



# MARKET SNAPSHOT

**MAY 2023**

PENSACOLA ASSOCIATION OF REALTORS®

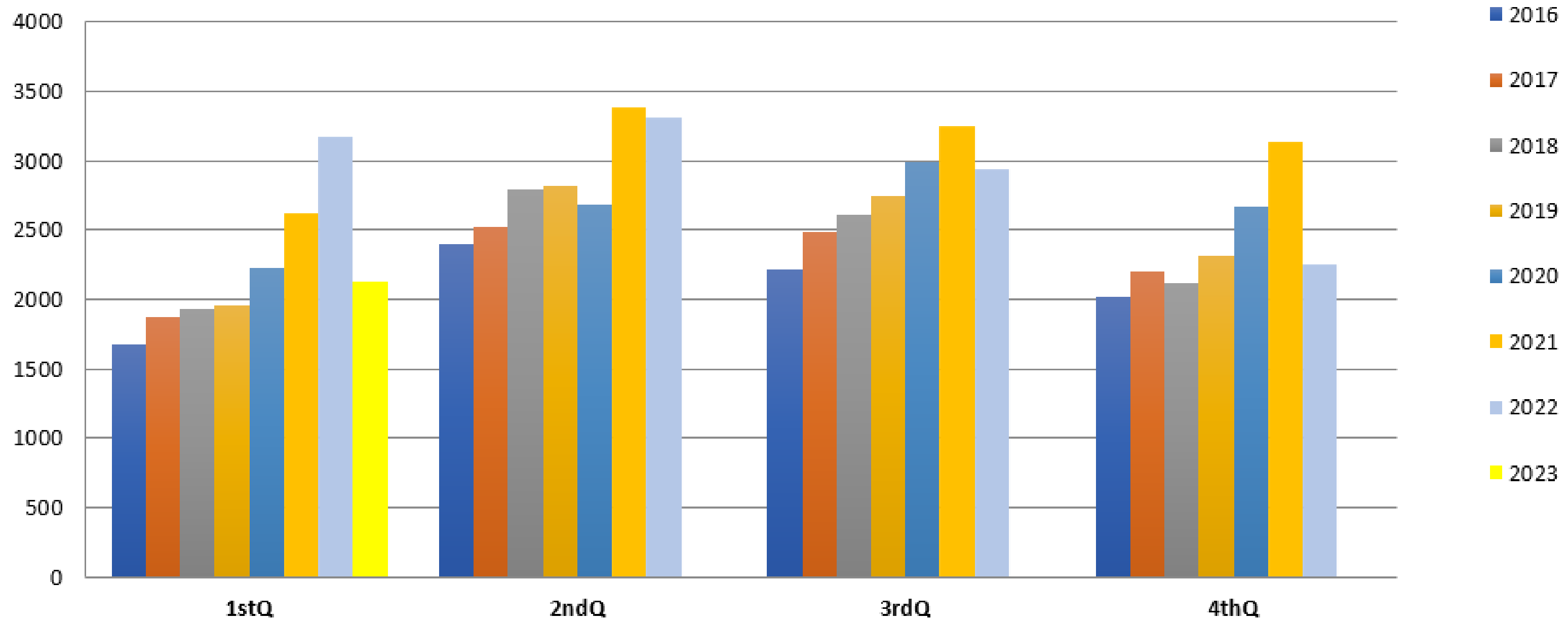
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# MAY MARKET HIGHLIGHTS

- MAY SALES REBOUNDED 22% COMPARED TO APRIL BUT WERE DOWN 11% FROM LAST MAY.
- THE AVERAGE DAYS ON MARKET FOR RESIDENTIAL AND CONDOS COMBINED WAS 45, ALMOST A WEEK LESS THAN APRIL.
- MOST SALES ACTIVITY WAS IN THE \$300K TO \$499K RANGE, FOLLOWED BY THE \$200K TO \$299K RANGE.
- MAY'S 352 PENDING SALES WERE VIRTUALLY IDENTICAL TO LAST MAY.

