



MARKET SNAPSHOT

FEBRUARY 2023

PENSACOLA ASSOCIATION OF REALTORS®

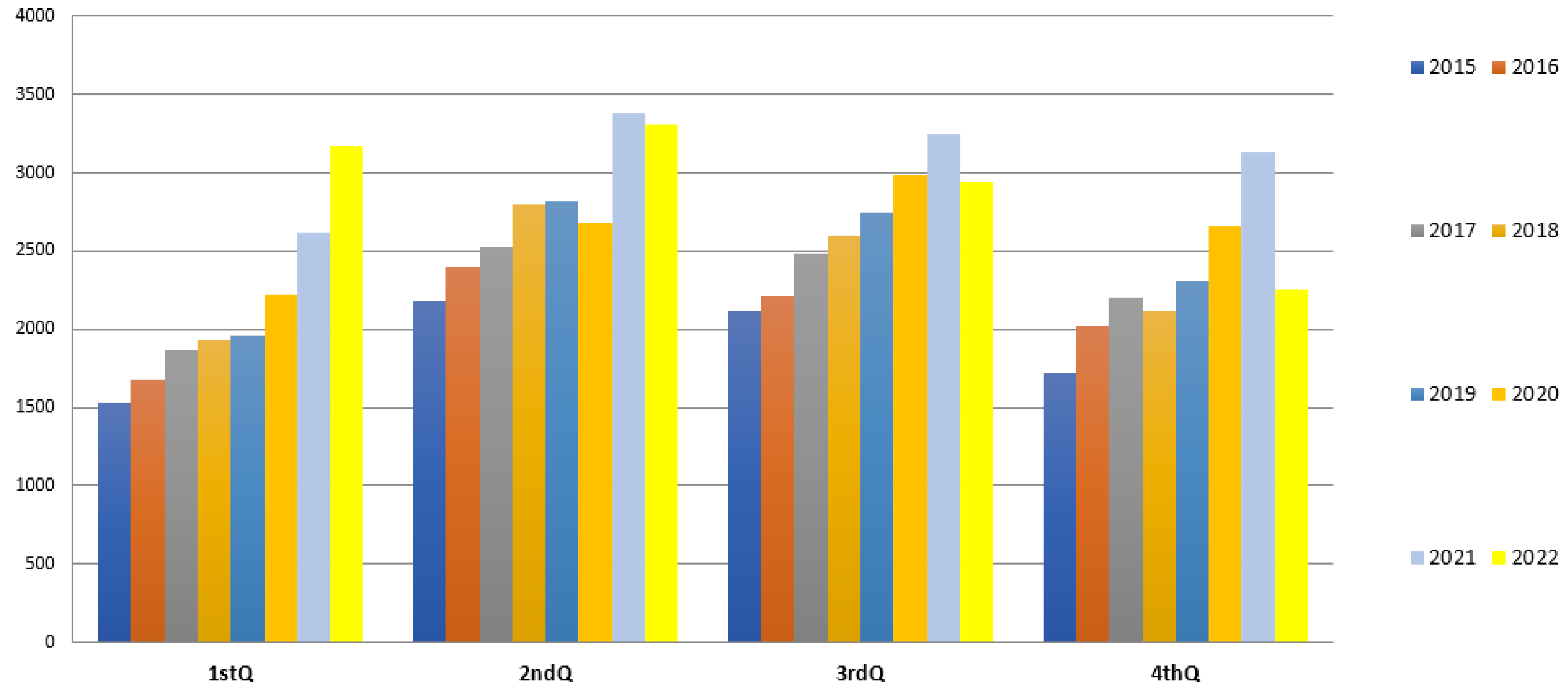
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FEBRUARY MARKET HIGHLIGHTS

- FEBRUARY SALES IMPROVED 23% COMPARED TO JANUARY'S TOTALS BUT SLID 29% FROM LAST FEBRUARY.
- AT \$320K, THE MEDIAN SALE PRICE MOVED BACK ABOVE \$300K IN FEBRUARY.
- THE AVERAGE DOM FOR RESIDENTIAL AND CONDOS COMBINED WAS EIGHT WEEKS, UP AN ADDITIONAL WEEK OVER JANUARY. THE AVERAGE WAS FIVE WEEKS LAST FEBRUARY.
- MOST SALES ACTIVITY OCCURRED ABOVE THE \$300K PRICE POINT.
- THERE WERE 342 PENDING SALES AT THE END OF FEBRUARY, 17 UNITS FEWER THAN IN JANUARY AND 53 FEWER THAN LAST FEBRUARY.

