

Alamo Housing Report

February 2026



Median price

\$221,500

↑ **8.1%**

Compared to February 2025

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	37.5%
\$200,000 - \$299,999	50.0%
\$300,000 - \$399,999	12.5%
\$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

↑ **6.9%**

62 in February 2026



Closed sales

↑ **166.7%**

8 in February 2026



Days on market

Days on market 76

Days to close 17

Total 93

3 days less than February 2025



Months of inventory

5.9

Compared to 6.6 in February 2025

About the data used in this report

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GREATER McALLEN
ASSOCIATION OF REALTORS®

Alton Housing Report

February 2026



Median price

\$258,900

↑ **13.1%**

Compared to February 2025

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	█ 14.3%
\$200,000 - \$299,999	█ 57.1%
\$300,000 - \$399,999	█ 28.6%
\$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

Flat **0%**

88 in February 2026



Closed sales

Flat **0%**

7 in February 2026



Days on market

Days on market	35
Days to close	35
Total	70

27 days less than February 2025



Months of inventory

8.1

Compared to 7.2 in February 2025

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Donna Housing Report

February 2026



Median price

\$135,000

↓ **30.8%**

Compared to February 2025

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	66.7%
\$200,000 - \$299,999	33.3%
\$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

↑ **30.6%**

47 in February 2026



Closed sales

↓ **57.1%**

3 in February 2026



Days on market

Days on market 35

Days to close 20

Total 55

77 days less than February 2025



Months of inventory

14.8

Compared to 6.9 in February 2025

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Edcouch Housing Report

February 2026



Median price

\$122,772

↑ **100%**

Compared to February 2025

Price Distribution

\$0 - \$99,999	50.0%
\$100,000 - \$199,999	50.0%
\$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

↑ **25%**

5 in February 2026



Closed sales

↑ **100%**

2 in February 2026



Days on market

Days on market 150

Days to close 25

Total 175

175 days more than February 2025



Months of inventory

10.0

Compared to 5.3 in February 2025

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Edinburg Housing Report

February 2026



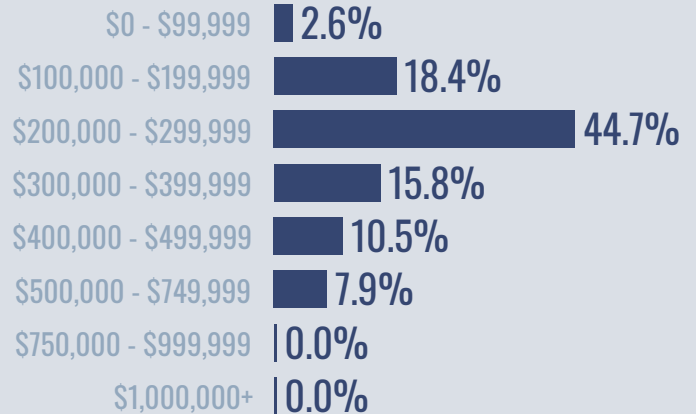
Median price

\$245,000

↓ **15.5%**

Compared to February 2025

Price Distribution



Active listings

↑ **29.9%**

382 in February 2026



Closed sales

↑ **18.2%**

39 in February 2026



Days on market

Days on market 99

Days to close 22

Total 121

19 days more than February 2025



Months of inventory

9.4

Compared to 7.4 in February 2025

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Elsa Housing Report

February 2026



Median price

\$85,000

↓ **59.5%**

Compared to February 2025

Price Distribution

\$0 - \$99,999	66.7%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	33.3%
\$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

↓ **12.5%**

14 in February 2026



Closed sales

Flat **0%**

3 in February 2026



Days on market

Days on market 97

Days to close 20

Total 117

16 days more than February 2025



Months of inventory

8.8

Compared to 13.7 in February 2025

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Hidalgo Housing Report

February 2026



Median price

\$220,000

↑ **38.4%**

Compared to February 2025

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	33.3%
\$200,000 - \$299,999	66.7%
\$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

↑ **34.3%**

47 in February 2026



Closed sales

Flat **0%**

3 in February 2026



Days on market

Days on market 95

Days to close 43

Total 138

81 days more than February 2025



Months of inventory

10.3

Compared to 7.1 in February 2025

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McAllen Housing Report

February 2026



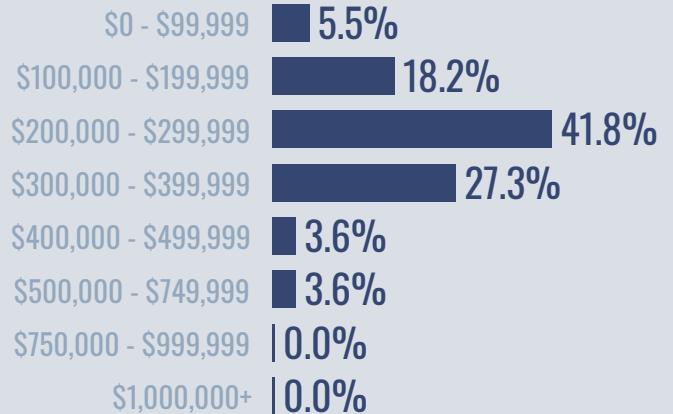
Median price

\$259,000

↑ **3.6%**

Compared to February 2025

Price Distribution



Active listings

↑ **25%**

576 in February 2026



Closed sales

↓ **9.5%**

57 in February 2026



Days on market

Days on market 68

Days to close 24

Total 92

14 days less than February 2025



Months of inventory

8.1

Compared to 6.9 in February 2025

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McAllen-Edinburg-Mission MSA Housing Report February 2026