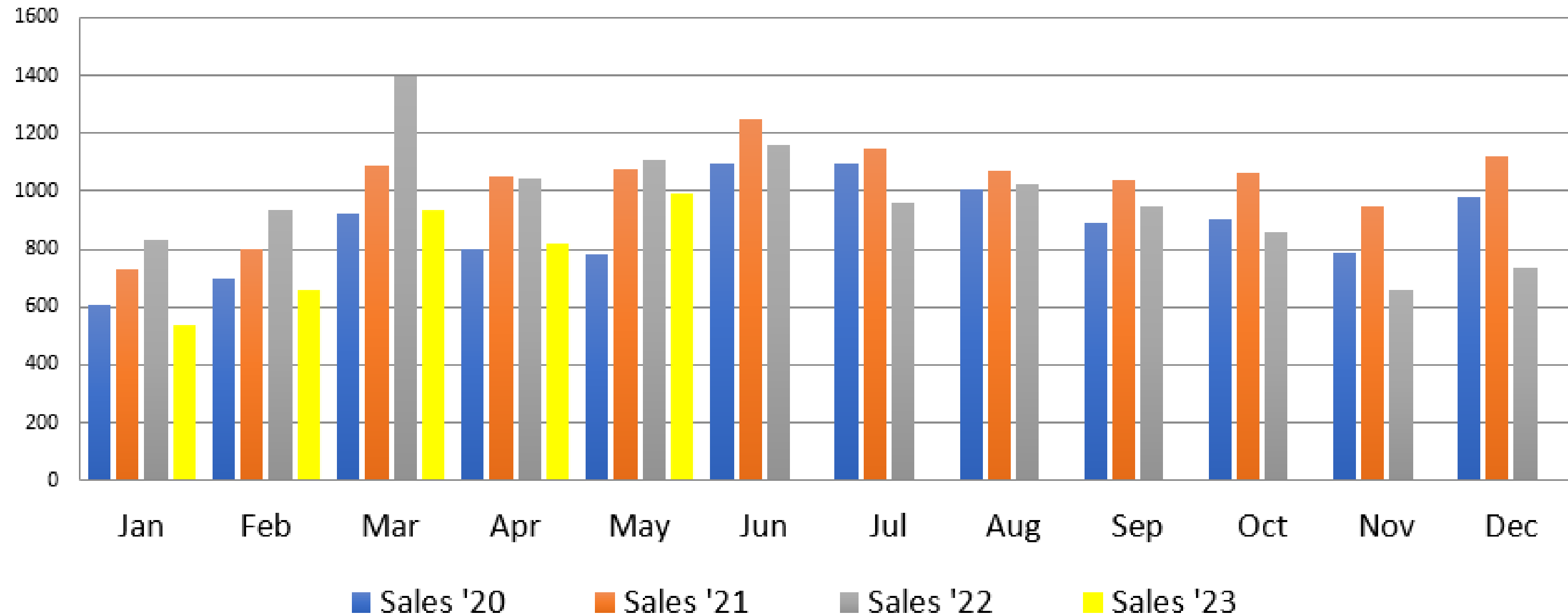
# QUARTERLY SALES

2016 - 2023



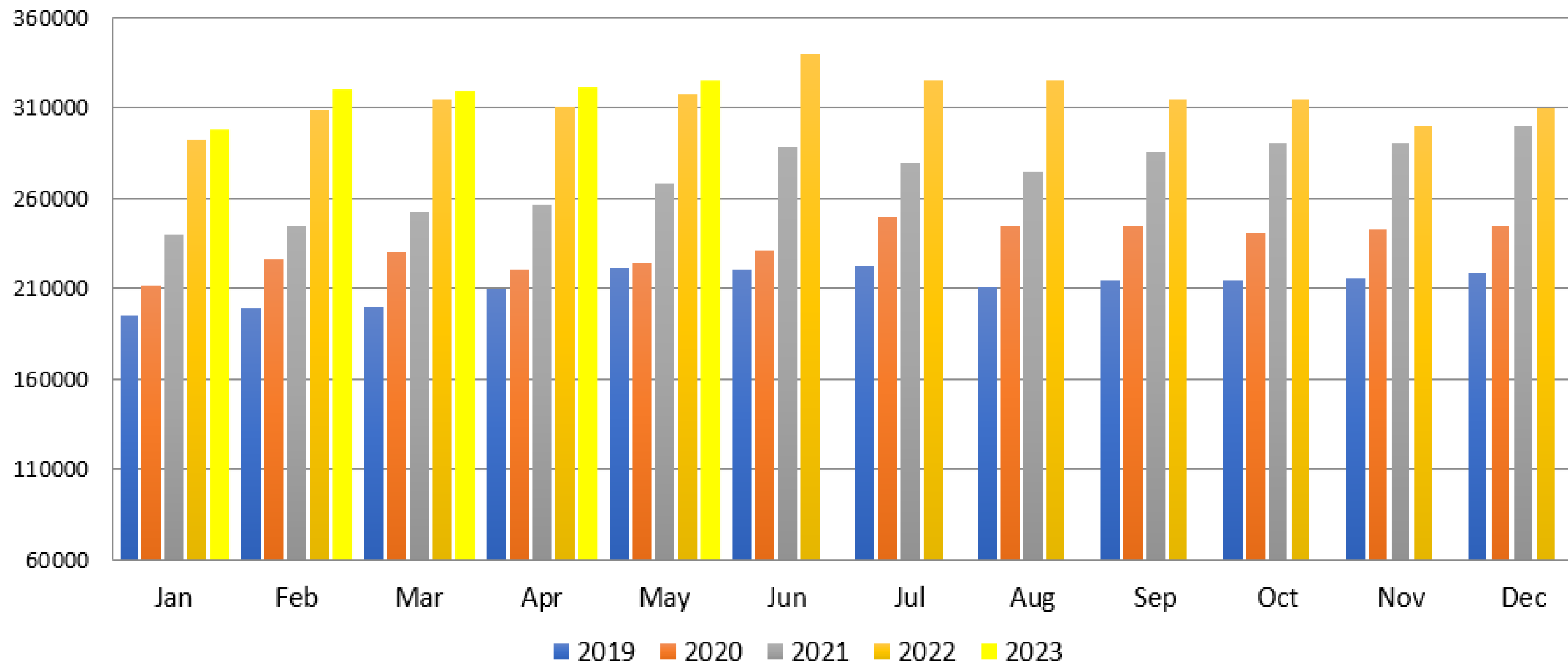
# MONTHLY SALES

RESIDENTIAL & CONDO COMBINED | 2020 - 2023  
MAY 2022: 1,111 | MAY 2023: 993



# MEDIAN SALE PRICE

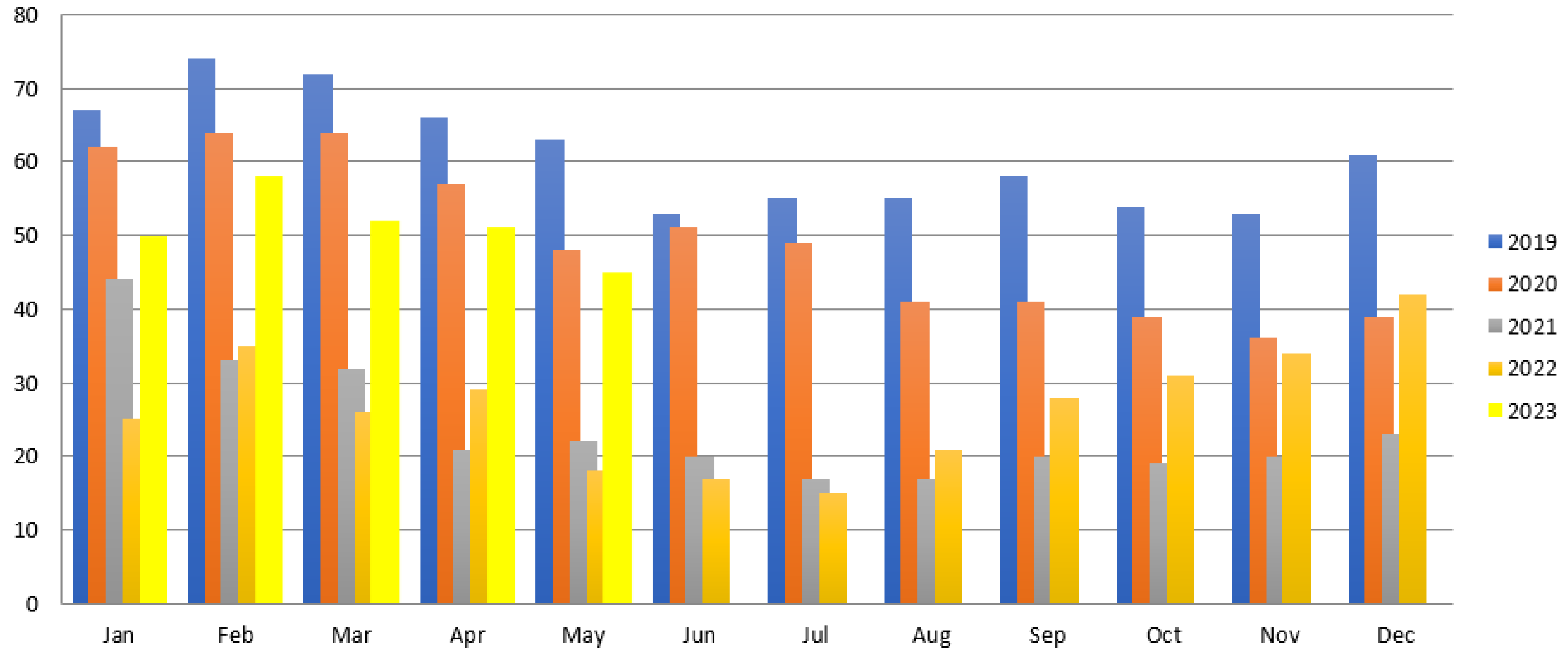
MAY 2022: \$317K | MAY 2023: \$325K