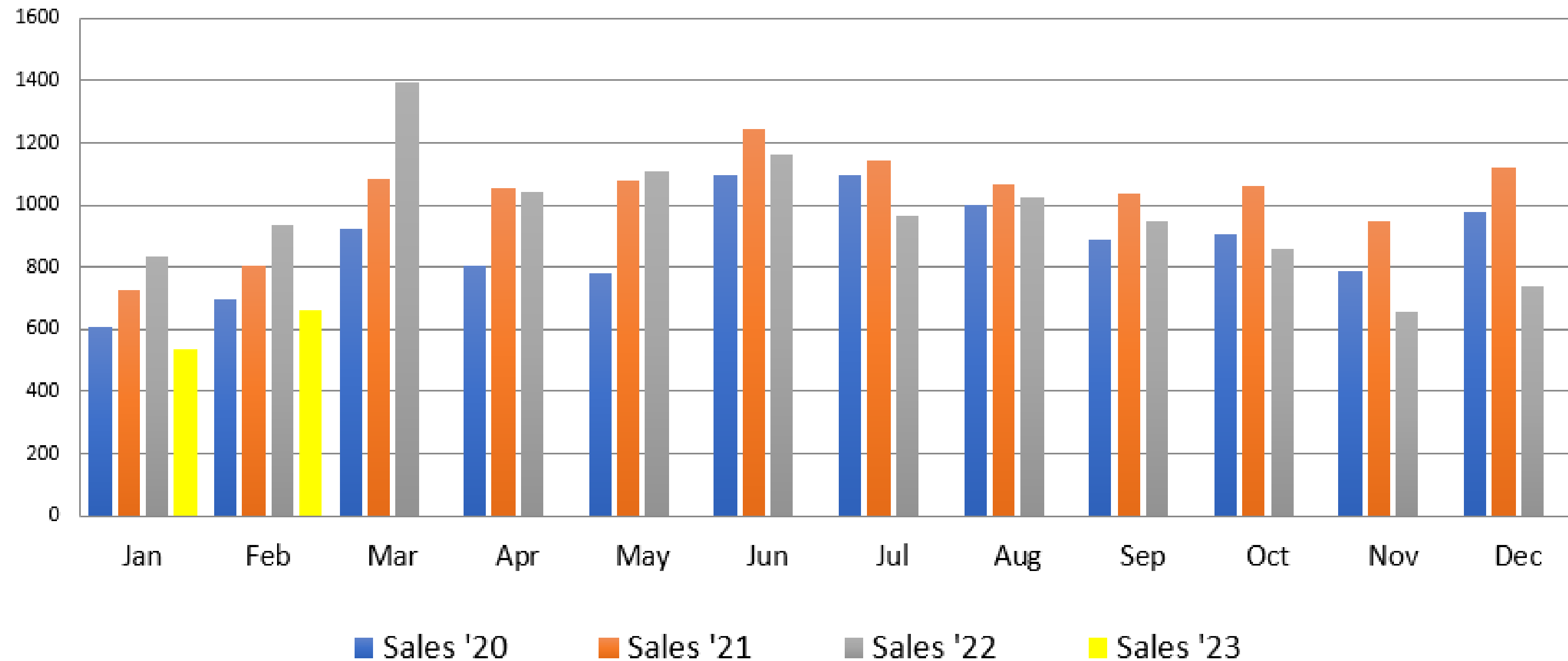
QUARTERLY SALES

2015 - 2022

