



The market, January to August 2026

*Closed sales across Banderas Bay in the first eight months of 2026, against the same months of 2025: what sold, at what price, how much is for sale and how listings end.
Prepared by Boardwalk Realty Puerto Vallarta, October 2026.*

983

CLOSED SALES

14% fewer than
January to August
2025

\$397,500

MEDIAN SALE

up 8% from \$367,575

\$3,380

MEDIAN PER M2

down 4% from
\$3,514

22.9

MONTHS OF
RESALE SUPPLY

33.1 with pre-
construction counted

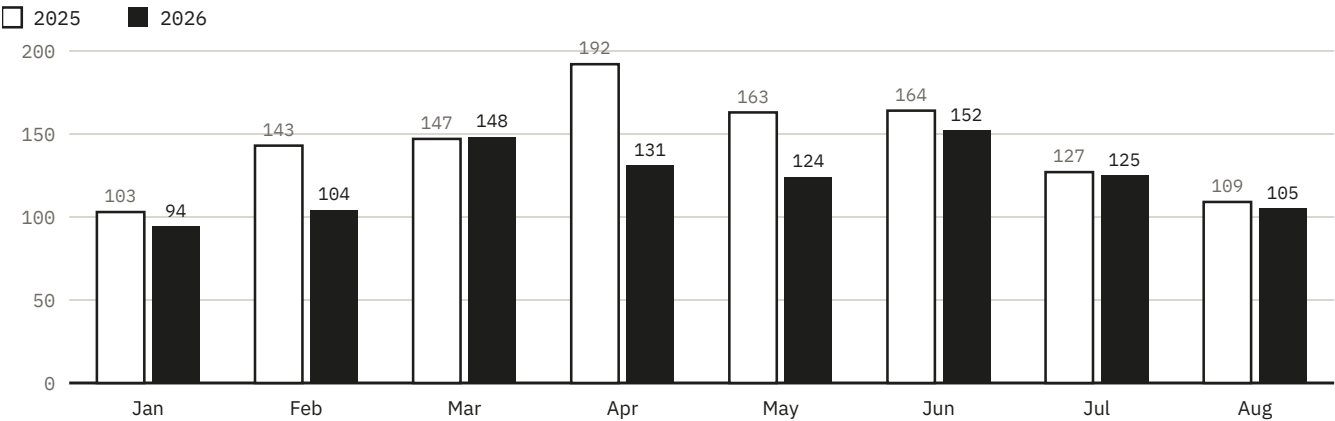
1. THIS YEAR AGAINST LAST

Fewer properties sold, yet the typical sale cost more. Buyers were buying more space.

From January to August, 983 properties closed across the bay, 14 percent fewer than in the same months of 2025. The median sale still rose 8 percent, to \$397,500, while the median price per square meter slipped 4 percent. Buyers were not paying more for the same space: what sold was larger.

	JAN TO AUG 2025	JAN TO AUG 2026	CHANGE
Closed sales	1,148	983	-14%
Median sale price (USD)	\$367,575	\$397,500	+8%
Median price per m2 (USD)	\$3,514	\$3,380	-4%
New listings	3,294	2,734	-17%
Median sale against the final asking price	96.2%	96.8%	+0.6

CLOSED SALES PER MONTH, 2025 AND 2026



Every month but March closed fewer sales than a year earlier, and the gap was widest in April and February. New listings fell faster than sales, by 17 percent, so fewer properties came to market as well.

Closed sales and new listings, 1 January to 31 August of each year, read 20 October 2026. Sales are reported after they close, so the 2026 figures can still rise slightly.

2. WHEN DOES THE BAY BUY?

Most years, March to June is the busiest stretch for closings. Winter is the time to get ready.

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2019	81	89	108	64	127	97	115	120	97	107	87	83	1,175
2020	79	77	94	56	76	56	62	67	90	107	127	122	1,013
2021	88	100	185	189	182	192	170	173	168	173	122	190	1,932
2022	175	178	268	231	240	250	203	179	125	128	105	118	2,200
2023	107	103	146	141	154	136	118	110	142	77	84	114	1,432
2024	87	109	95	126	132	115	106	92	111	133	82	135	1,323
2025	103	143	147	192	163	164	127	109	112	122	109	135	1,626
2026	94	104	148	131	124	152	125	105	-	-	-	-	983
Avg 2019-25	103	114	149	143	153	144	129	121	121	121	102	128	1,529

under 90 a month
90 - 119
120 - 149
150 - 179
180 or more

Across the seven full years from 2019 to 2025, the bay closed an average of 143 to 153 sales a month from March to June, against 103 in January and 102 in November. 2022 was the peak year, with 2,200 closed sales; 2020 the lowest, with 1,013.

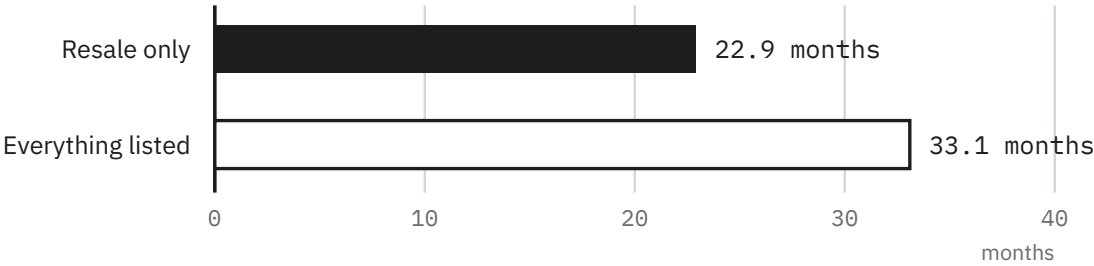
A closing comes weeks or months after the offer, so the busy spring is decided earlier, in the winter. A property that is priced, photographed and listed by then is on the market when those buyers are choosing.