# AVERAGE DAYS ON MARKET

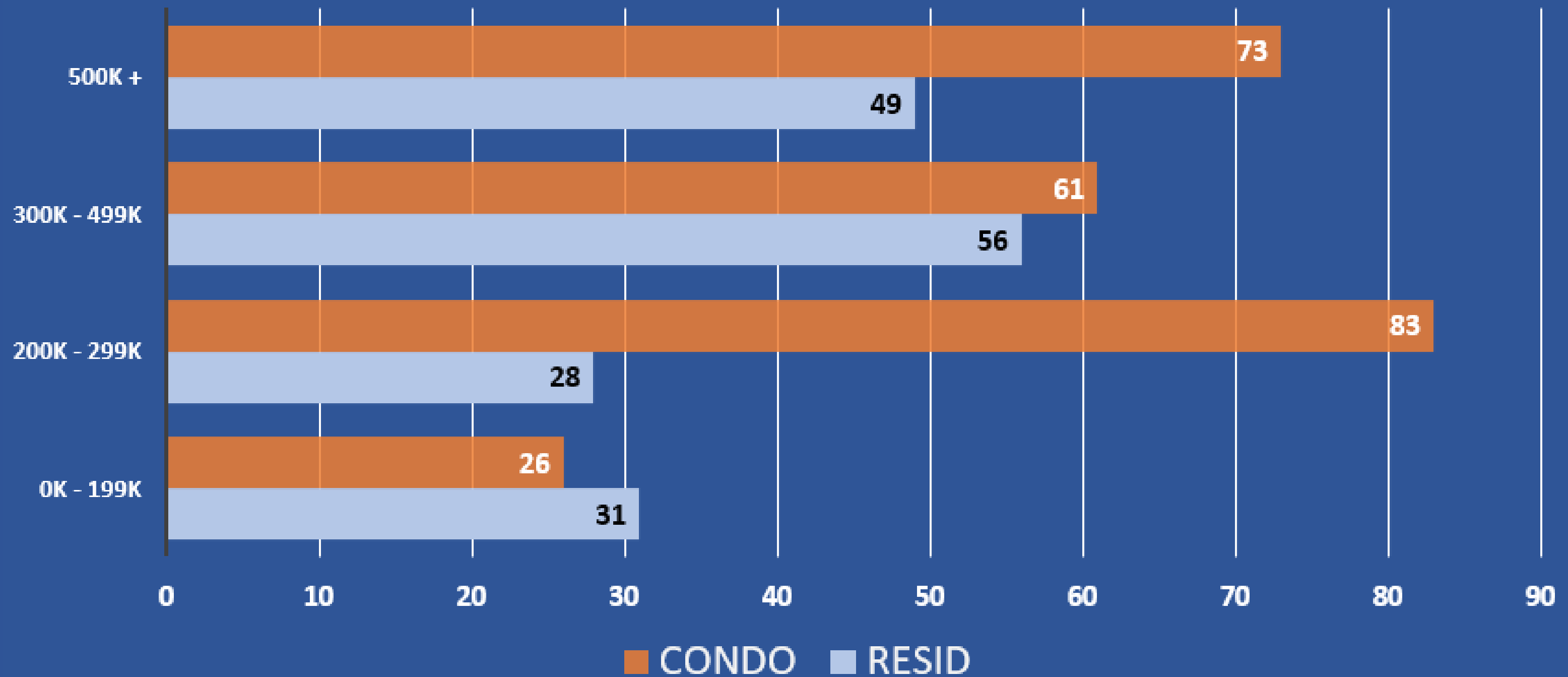
RESIDENTIAL & CONDO COMBINED

MAY 2022: 18 | MAY 2023: 45



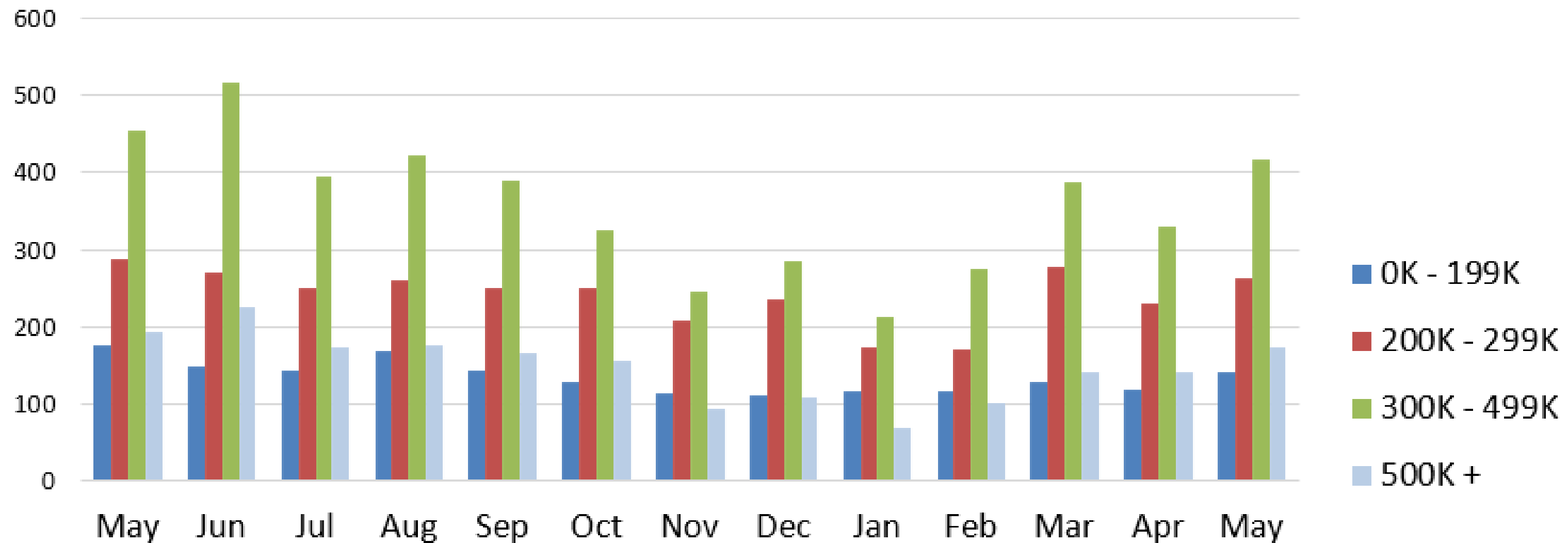
# AVERAGE DAYS ON MARKET

BY PRICE RANGE / PROPERTY TYPE



# SALES BY PRICE RANGE

## RESIDENTIAL & CONDO

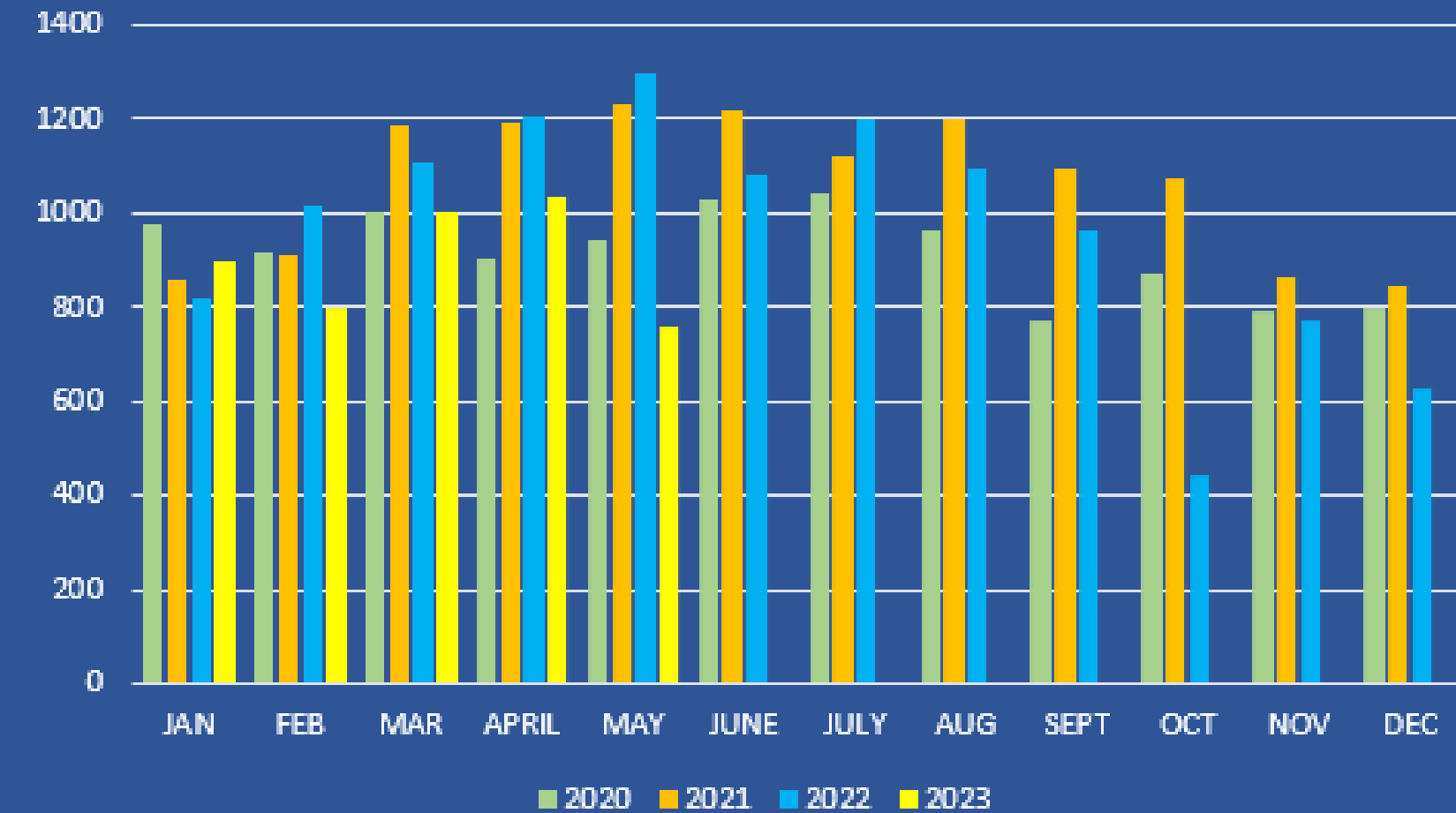