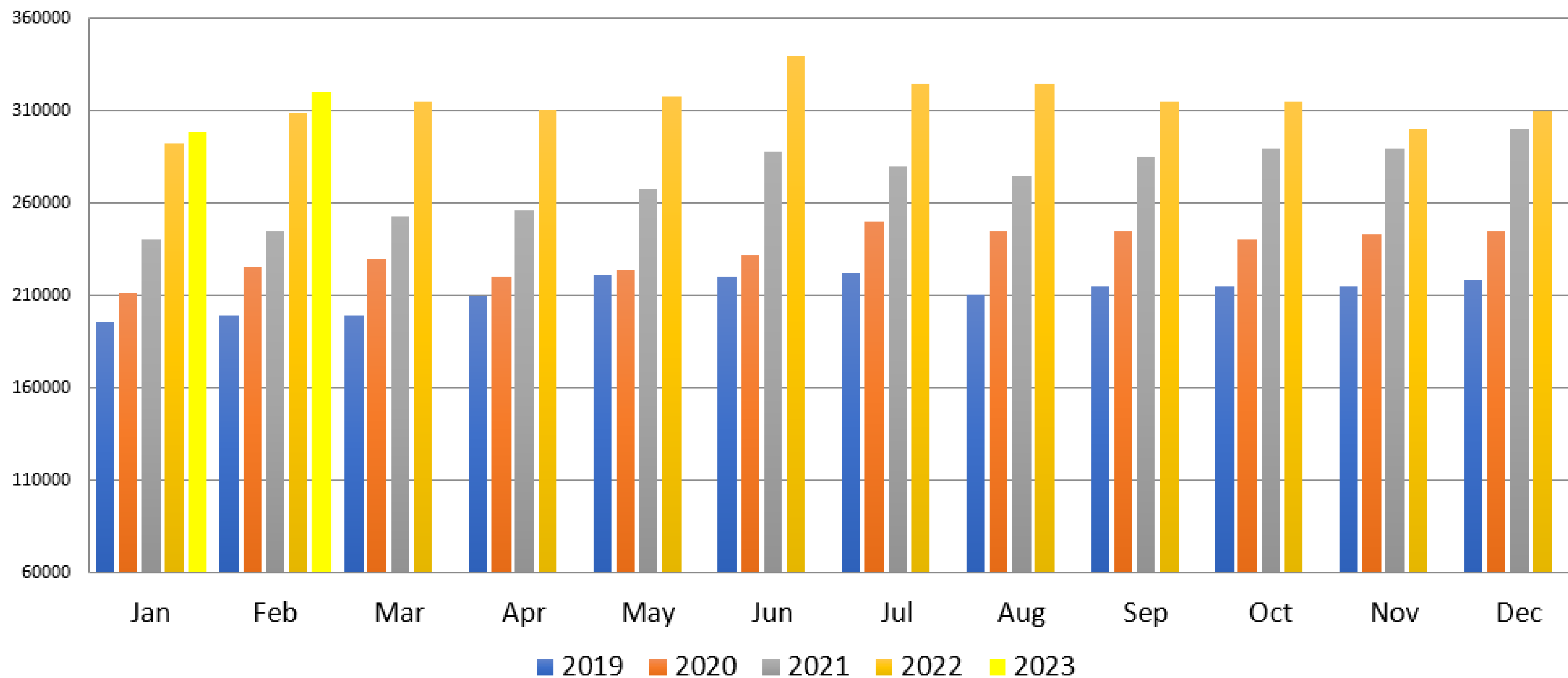


MONTHLY SALES

2019 - 2023

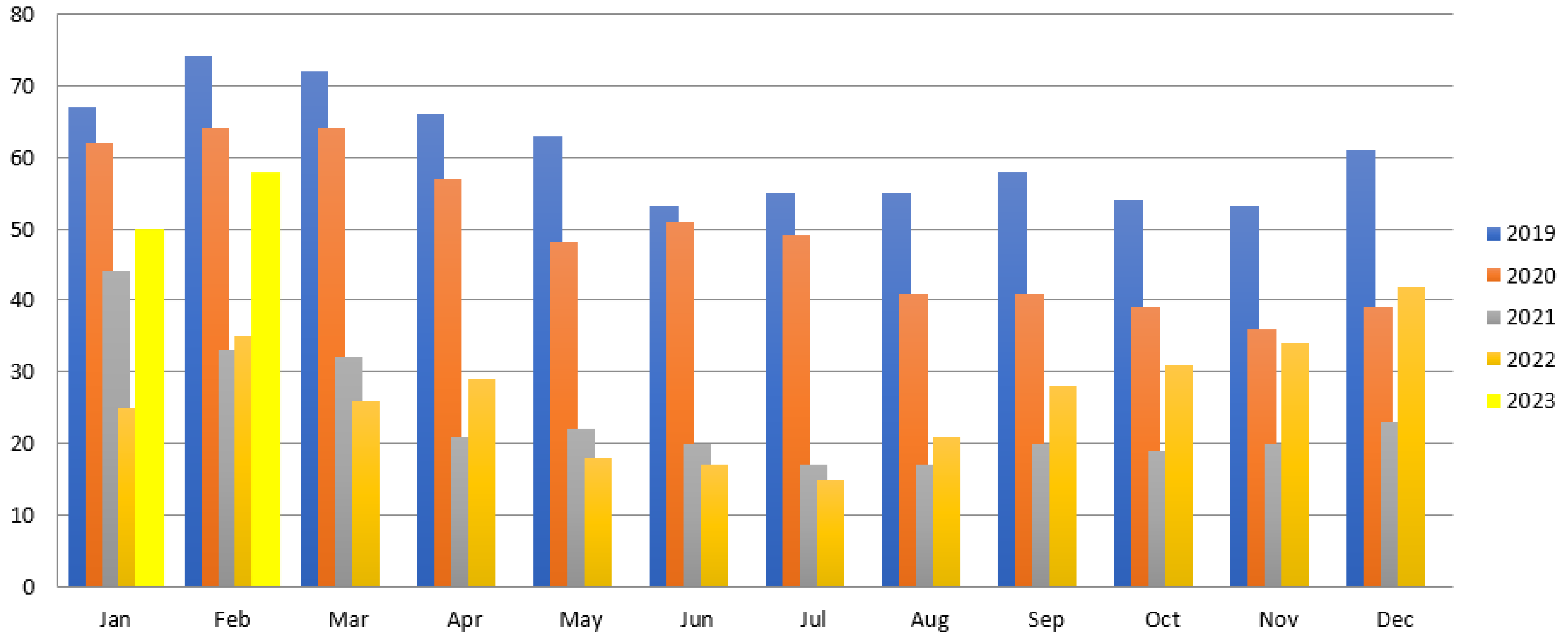


