

Pensacola 32526

ZIP code · FL · Florida > Escambia County > Pensacola

BALANCED MARKET

\$290K

MEDIAN SALE PRICE

+10.0%

1-YR CHANGE

759

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

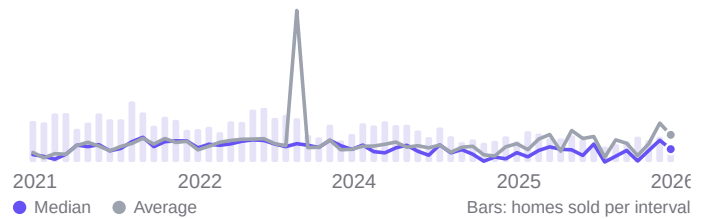
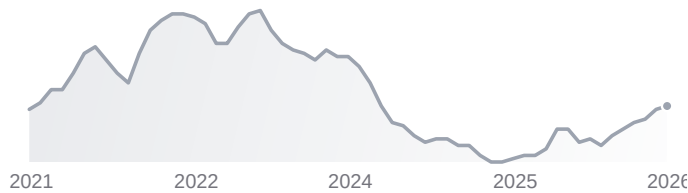
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$280K · Average \$337K

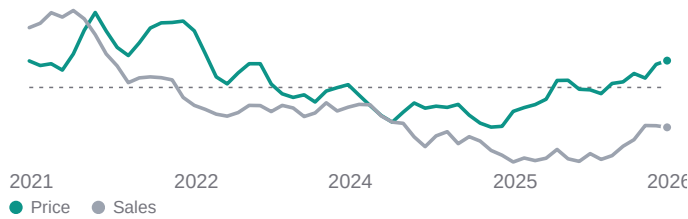


Growth (year over year)

Price +10.0% · Sales -14.9%

Price per square foot

\$168/ft²

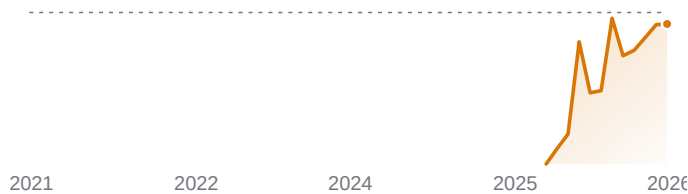


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

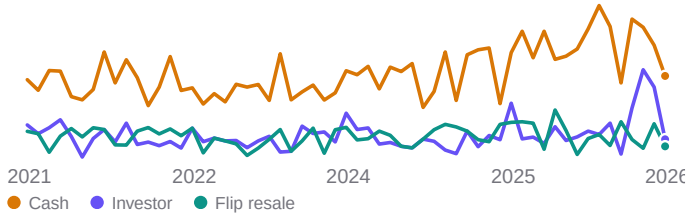
4.2%



BUYERS & OUTCOMES

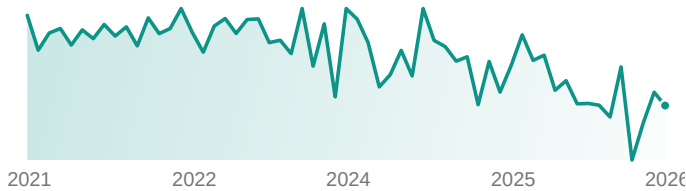
Buyer mix

Cash 22% · Investor 5.5% · Flip resale 3.6%



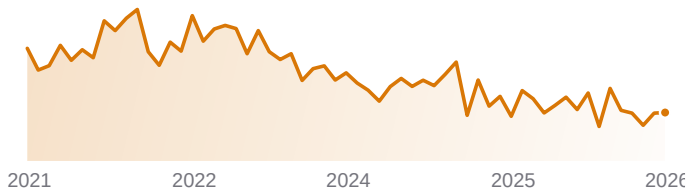
Sellers who sold at a gain

84%

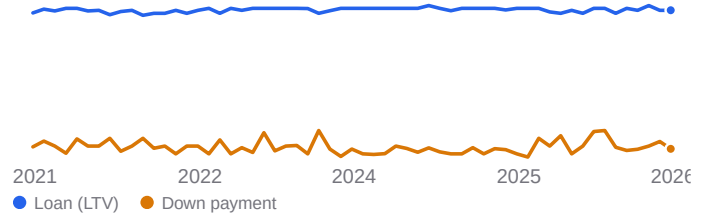


Median annualized return at resale

+4.0%

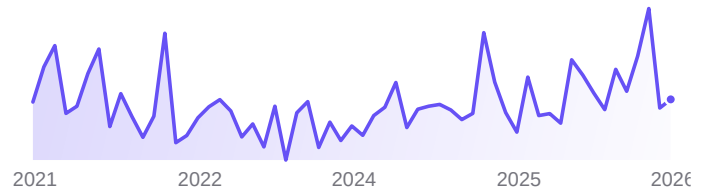


Financing (share of purchase price) Loan (LTV) 97% · Down payment 8.3%



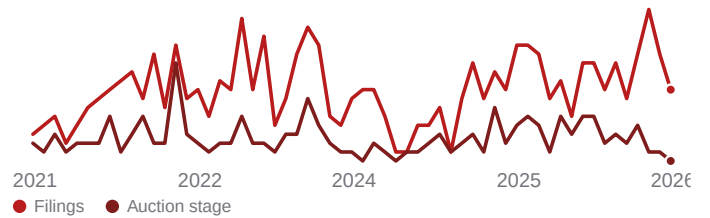
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 8 · Auction stage 0



HOUSING STOCK

Homes	18,136
Median value (AVM)	\$267K
Median size	1,927 ft²
Median year built	1996
Single family	93%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.2%
Owner occupied	82%
Company owned	11%
Median loan-to-value	58%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	44,686
Density	704 / mi²
Median household income	\$73K
Average household income	\$86K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	22
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	11.1%
Unemployment	0.9%
Average temp	67°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.