

Pensacola 32506

ZIP code · FL · Florida > Escambia County > Pensacola

BALANCED MARKET

\$248K

MEDIAN SALE PRICE

+5.5%

1-YR CHANGE

551

SALES (12 MO)

\$230K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



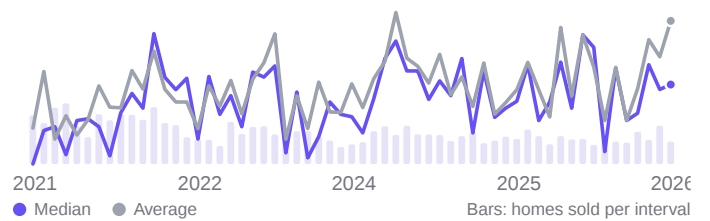
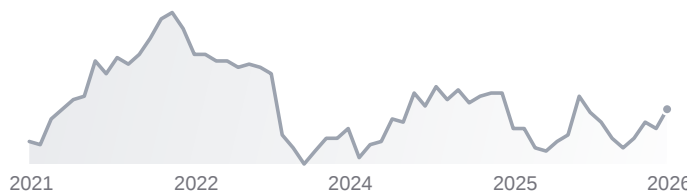
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$244K · Average \$295K

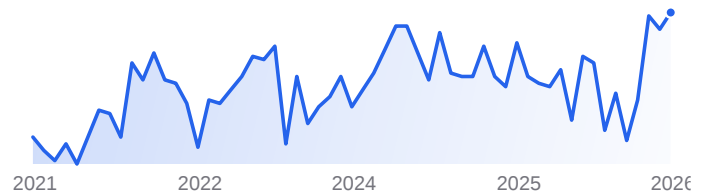
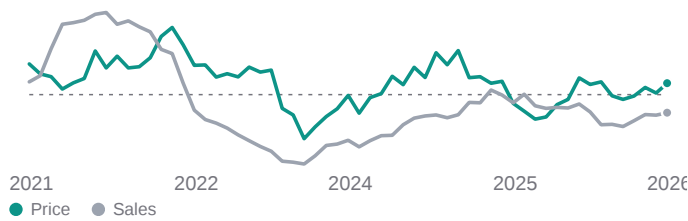


Growth (year over year)

Price +5.5% · Sales -8.6%

Price per square foot

\$158/ft²

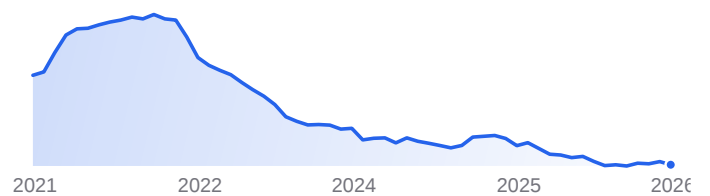
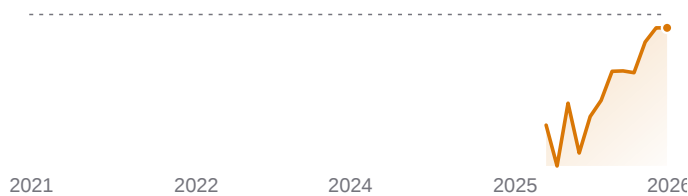


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

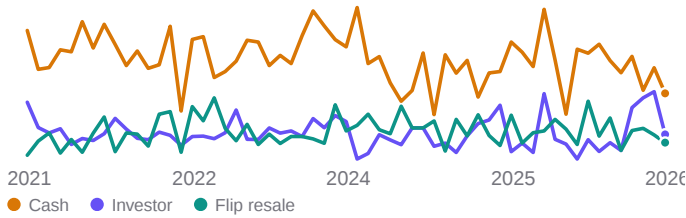
4.3%



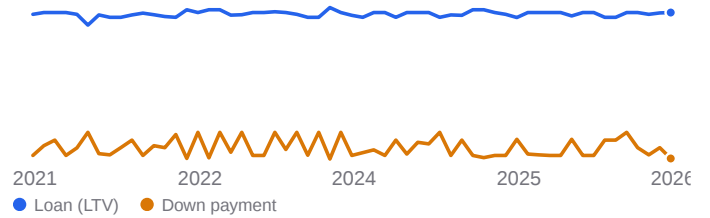
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 7.3% · Flip resale 4.9%

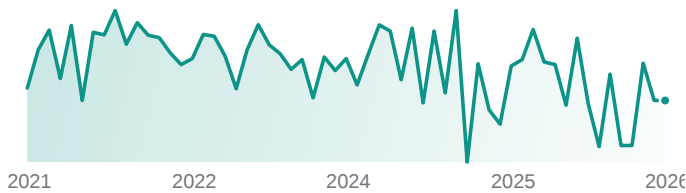


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



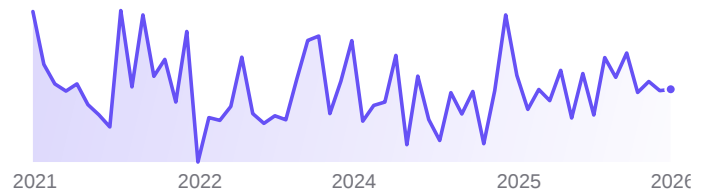
Sellers who sold at a gain

88%



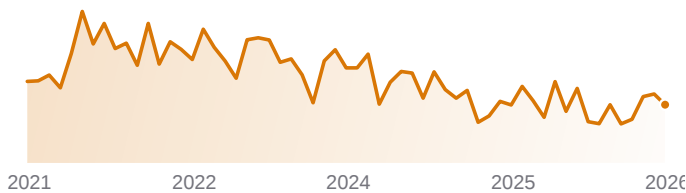
Typical hold before selling

5.4 yrs



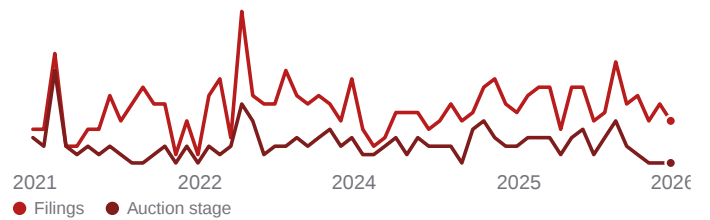
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	12,795
Median value (AVM)	\$230K
Median size	1,767 ft²
Median year built	1984
Single family	93%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.5%
Owner occupied	72%
Company owned	15%
Median loan-to-value	50%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	37,432
Density	920 / mi²
Median household income	\$62K
Average household income	\$77K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	21
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	15.5%
Unemployment	1.0%
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.