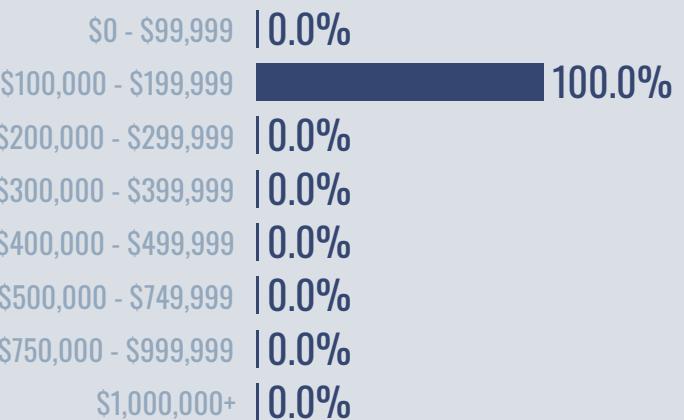
Median price

\$149,250

↓ 19.3%

Compared to January 2025

## Price Distribution



Active listings



66.7%

20 in January 2026



Closed sales



33.3%

2 in January 2026



Days on market

Days on market 156

Days to close 4

Total 160

88 days more than January 2025



Months of inventory

15.0

Compared to 6.5 in January 2025

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# Pharr Housing Report

January 2026



Median price

\$195,700

↓ 7.3%

Compared to January 2025

## Price Distribution



Active listings

↑ 55.2%

211 in January 2026



Closed sales

↑ 66.7%

25 in January 2026



Days on market

Days on market 89

Days to close 24

Total 113

13 days more than January 2025



Months of inventory

10.3

Compared to 6.7 in January 2025

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# Rio Grande City Housing Report

January 2026



## Median price

\$181,500

↑ 0.8%

Compared to January 2025

## Price Distribution



## Active listings

↑ 37%

37 in January 2026



## Closed sales

↓ 20%

4 in January 2026



## Days on market

Days on market	99
Days to close	16
<hr/>	
Total	115

49 days less than January 2025



## Months of inventory

10.8

Compared to 10.5 in January 2025

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# Roma Housing Report

January 2026



Median price

Flat

0 %

Compared to January 2025

## 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



100 %

8 in January 2026



Closed sales

0 %

Flat

0 in January 2026



Days on market

Days on market

0

Days to close

0

Total

0

Unchanged from January 2025



Months of inventory

32.0

Compared to 24.0 in January 2025

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# San Juan Housing Report



## Median price

\$231,200

↑ **16.8%**

Compared to January 2025

## January 2026

### Price Distribution



## Active listings

↑ **49.5%**

148 in January 2026



## Closed sales

↓ **50%**

7 in January 2026



## Days on market

Days on market	52
Days to close	27
<hr/>	
Total	79

67 days less than January 2025



## Months of inventory

**11.3**

Compared to 7.9 in January 2025

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# South Alamo Housing Report

January 2026



Median price

Flat

0 %

Compared to January 2025

## 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



28.6 %

5 in January 2026



Closed sales

0 %

Flat

0 in January 2026



Days on market

Days on market 0

Days to close 0

Total 0

Unchanged from January 2025



Months of inventory

8.6

Compared to 16.8 in January 2025

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# Weslaco Housing Report

January 2026



Median price

\$199,500

↑ 0.8%

Compared to January 2025

## Price Distribution



Active listings



11%

161 in January 2026



Closed sales

0%

Flat

12 in January 2026



Days on market

Days on market	66
Days to close	51
<hr/>	
Total	117

3 days more than January 2025



Months of inventory

8.2

Compared to 8.5 in January 2025

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# West Sharyland Housing Report



Median price

↓ 100%

Compared to January 2025

## January 2026

### 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

↑ 100%

4 in January 2026



Closed sales

↓ 100%

0 in January 2026



Days on market

Days on market 0

Days to close 0

Total 0

151 days less than January 2025



Months of inventory

12.0

Compared to 4.0 in January 2025

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