# NEW LISTINGS BY MONTH

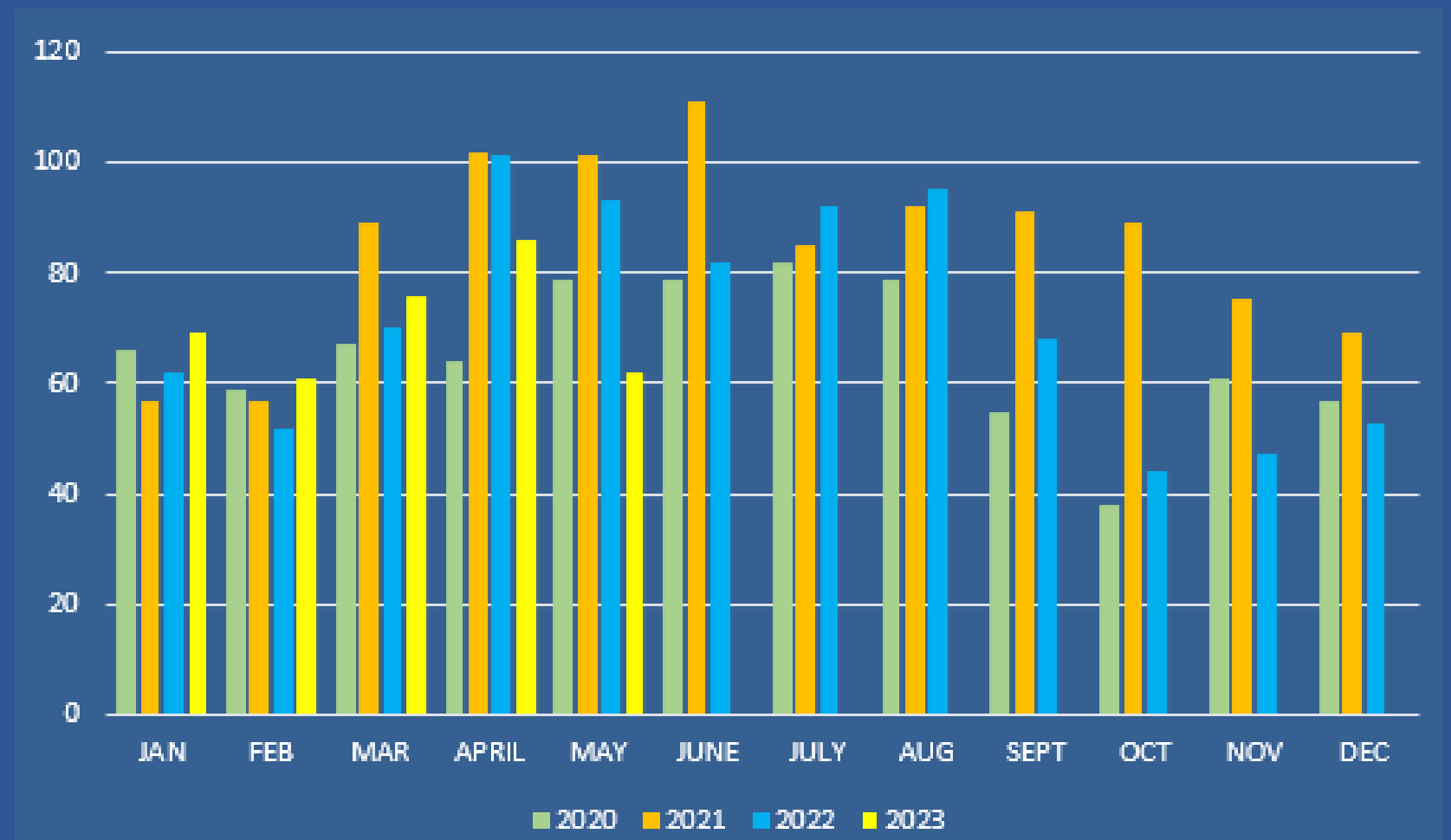
## RESIDENTIAL

MAY 2022: 1,297  
MAY 2023: 756



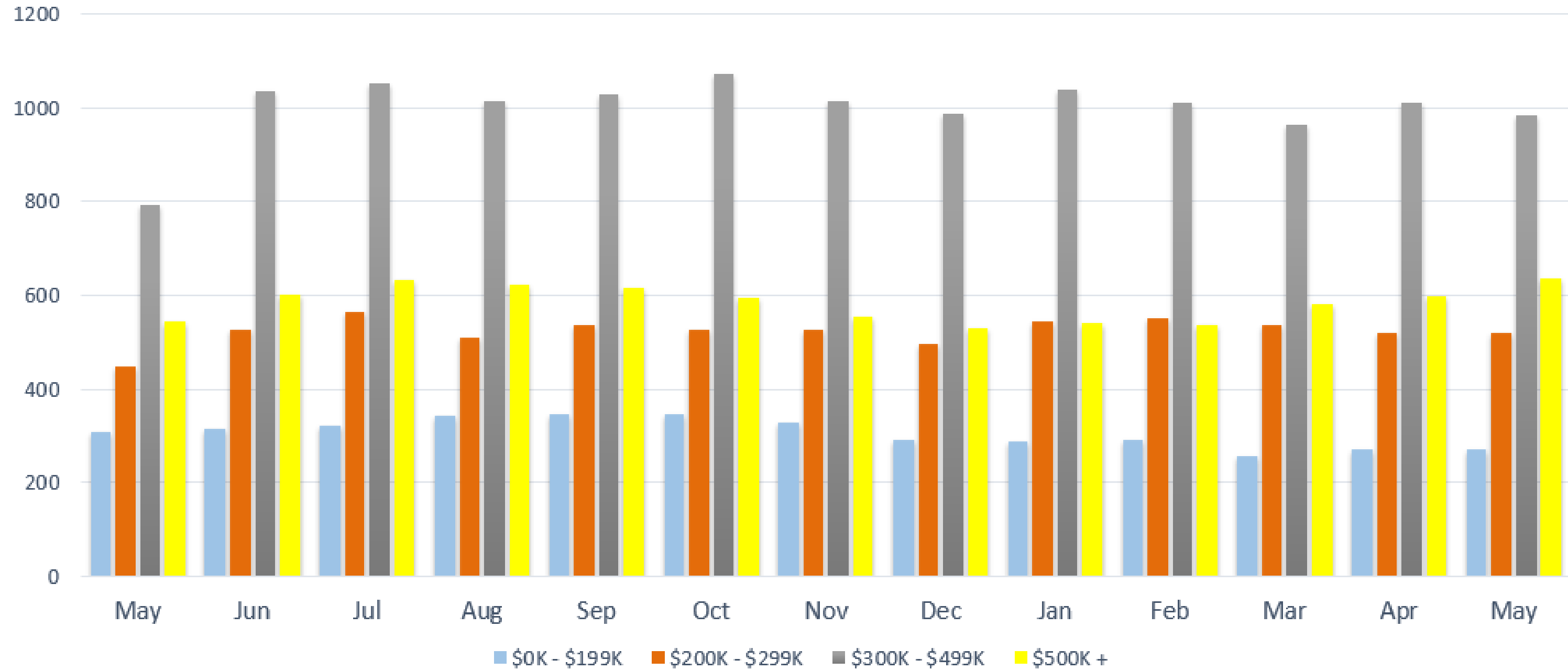
## CONDO

MAY 2022: 93  
MAY 2023: 62



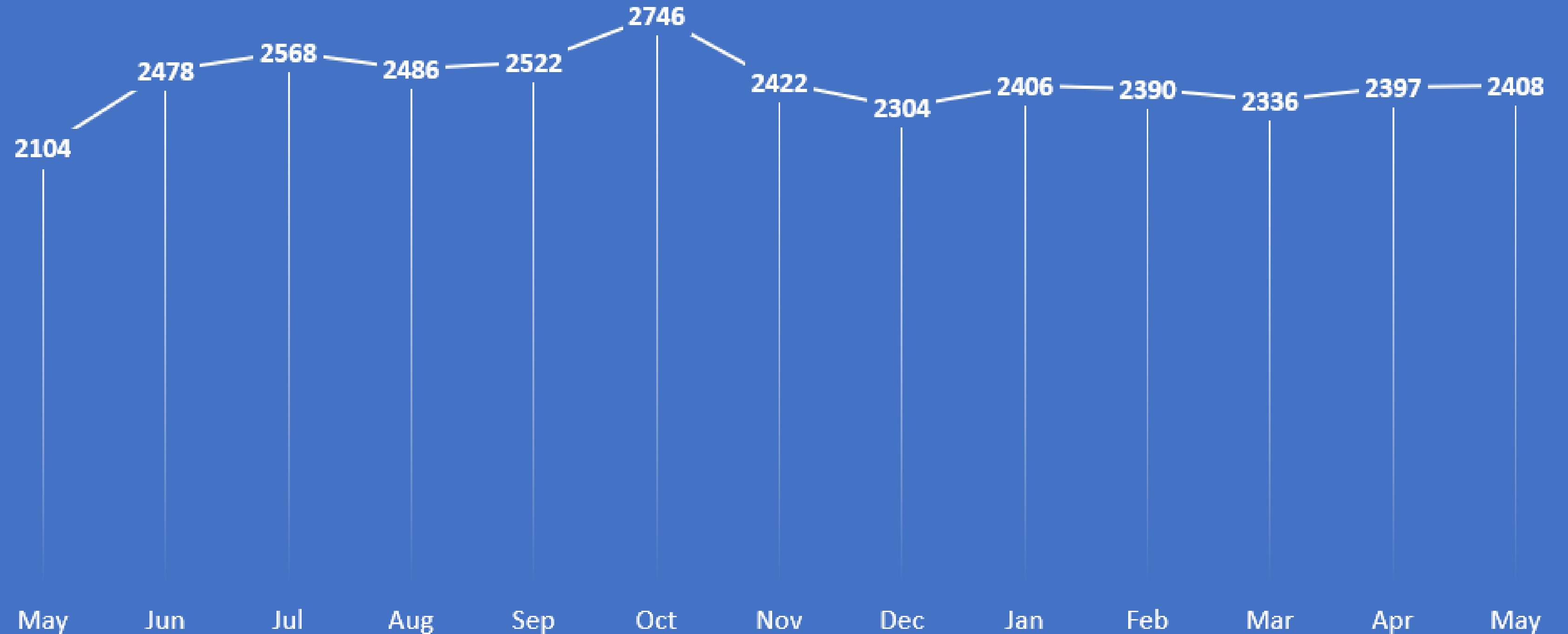