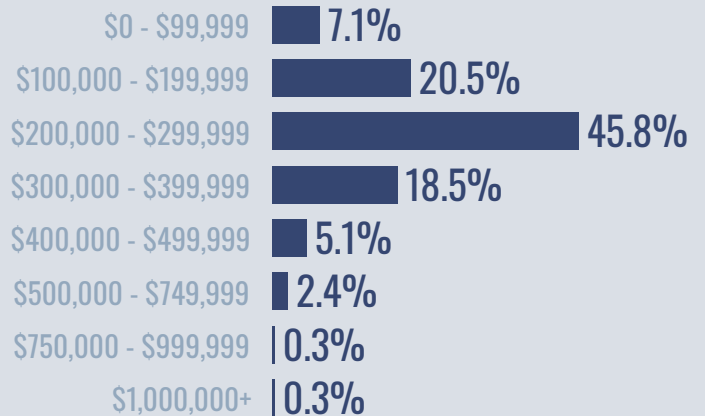
Median price

\$242,000

↑ **1.3%**

Compared to February 2025

Price Distribution



Active listings

↑ **19.9%**

3,272 in February 2026



Closed sales

↑ **13.9%**

311 in February 2026



Days on market

Days on market 84

Days to close 26

Total 110

4 days more than February 2025



Months of inventory

9.4

Compared to 8.2 in February 2025

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Mercedes Housing Report

February 2026



Median price

\$229,000

↑ **7.5%**

Compared to February 2025

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	█ 25.0%
\$200,000 - \$299,999	█ 50.0%
\$300,000 - \$399,999	█ 25.0%
\$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

↑ **36.4%**

60 in February 2026



Closed sales

↓ **42.9%**

4 in February 2026



Days on market

Days on market 106

Days to close 32

Total 138

45 days more than February 2025



Months of inventory

10.4

Compared to 9.6 in February 2025

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Mission Housing Report

February 2026



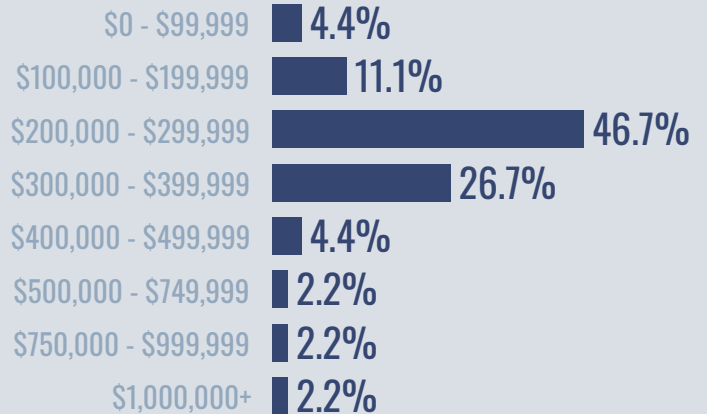
Median price

\$270,000

↑ **12.5%**

Compared to February 2025

Price Distribution



Active listings

↑ **28.5%**

456 in February 2026



Closed sales

↑ **20.5%**

47 in February 2026



Days on market

Days on market 106

Days to close 31

Total 137

33 days more than February 2025



Months of inventory

10.0

Compared to 7.7 in February 2025

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North Alamo Housing Report

February 2026



Median price

↓ 100%

Compared to February 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

↓ 50%

4 in February 2026



Closed sales

↓ 100%

0 in February 2026



Days on market

Days on market 0

Days to close 0

Total 0

70 days less than February 2025



Months of inventory

9.6

Compared to 10.7 in February 2025

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Palmhurst Housing Report

February 2026



Median price

↓ 100%

Compared to February 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

↓ 13.3%

13 in February 2026



Closed sales

↓ 100%

0 in February 2026



Days on market

Days on market 0

Days to close 0

Total 0

249 days less than February 2025



Months of inventory

19.5

Compared to 18.0 in February 2025

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Palmview Housing Report

February 2026



Median price

Flat **0%**

Compared to February 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

↓ **44%**

14 in February 2026



Closed sales

Flat **0%**

0 in February 2026



Days on market

Days on market 0

Days to close 0

Total 0

Unchanged from February 2025



Months of inventory

10.5

Compared to 33.3 in February 2025

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Palmview South Housing Report

February 2026



Median price

\$185,750

↓ **3.7%**

Compared to February 2025

Price Distribution

\$0 - \$99,999	50.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	50.0%
\$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

