

Escambia County, FL

County · FL · Florida

BALANCED MARKET

\$280K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

5,450

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



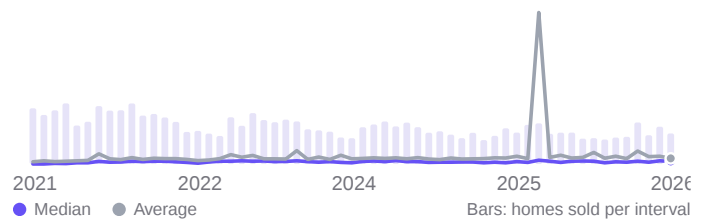
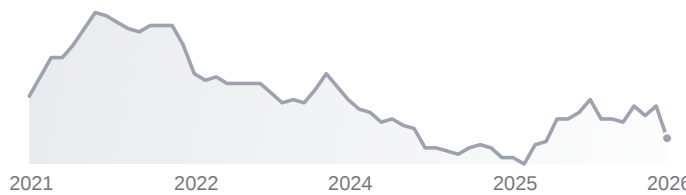
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$281K · Average \$331K

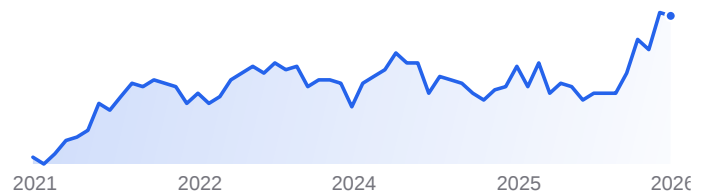
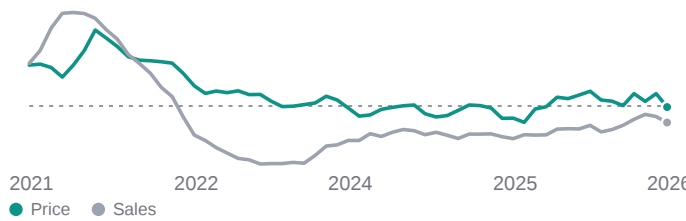


Growth (year over year)

Price -0.4% · Sales -6.7%

Price per square foot

\$173/ft²

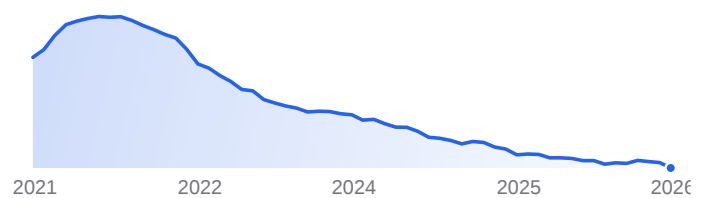
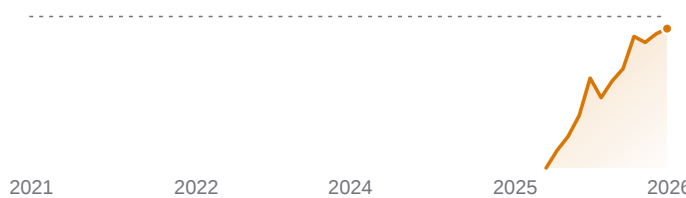


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

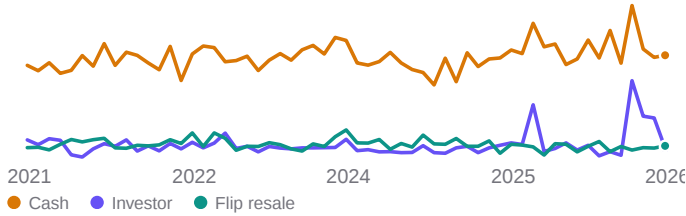
4.3%



BUYERS & OUTCOMES

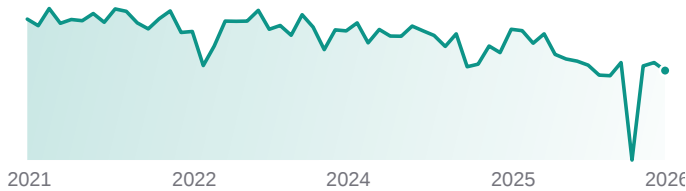
Buyer mix

Cash 34% · Investor 5.8% · Flip resale 6.5%



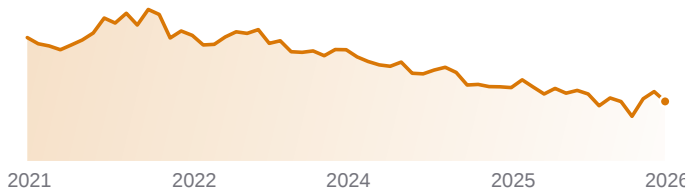
Sellers who sold at a gain

86%

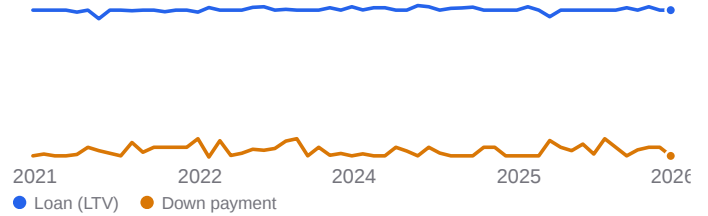


Median annualized return at resale

+4.7%

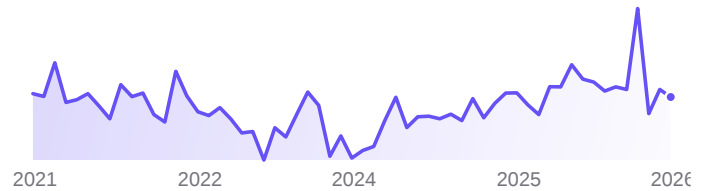


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



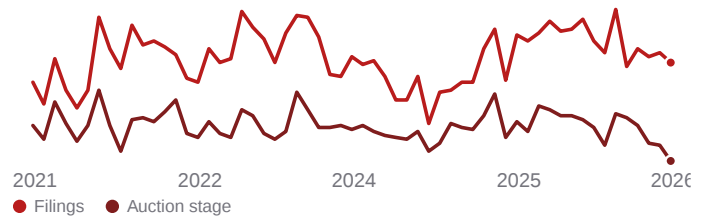
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 51 · Auction stage 1



HOUSING STOCK

Homes	125,301
Median value (AVM)	\$270K
Median size	1,749 ft²
Median bedrooms	3
Median year built	1984
Single family	85%
Condos	7.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.6%
Owner occupied	72%
Company owned	16%
Median loan-to-value	47%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	333,538
Density	508 / mi²
Median household income	\$65K
Average household income	\$85K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	21
Homes occupied	90%
Bachelor's or higher	18%
Poverty rate	13.9%
Unemployment	1.0%
Average temp	68°F
Annual precip	66 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.