MEDIAN SALE PRICE



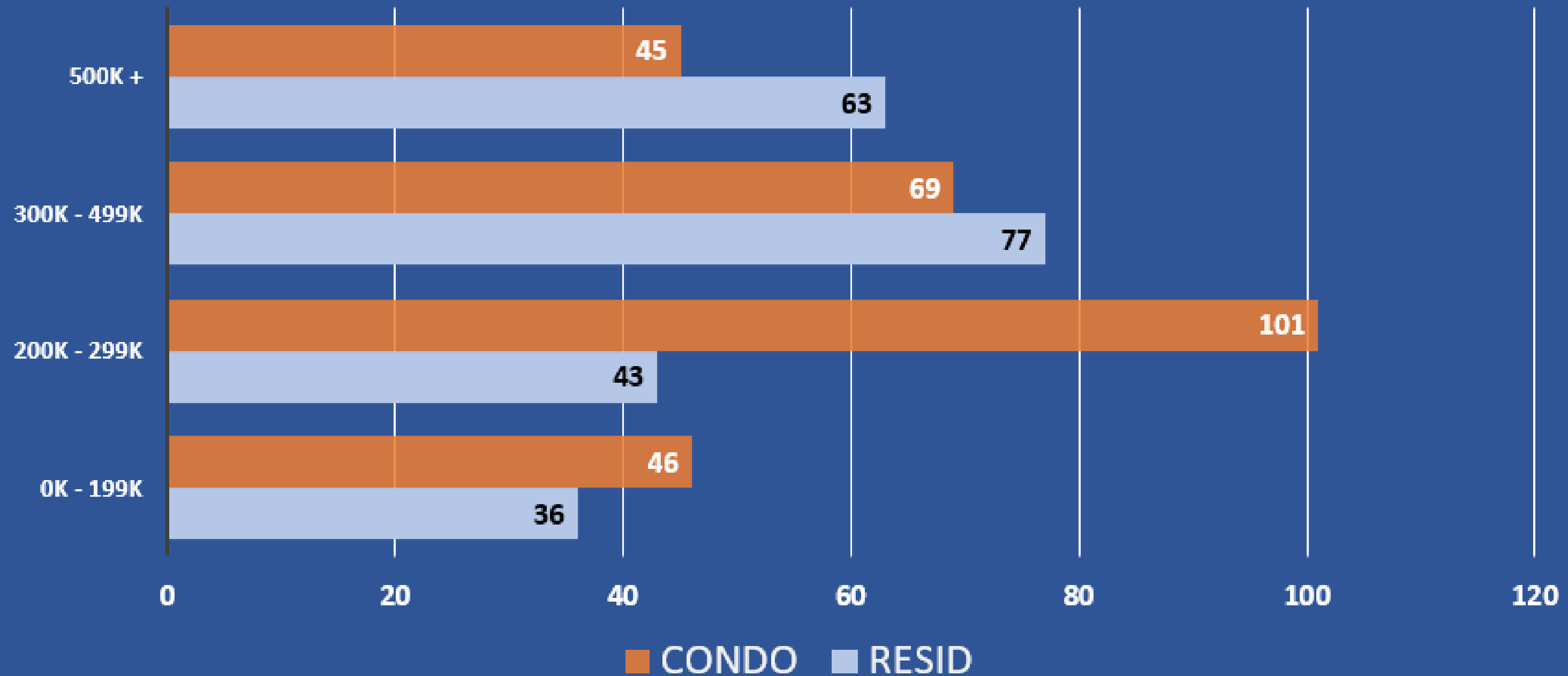
AVERAGE DAYS ON MARKET