# S/FAM INVENTORY BY PRICE

## INCLUDING CONTINGENTS



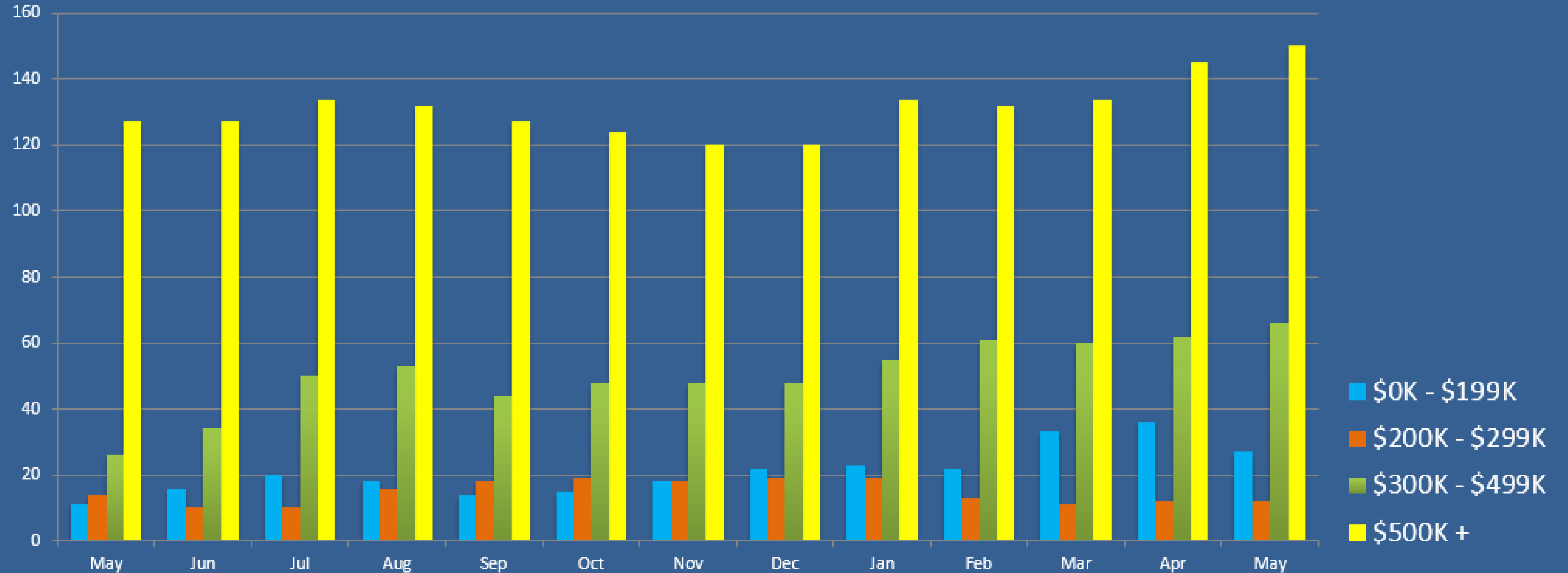
# S/FAM INVENTORY HISTORY

INCLUDING CONTINGENTS



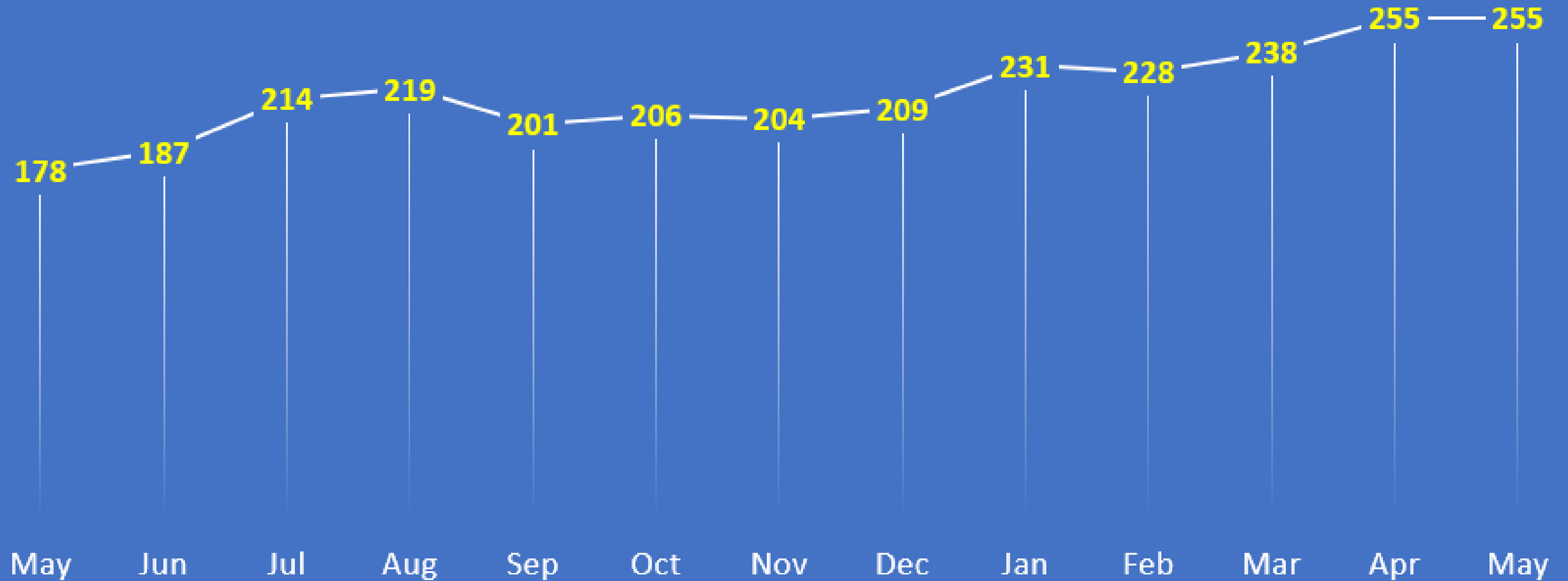
# CONDO INVENTORY BY PRICE

INCLUDING CONTINGENTS



# CONDO INVENTORY HISTORY

INCLUDING CONTINGENTS



# AVERAGE PERCENTAGE OF SOLD VS. LIST PRICE

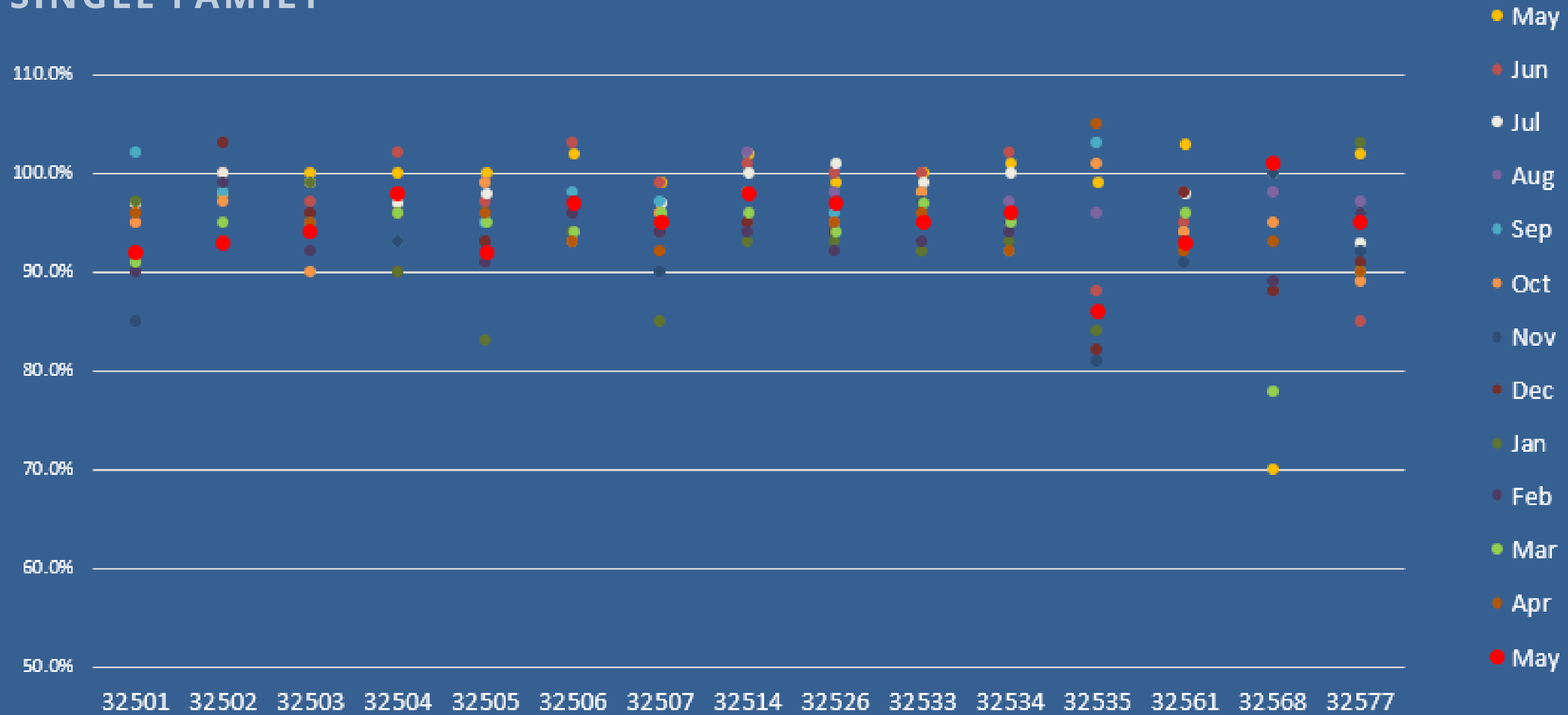
## SINGLE FAMILY & CONDO UNITS

THE FOLLOWING SLIDES DISPLAY THE **AVERAGE** PERCENTAGE OF SALE PRICE TO ORIGINAL LIST PRICE OF SINGLE-FAMILY AND CONDO UNITS BY ZIP CODE FOR THE MONTH OF MAY 2023 FOR ESCAMBIA AND SANTA ROSA COUNTIES. DISTRESSED PROPERTIES ARE NOT INCLUDED.

