

Pensacola 32503

ZIP code · FL · Florida > Escambia County > Pensacola

SELLER'S MARKET

\$326K

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

549

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



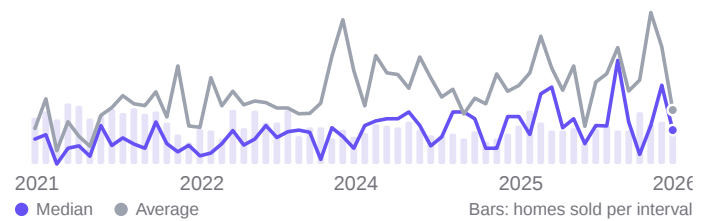
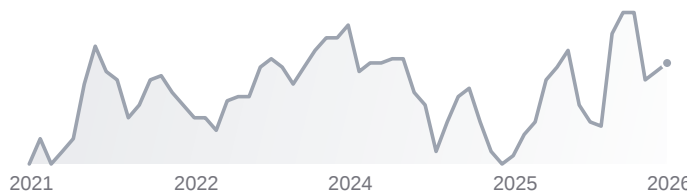
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$290K · Average \$334K

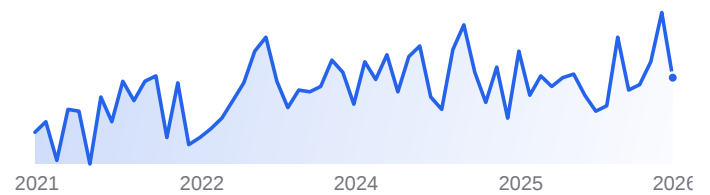
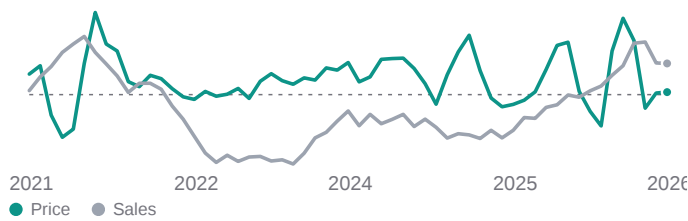


Growth (year over year)

Price +0.9% · Sales +11.8%

Price per square foot

\$182/ft²

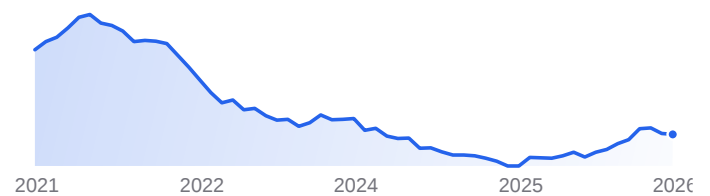
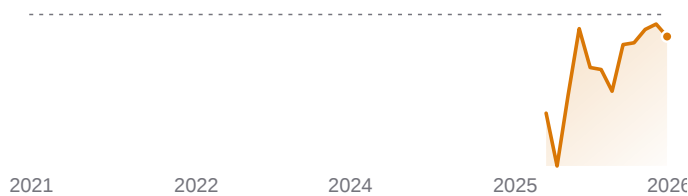


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

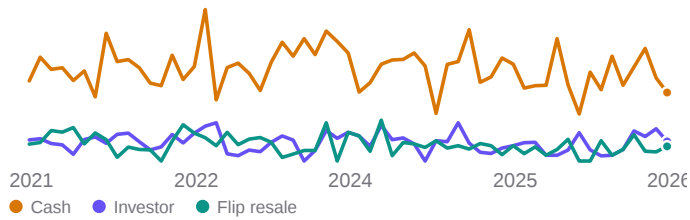
4.5%



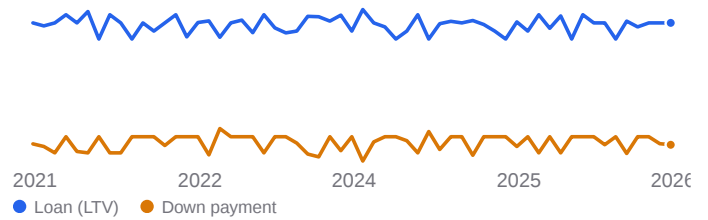
BUYERS & OUTCOMES

Buyer mix

Cash 28% · Investor 8.0% · Flip resale 6.0%

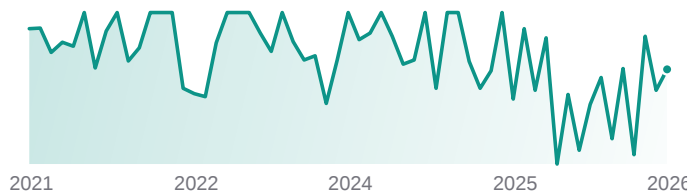


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



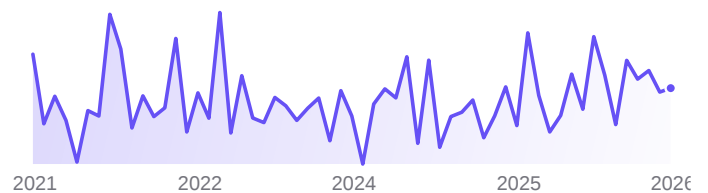
Sellers who sold at a gain

93%



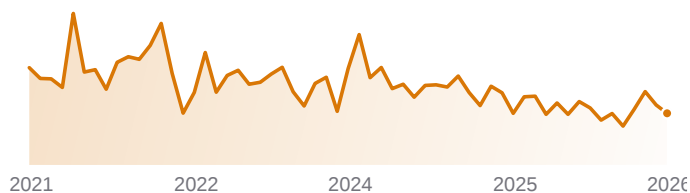
Typical hold before selling

5.4 yrs



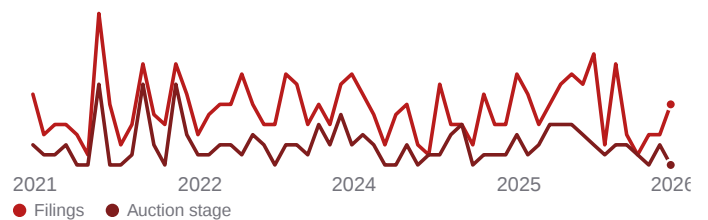
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 6 · Auction stage 0



HOUSING STOCK

Homes	12,185
Median value (AVM)	\$284K
Median size	1,701 ft²
Median year built	1962
Single family	90%
Condos	4.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.8%
Owner occupied	73%
Company owned	18%
Median loan-to-value	42%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	31,852
Density	2,460 / mi²
Median household income	\$75K
Average household income	\$96K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	22
Homes occupied	90%
Bachelor's or higher	23%
Poverty rate	11.4%
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.