↑ **72.7%**

19 in February 2026



Closed sales

Flat **0%**

2 in February 2026



Days on market

Days on market 84

Days to close 16

Total 100

26 days more than February 2025



Months of inventory

14.3

Compared to 5.5 in February 2025

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Pharr Housing Report

February 2026



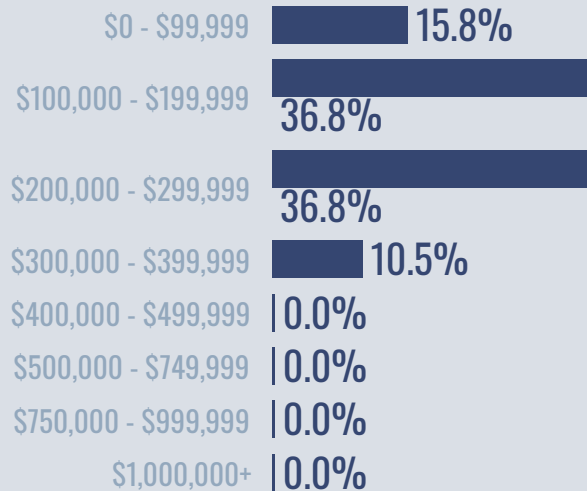
Median price

\$199,000

↓ **10.4%**

Compared to February 2025

Price Distribution



Active listings

↑ **45.3%**

215 in February 2026



Closed sales

↑ **53.9%**

20 in February 2026



Days on market

Days on market 76

Days to close 43

Total 119

20 days more than February 2025



Months of inventory

10.2

Compared to 7.4 in February 2025

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Roma Housing Report

February 2026



Median price

Flat **0%**

Compared to February 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

Flat **0%**

10 in February 2026



Closed sales

Flat **0%**

0 in February 2026



Days on market

Days on market 0

Days to close 0

Total 0

Unchanged from February 2025



Months of inventory

40.0

Compared to 60.0 in February 2025

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San Juan Housing Report

February 2026



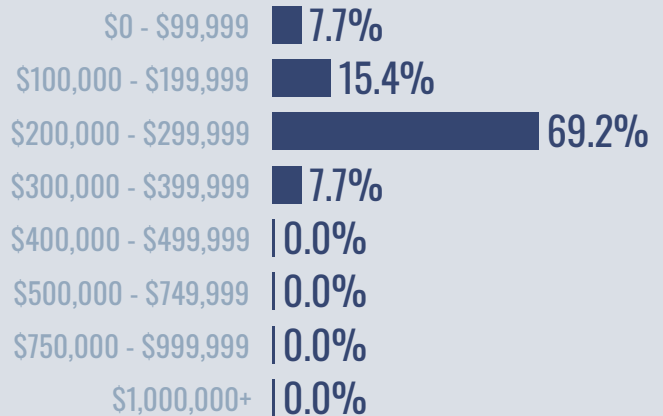
Median price

\$235,600

↑ **13%**

Compared to February 2025

Price Distribution



Active listings

↑ **26.1%**

150 in February 2026



Closed sales

↑ **18.2%**

13 in February 2026



Days on market

Days on market 102

Days to close 21

Total 123

33 days more than February 2025



Months of inventory

11.2

Compared to 9.6 in February 2025

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South Alamo Housing Report

February 2026



Median price

Flat **0%**

Compared to February 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

↑ **20%**

6 in February 2026



Closed sales

Flat **0%**

0 in February 2026



Days on market

Days on market 0

Days to close 0

Total 0

Unchanged from February 2025



Months of inventory

10.3

Compared to 12.0 in February 2025

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Weslaco Housing Report

February 2026



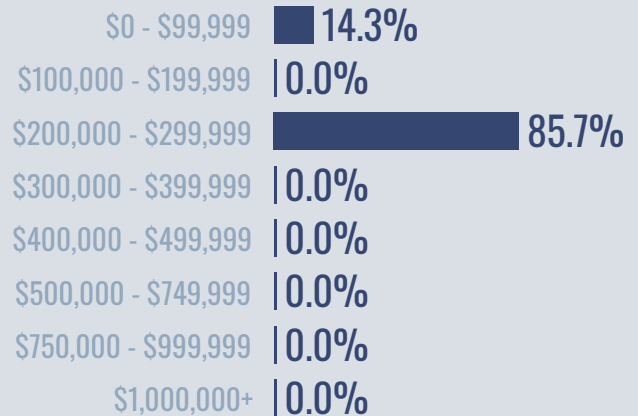
Median price

\$239,000

↑ **41.2%**

Compared to February 2025

Price Distribution



Active listings

↑ **15.8%**

176 in February 2026



Closed sales

↓ **65%**

7 in February 2026



Days on market

Days on market 101

Days to close 13

Total 114

8 days less than February 2025



Months of inventory

9.5

Compared to 8.7 in February 2025

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West Sharyland Housing Report

February 2026



Median price

Flat **0%**

Compared to February 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

↑ **300%**

4 in February 2026



Closed sales

Flat **0%**

0 in February 2026



Days on market

Days on market 0

Days to close 0

Total 0

Unchanged from February 2025



Months of inventory

12.0

Compared to 2.4 in February 2025

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