IF NO MARKER SHOWS FOR ANY GIVEN MONTH, NO SALES WERE REPORTED IN THAT ZIP CODE FOR THAT MONTH.

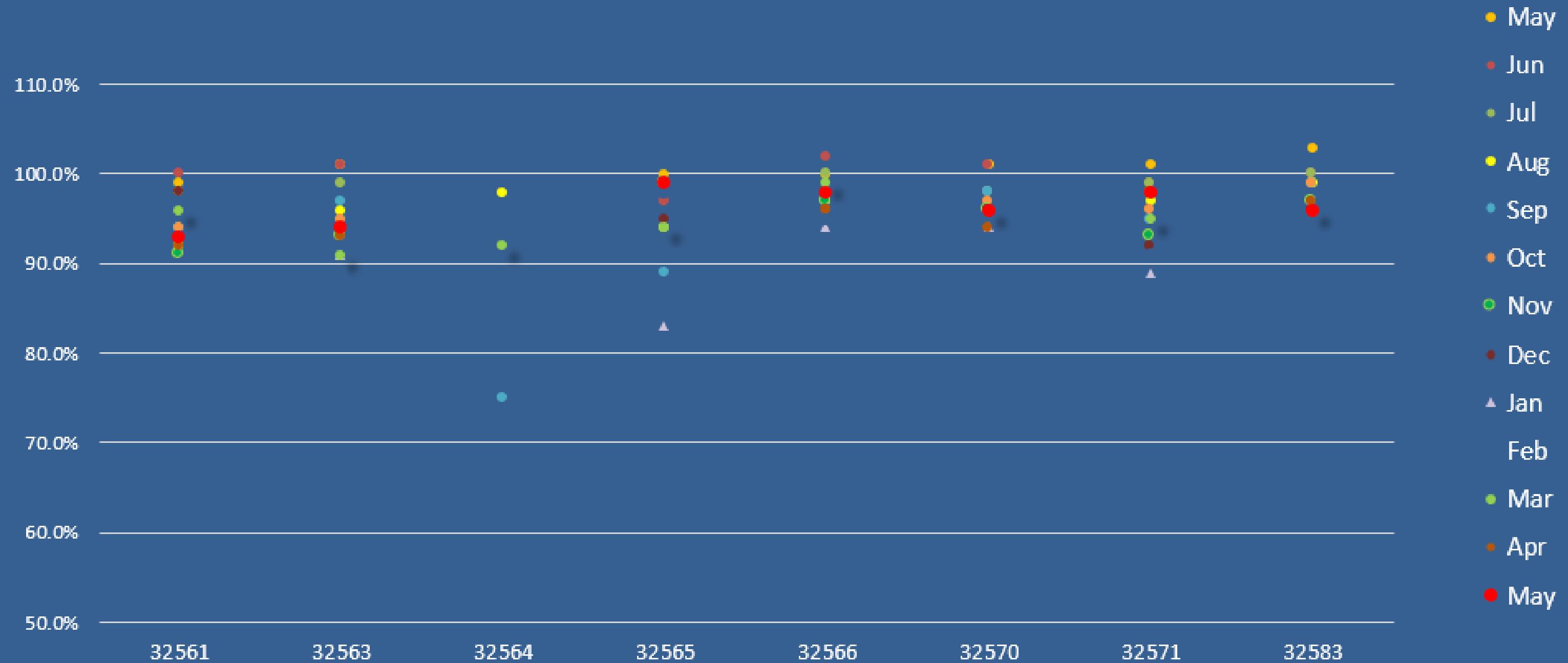
# ESCAMBIA COUNTY

## AVERAGE LIST TO SALE PRICE SINGLE FAMILY



# SANTA ROSA COUNTY

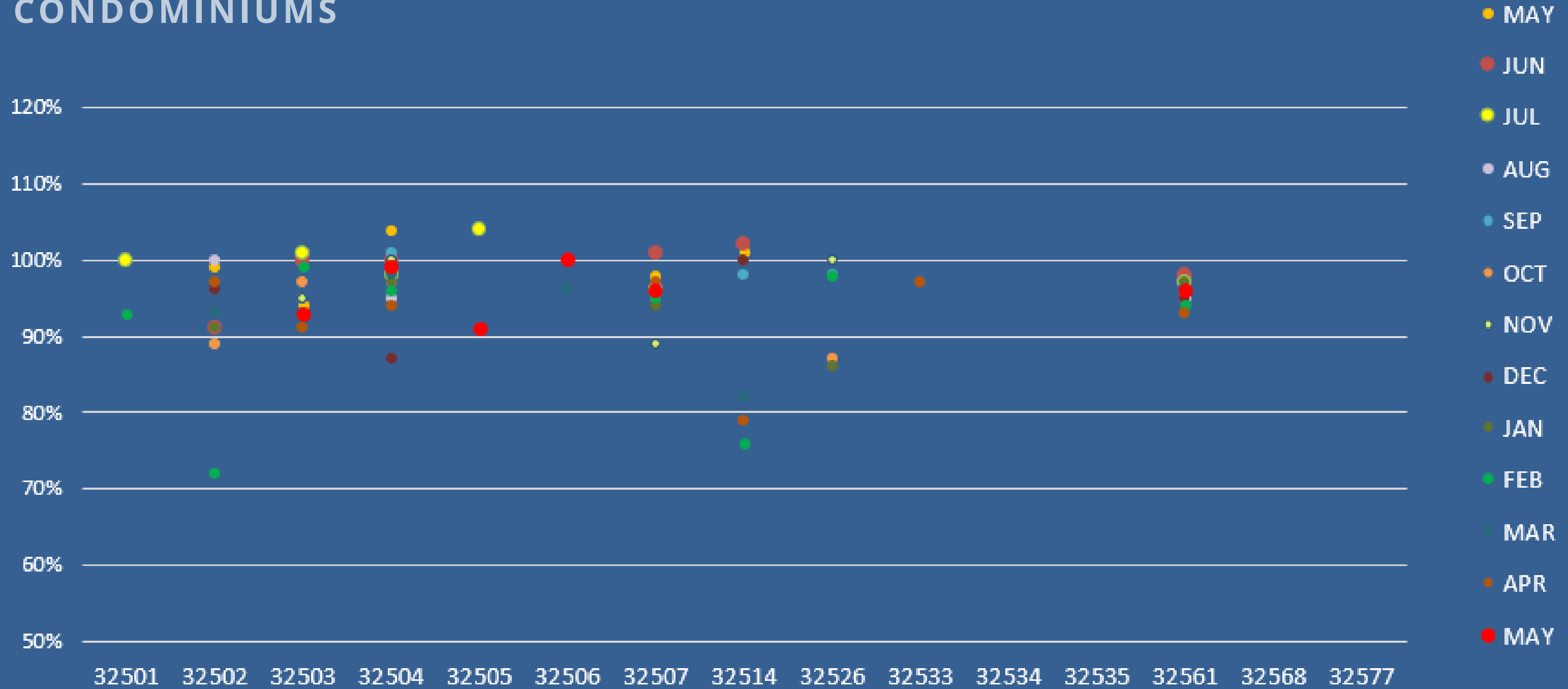
## AVERAGE LIST TO SALE PRICE SINGLE FAMILY





