

CORPUS CHRISTI MARKET WATCH



Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Friday, December 5

2025

TABLE OF CONTENTS

Market Summary Table	Page 1
Glossary	Page 2

David Garcia Team

Home Experts Realty
6537 S Staples, Ste 125-1062
Corpus Christi, TX 78413
www.DavidGarciaTeam.com
david@davidsellshomes.com
sales@davidsellshomes.com
361-248-1234

DAVID GARCIA

T E A M


COMMITTED TO EXCELLENCE

REAL ESTATE MARKET REPORT

CORPUS CHRISTI MARKET WATCH

Friday, December 5, 2025

David Garcia Team
Home Experts Realty
david@davidsellshomes.com
361-248-1234

MARKET SUMMARY TABLE				318 PENDING ^[2]			1214 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		1558 ACTIVE ^[1]					1569 SOLD/CLOSED (last 6 months) ^[4]								
Price Range		Num #	Days on Market	Current List Price	Num #	Pend Ratio	Num #	Num #	Days on Market	Original List Price	Final List Price	Sold/Closed Price	List-Sale Ratio	Est. Mos.	
Low	High														
\$0	\$49,999	13	A 94	\$ 44,254	1	7%	3	23	A 123	\$ 57,757	\$ 49,296	\$ 39,687	81%	3.4	
			M 71	\$ 45,000					M 57	\$ 50,000	\$ 45,000	\$ 40,000	89%		
\$50,000	\$99,999	62	A 109	\$ 77,897	16	21%	47	73	A 92	\$ 99,178	\$ 91,036	\$ 75,858	83%	5.1	
			M 85	\$ 75,000					M 56	\$ 99,900	\$ 92,500	\$ 79,000	85%		
\$100,000	\$149,999	120	A 131	\$ 127,192	21	15%	90	119	A 113	\$ 151,286	\$ 140,309	\$ 128,073	91%	6.1	
			M 99	\$ 127,075					M 90	\$ 149,900	\$ 139,000	\$ 128,500	92%		
\$150,000	\$199,999	172	A 125	\$ 179,798	48	22%	142	180	A 118	\$ 192,947	\$ 181,987	\$ 175,655	97%	5.7	
			M 75	\$ 179,900					M 80	\$ 189,000	\$ 180,000	\$ 175,750	98%		
\$200,000	\$249,999	167	A 114	\$ 230,439	44	21%	136	245	A 104	\$ 242,134	\$ 233,064	\$ 226,427	97%	4.1	
			M 84	\$ 229,900					M 77	\$ 239,900	\$ 234,900	\$ 225,000	96%		
\$250,000	\$299,999	250	A 127	\$ 277,180	55	18%	153	257	A 103	\$ 290,544	\$ 281,163	\$ 275,346	98%	5.8	
			M 85	\$ 277,175					M 77	\$ 289,000	\$ 279,900	\$ 275,000	98%		
\$300,000	\$349,999	175	A 112	\$ 326,573	48	22%	140	185	A 101	\$ 338,759	\$ 330,213	\$ 324,336	98%	5.7	
			M 76	\$ 325,000					M 85	\$ 339,000	\$ 329,000	\$ 325,000	99%		
\$350,000	\$399,999	162	A 105	\$ 376,449	24	13%	116	148	A 111	\$ 388,759	\$ 382,383	\$ 376,421	98%	6.6	
			M 72	\$ 375,000					M 93	\$ 389,900	\$ 384,900	\$ 378,250	98%		
\$400,000	\$449,999	88	A 101	\$ 428,663	12	12%	87	97	A 128	\$ 446,369	\$ 432,871	\$ 424,636	98%	5.4	
			M 77	\$ 429,450					M 95	\$ 439,500	\$ 429,999	\$ 425,000	99%		
\$450,000	\$499,999	99	A 147	\$ 476,850	7	7%	83	70	A 117	\$ 497,673	\$ 482,503	\$ 472,154	98%	8.5	
			M 108	\$ 475,000					M 86	\$ 489,950	\$ 477,000	\$ 469,900	99%		
\$500,000	\$549,999	50	A 100	\$ 526,883	10	17%	60	41	A 118	\$ 544,991	\$ 527,926	\$ 520,817	99%	7.3	
			M 71	\$ 525,000					M 84	\$ 545,000	\$ 525,000	\$ 522,500	100%		
\$550,000	\$599,999	37	A 123	\$ 580,008	6	14%	30	25	A 114	\$ 615,720	\$ 589,218	\$ 574,084	97%	8.9	
			M 78	\$ 579,900					M 109	\$ 595,000	\$ 584,900	\$ 575,000	98%		
\$600,000	\$649,999	29	A 145	\$ 629,241	3	9%	25	18	A 128	\$ 671,637	\$ 643,309	\$ 624,522	97%	9.7	
			M 121	\$ 625,000					M 103	\$ 649,950	\$ 639,950	\$ 625,000	98%		
\$650,000	\$699,999	28	A 131	\$ 682,813	9	24%	22	27	A 154	\$ 723,881	\$ 695,192	\$ 674,924	97%	6.2	
			M 130	\$ 692,450					M 138	\$ 724,900	\$ 695,000	\$ 675,000	97%		
\$700,000	+	106	A 177	\$ 1,088,302	14	12%	80	61	A 154	\$ 1,033,857	\$ 950,686	\$ 903,977	95%	10.4	
			M 128	\$ 895,000					M 126	\$ 880,000	\$ 800,000	\$ 789,900	99%		
Market Totals		1,558			318	17%	1,214	1569						6	
Market Averages		123 \$ 361,341						112		\$ 335,292	\$ 321,706	\$ 312,182	97%		
Market Medians		86 \$ 299,945						84		\$ 294,900	\$ 285,000	\$ 278,000	98%		

