

Pensacola 32504

ZIP code · FL · Florida > Escambia County > Pensacola

BALANCED MARKET

\$256K

MEDIAN SALE PRICE

-8.5%

1-YR CHANGE

469

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

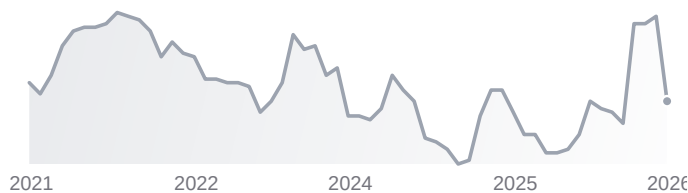
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

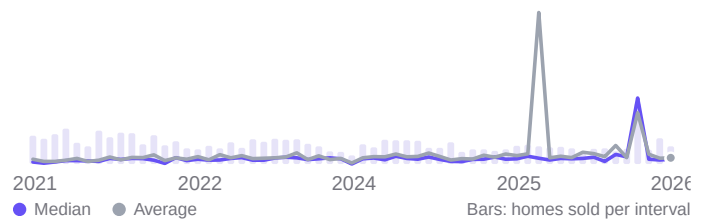
Market temperature (0–100)

55 / 100



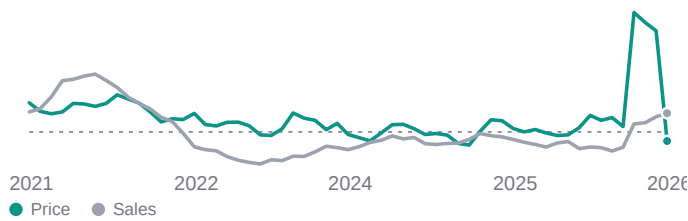
Sale prices

Median \$260K · Average \$278K



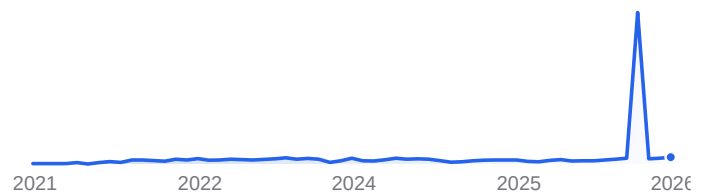
Growth (year over year)

Price -8.5% · Sales +17.5%



Price per square foot

\$173/ft²



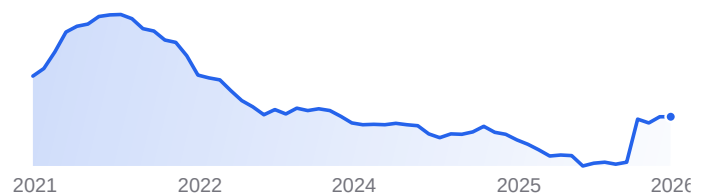
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

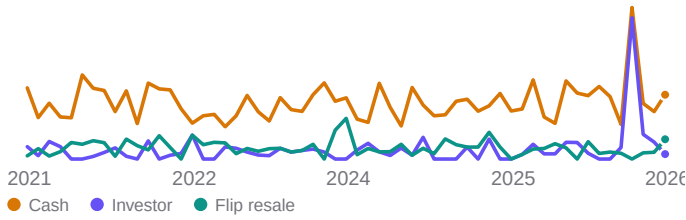
5.3%



BUYERS & OUTCOMES

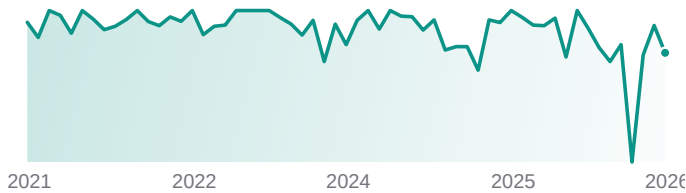
Buyer mix

Cash 37% · Investor 2.9% · Flip resale 11%



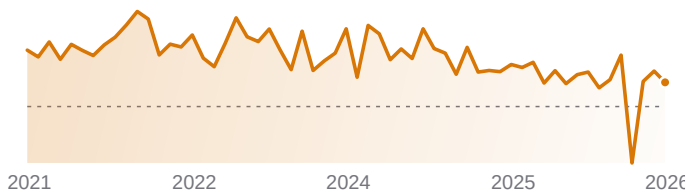
Sellers who sold at a gain

79%

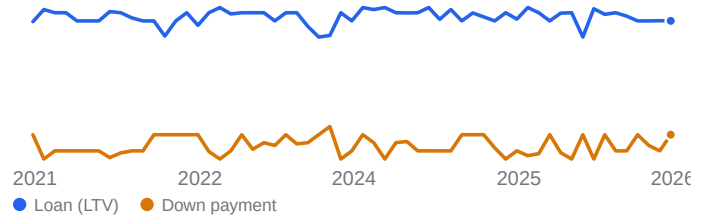


Median annualized return at resale

+3.4%

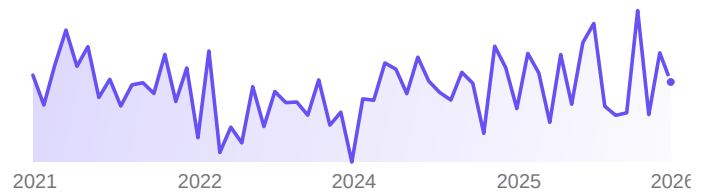


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



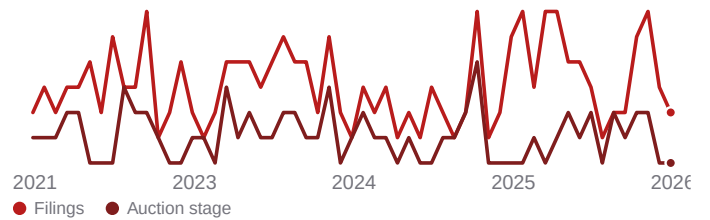
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	8,813
Median value (AVM)	\$265K
Median size	1,830 ft²
Median year built	1979
Single family	89%
Condos	8.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.6%
Owner occupied	75%
Company owned	16%
Median loan-to-value	45%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	19,418
Density	1,813 / mi²
Median household income	\$70K
Average household income	\$84K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	22
Homes occupied	92%
Bachelor's or higher	19%
Poverty rate	10.5%
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.