Closed sales per month, January 2019 to August 2026, read 20 October 2026. September 2026 on is still being reported. The average row is the mean of 2019 to 2025.

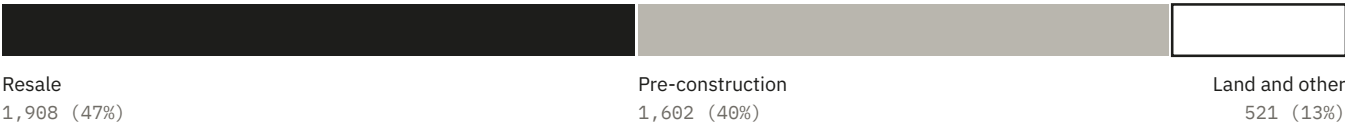
3. HOW MUCH IS FOR SALE

There is plenty to choose from. At today's pace, the resale listings alone would take almost two years to sell.

MONTHS OF SUPPLY ON 20 OCTOBER 2026



THE 4,031 ACTIVE LISTINGS



Months of supply is the number of listings for sale divided by the sales of a typical month. On 20 October, 4,031 listings were for sale against 1,461 closed sales in the twelve months to August, about 122 a month: 33.1 months. Resale alone, 1,908 listings against 998 resale closings, is 22.9 months.

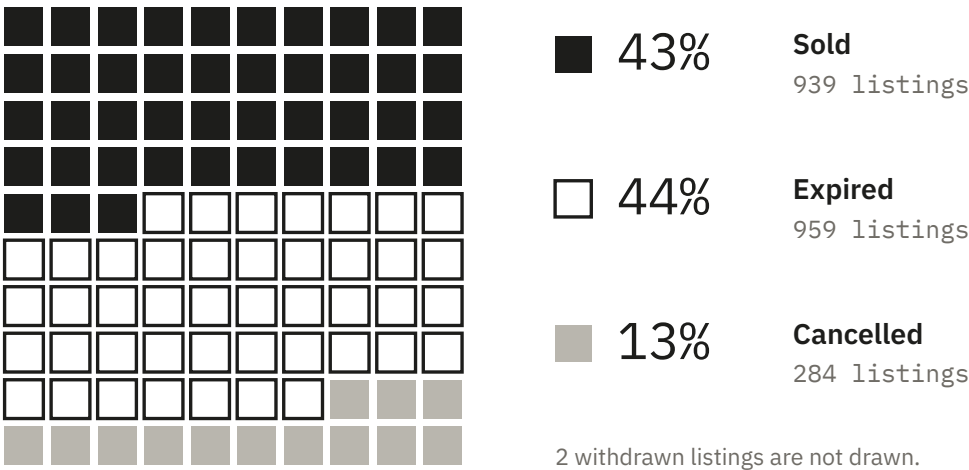
Pre-construction is 40 percent of what is listed. For a seller of a resale property, that means every buyer has many alternatives and can compare them easily. The listings that sell are the ones priced against what is actually closing.

Active listings on 20 October 2026 against closed sales in the twelve months to August 2026. Land and other: listings marked neither resale nor pre-construction.

4. HOW LISTINGS END

About as many resale listings expired as sold. Priced right, a property sells close to its asking price.

How the resale listings that ended in 2025 ended



96.8%

OF THE FINAL ASKING PRICE

the median sale, January to August 2026 (96.2% in 2025)

189 days

ON THE MARKET

median, resale listings that sold in 2025

94%

OF THE FIRST ASKING PRICE

median, the same 2025 resale sales

Of the resale listings that ended in 2025, 939 sold, 959 expired and 284 were cancelled. Buyers pay close to the final asking price: the median sale closed at 96.8 percent of it this year. Getting to that price takes time when a listing starts high. The resale listings that sold in 2025 spent a median of 189 days on the market and closed at 94 percent of their first asking price.

Resale listings that ended in 2025, one square per percent. Sale against the final ask: the median closed sale, 1 January to 31 August of each year. Read 20 October 2026.

5. WHAT IT MEANS FOR SELLERS

With this much to choose from, the price and the timing do the selling.

PRICE

Price against what closes, not what asks.

Buyers close at a median 96.8 percent of the final asking price, so the final price is the one that counts. Starting high costs time: about as many resale listings expired as sold in 2025, and those that sold took a median of 189 days.

TIMING

Be on the market before the busy months.

March to June closes the most sales in most years. A property that is priced, photographed and listed in the winter is ready when those buyers decide.

SPACE

Show the space.

This year's buyers paid more for more space, not more per square meter. Accurate sizes, floor plans and photographs that show the rooms help a buyer compare one listing with the thousands of others on the market.

We read these figures every month. For a read on your own property, what is selling near it and at what price, write to us at boardwalkrealtypv.com.

Sources

Closed sales, new listings and active listings recorded across Banderas Bay (Puerto Vallarta and the Riviera Nayarit), read by Boardwalk Realty on 20 October 2026. January to August of each year unless a page says otherwise. Medians throughout; sale prices are recorded closing prices in US dollars; price per square meter on the recorded construction size.

Caveats

Sales are reported after they close, so the latest months can still rise slightly. Months of supply uses the twelve months to August. A median moves with the mix of what sells: a higher median sale can mean larger properties sold, which is what the price per square meter shows here. This report describes the market; it is not an appraisal of any property.