RESIDENTIAL & CONDO COMBINED



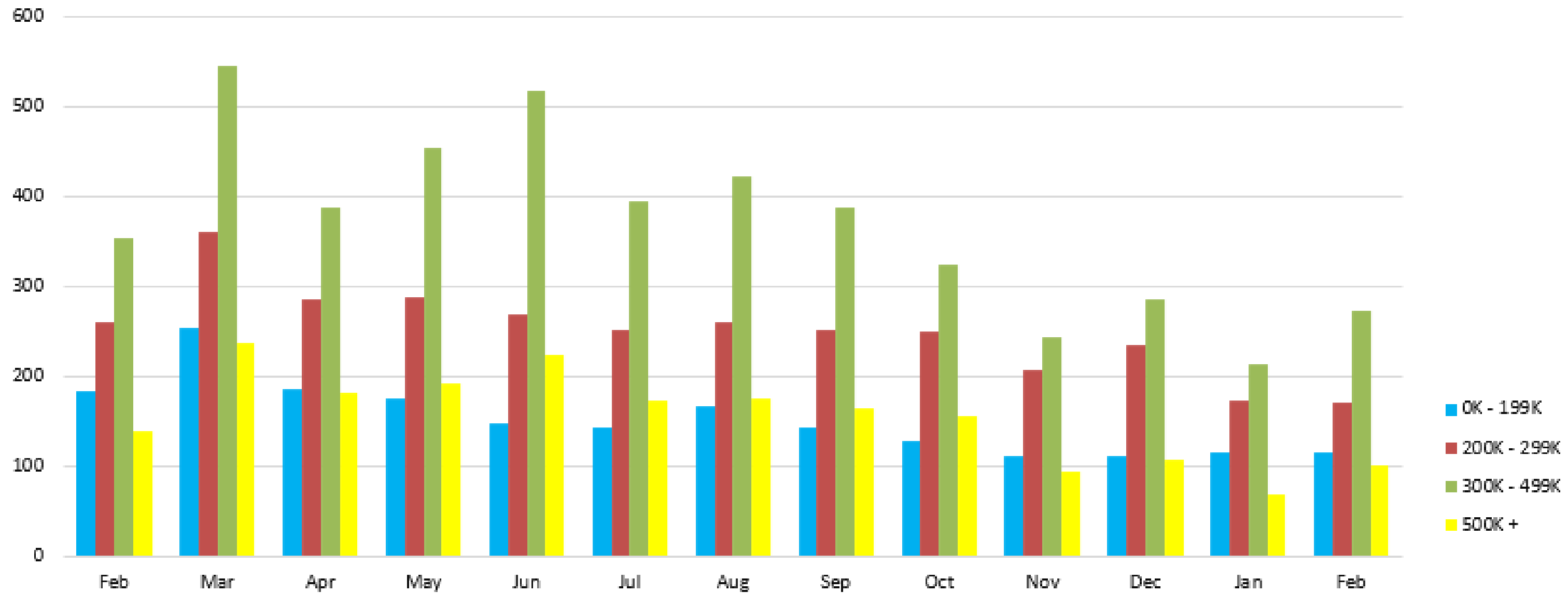