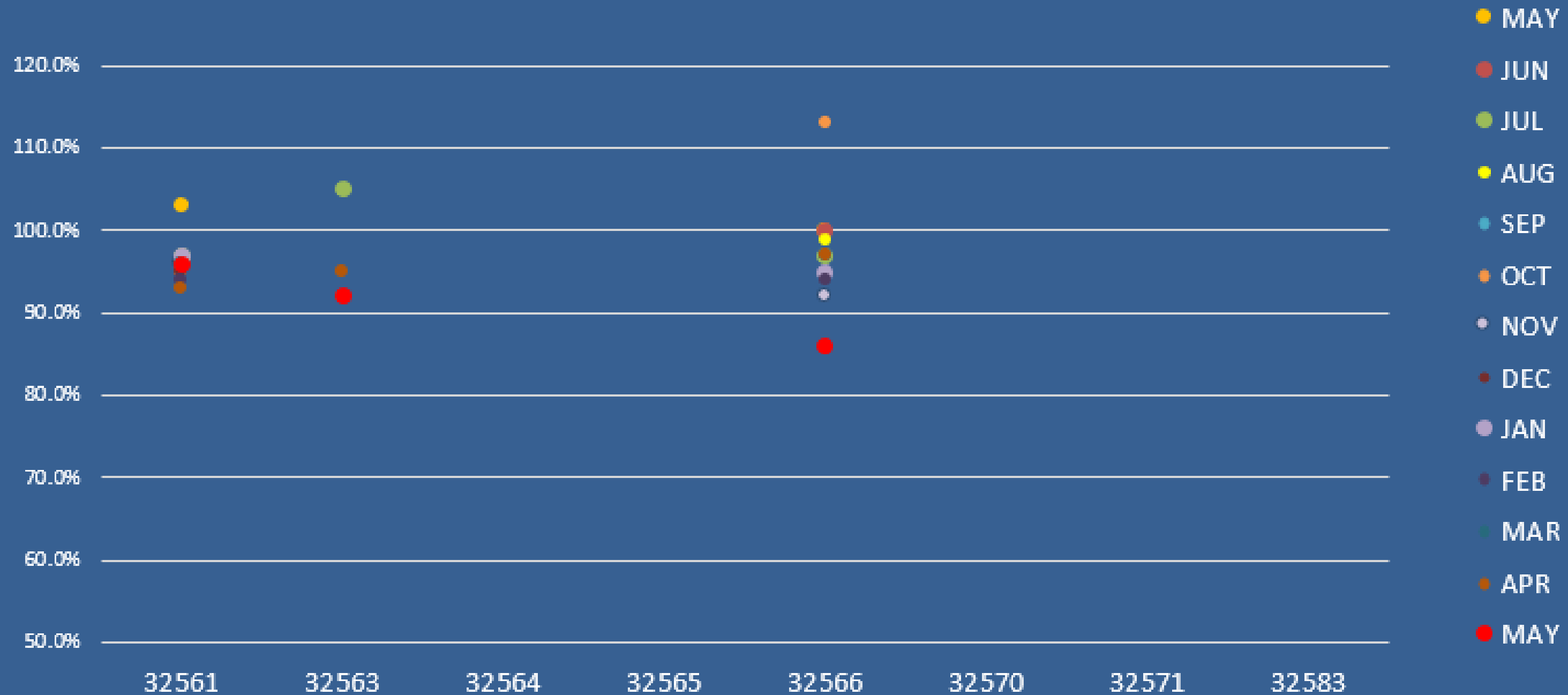
# ESCAMBIA COUNTY

## AVERAGE LIST TO SALE PRICE CONDOMINIUMS



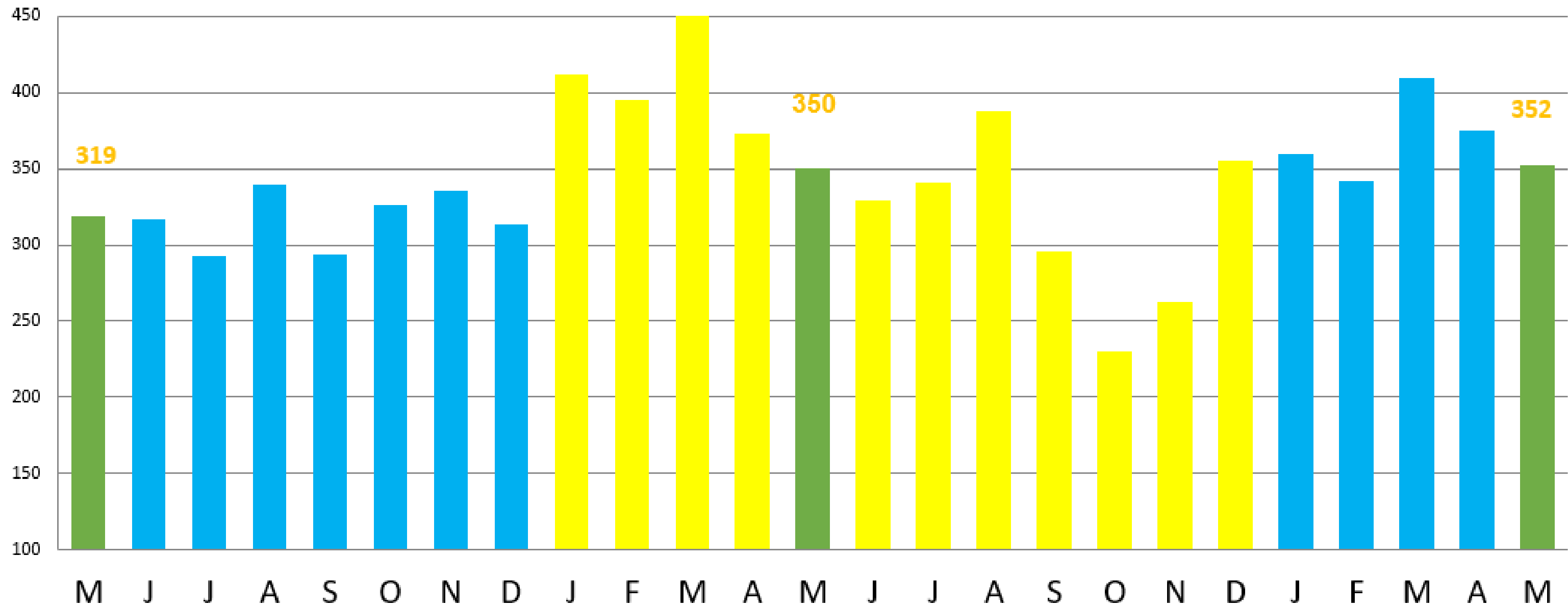
# SANTA ROSA COUNTY

## AVERAGE LIST TO SALE PRICE CONDOMINIUMS



# PENDING SALES

MAY 2020 - MAY 2023



PENSACOLA ASSOCIATION OF REALTORS®

# MLS DEPARTMENT

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