Date Range (Off-Market & Sold) = 06/06/2025 to 12/05/2025
Data believed to be accurate but not guaranteed.

Status = [1] Active, Contingent; [2] Pending, Option Period; [3] Expired, Withdrawn; [4] Sold
City = Corpus Christi
PropertyType = Residential

Favors Sellers Favors Buyers

Friday, December 5, 2025

David Garcia Team
 Home Experts Realty
 david@davidssellshomes.com
 361-248-1234

1. PROPERTIES FOR SALE (ACTIVE)

- a. **Number Active:** The number of listings for sale which are currently being marketed but do not yet have a purchase agreement.
- b. **Days on Market (DOM):** The marketing period of currently active listings. This does not account for some listings which have had a previous listing period, but were re-entered as a new listing.
- c. **Current List Price:** The price that a property seller is currently asking.

2. CONTRACTS PENDING

- a. **Number Pending:** The number of current listings for which a contract has been signed but has not yet closed.
- b. **Pending Ratio:** Sometimes called a “list-to-pending ratio”. This is a measure of how fast properties are going under contract vs. how fast they are being listed.

$$\text{Pending Ratio} = \frac{P \text{ (Number of Pending Listings)}}{A+P \text{ (Number of Active + Pending)}}$$

(P) represents properties that buyers have chosen

(A+P) represents the entire pool from which they have chosen

3. OFF-MARKET

- a. **Number Off-Market:** The number of listing agreements that have failed to close in the last 6 months. Some owners may choose to re-offer their property for sale.

4. PROPERTIES SOLD (CLOSED CONTRACT)

- a. **Number Sold:** The number of properties that have gone to a closing in the last 6 months.
- b. **Days on Market (DOM):** The marketing time it has taken properties to sell in the last 6 months.
- c. **Original List Price:** The price at which a sold property was originally marketed.
- d. **Final List Price:** The price at which a sold property was marketed just prior to selling.
- e. **Sold/Closed Price:** The price for which a property sold.
- f. **List to Sales Ratio:** The percentage of the list price that the buyer ultimately paid for the property.

$$\text{List to Sales Ratio} = \frac{\text{Sold Price}}{\text{Final List Price}}$$

5. ABSORPTION RATE / MONTHS OF INVENTORY

- a. **Absorption Rate / Months of Inventory:** An estimate of how fast listings are currently selling measured in months. For example, if 100 properties sell per month and there are 800 properties for sale - there is an 8 month supply of inventory before counting the additional properties that will come on the market.