AVERAGE DAYS ON MARKET

BY PRICE RANGE / PROPERTY TYPE



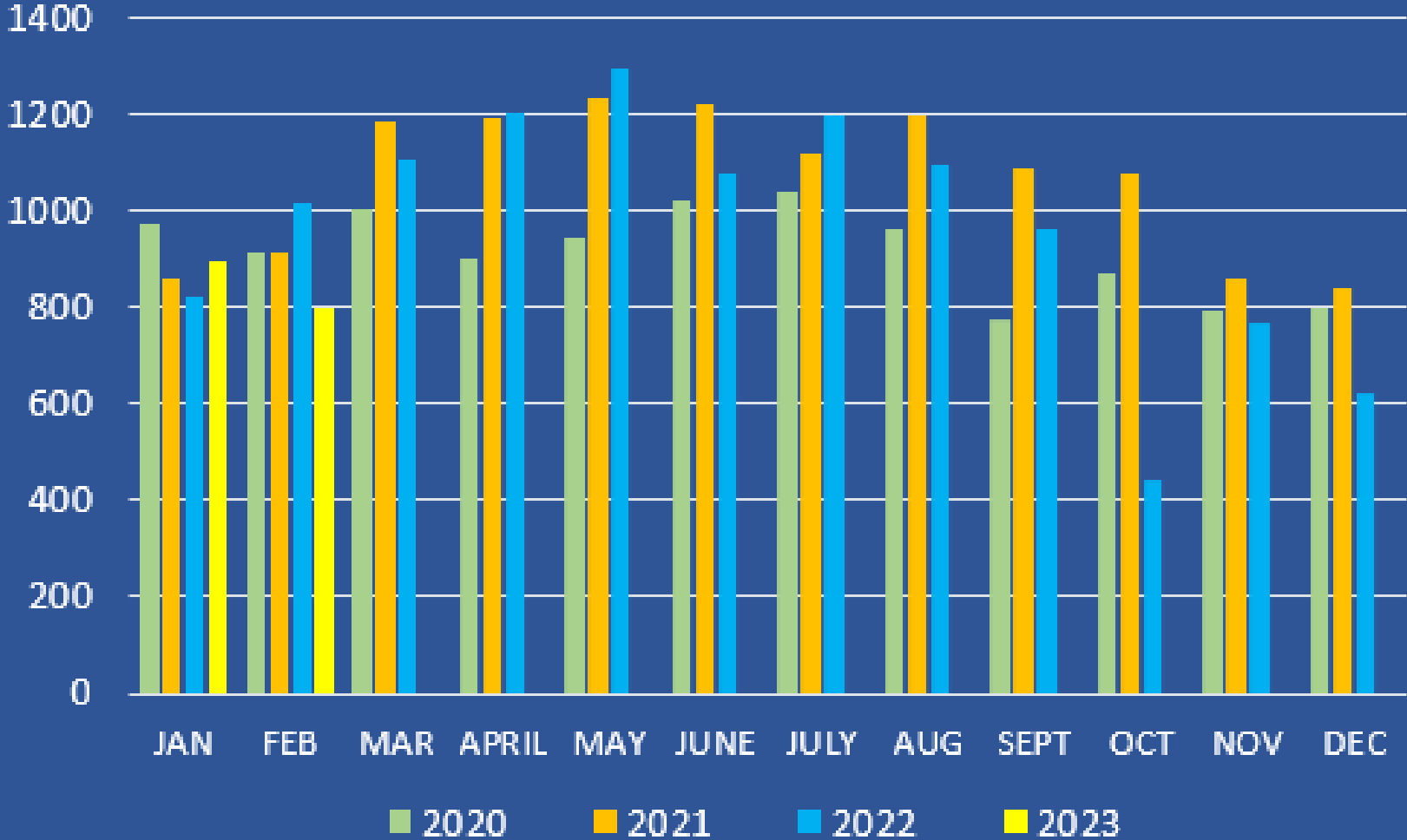
