

Pensacola 32505

ZIP code · FL · Florida > Escambia County > Pensacola

BUYER'S MARKET

\$120K

MEDIAN SALE PRICE

-29.8%

1-YR CHANGE

382

SALES (12 MO)

\$122K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



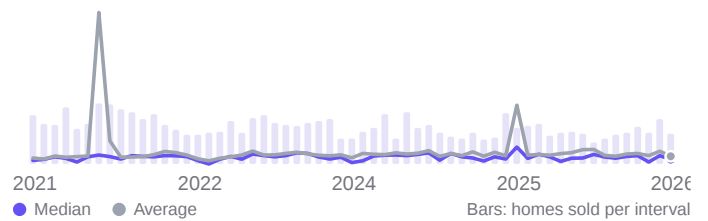
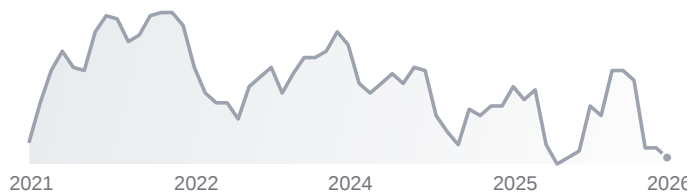
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$115K · Average \$145K

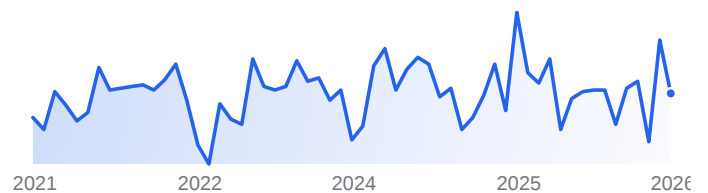
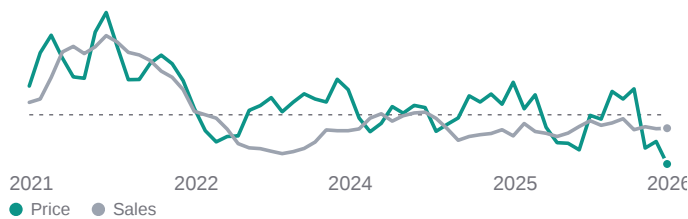


Growth (year over year)

Price -29.8% · Sales -8.2%

Price per square foot

\$104/ft²

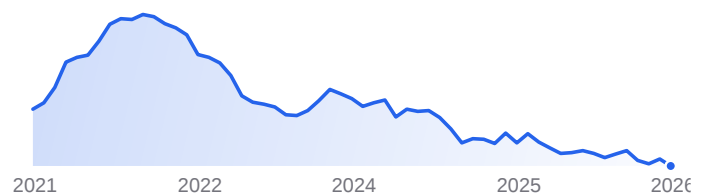
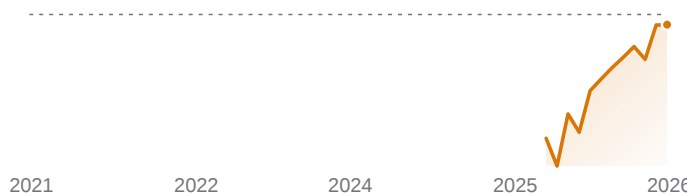


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

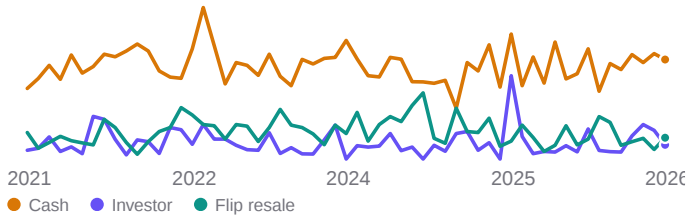
4.0%



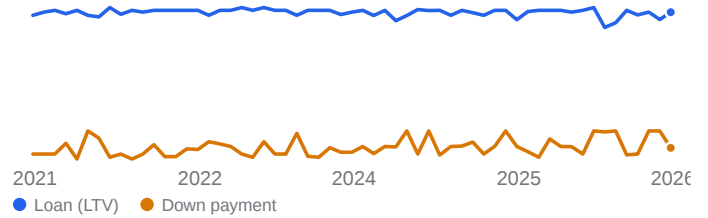
BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 6.5% · Flip resale 9.7%

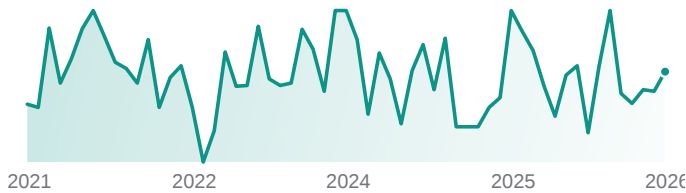


Financing (share of purchase price) Loan (LTV) 97% · Down payment 9.1%



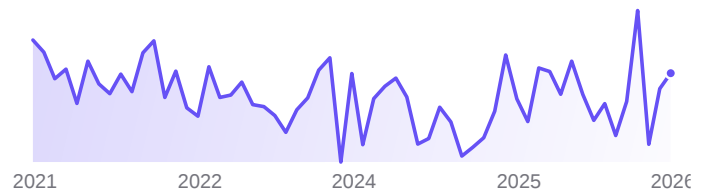
Sellers who sold at a gain

89%



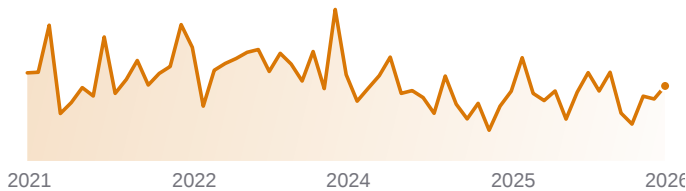
Typical hold before selling

6.5 yrs



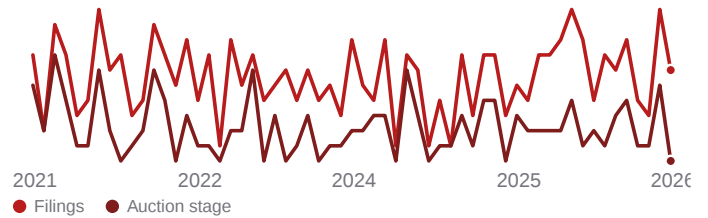
Median annualized return at resale

+7.4%



Preforeclosure filings

Filings 6 · Auction stage 0



HOUSING STOCK

Homes	9,647
Median value (AVM)	\$122K
Median size	1,300 ft²
Median year built	1960
Single family	90%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.7%
Owner occupied	61%
Company owned	18%
Median loan-to-value	38%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	29,213
Density	2,133 / mi²
Median household income	\$41K
Average household income	\$54K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	21
Homes occupied	86%
Bachelor's or higher	7%
Poverty rate	25.8%
Unemployment	0.9%
Average temp	68°F
Annual precip	65 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.