SALES BY PRICE RANGE

RESIDENTIAL & CONDO

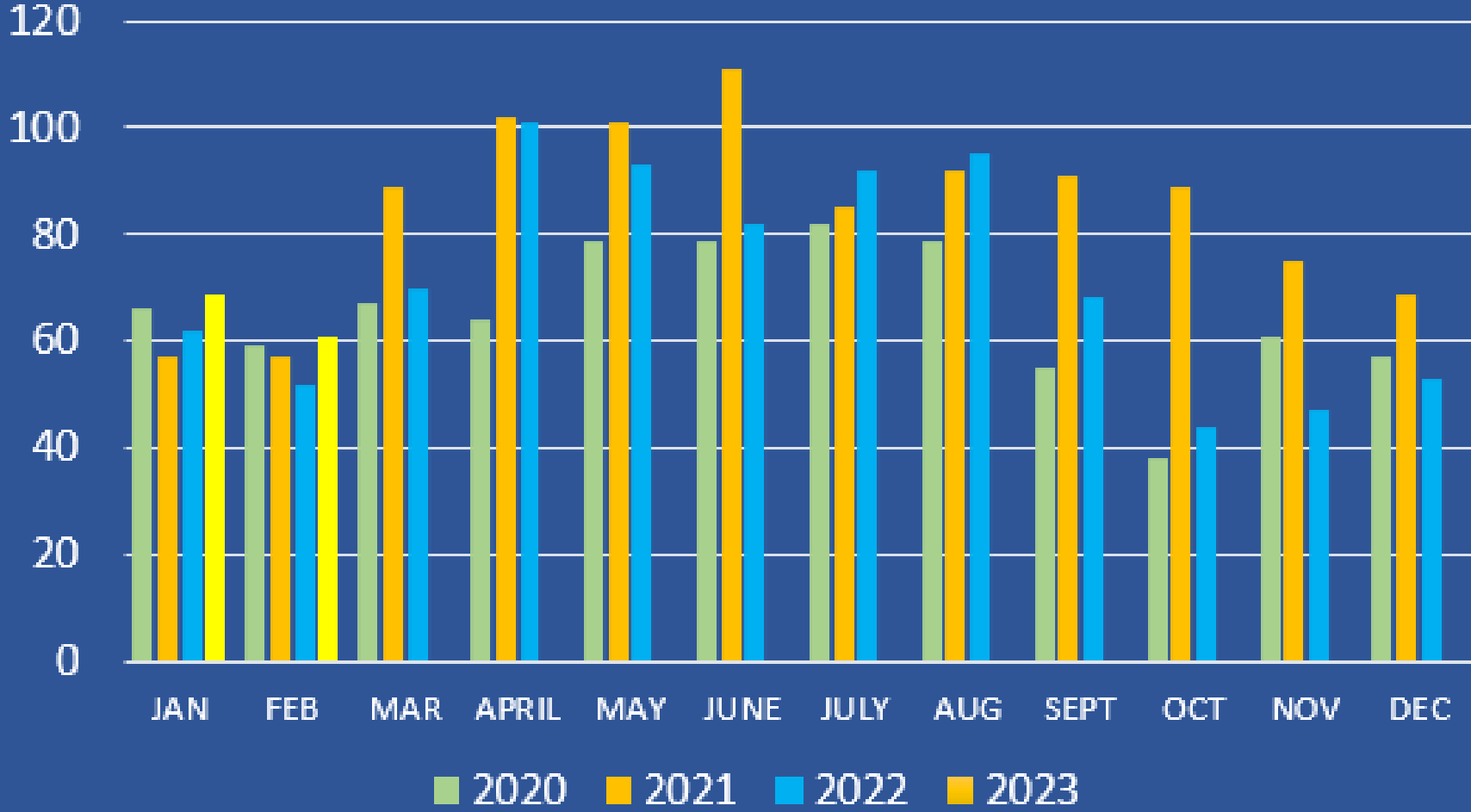


NEW LISTINGS BY MONTH

RESIDENTIAL

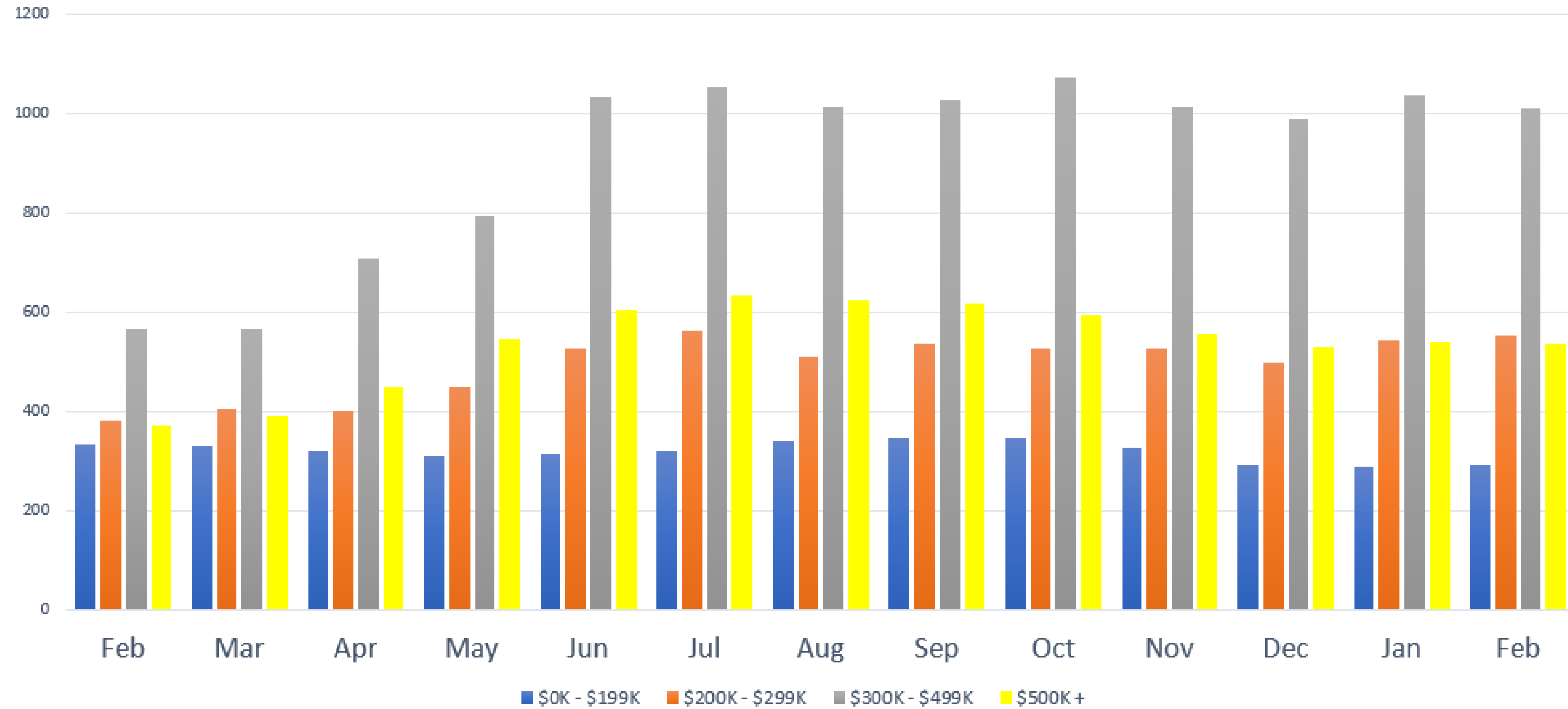


CONDO



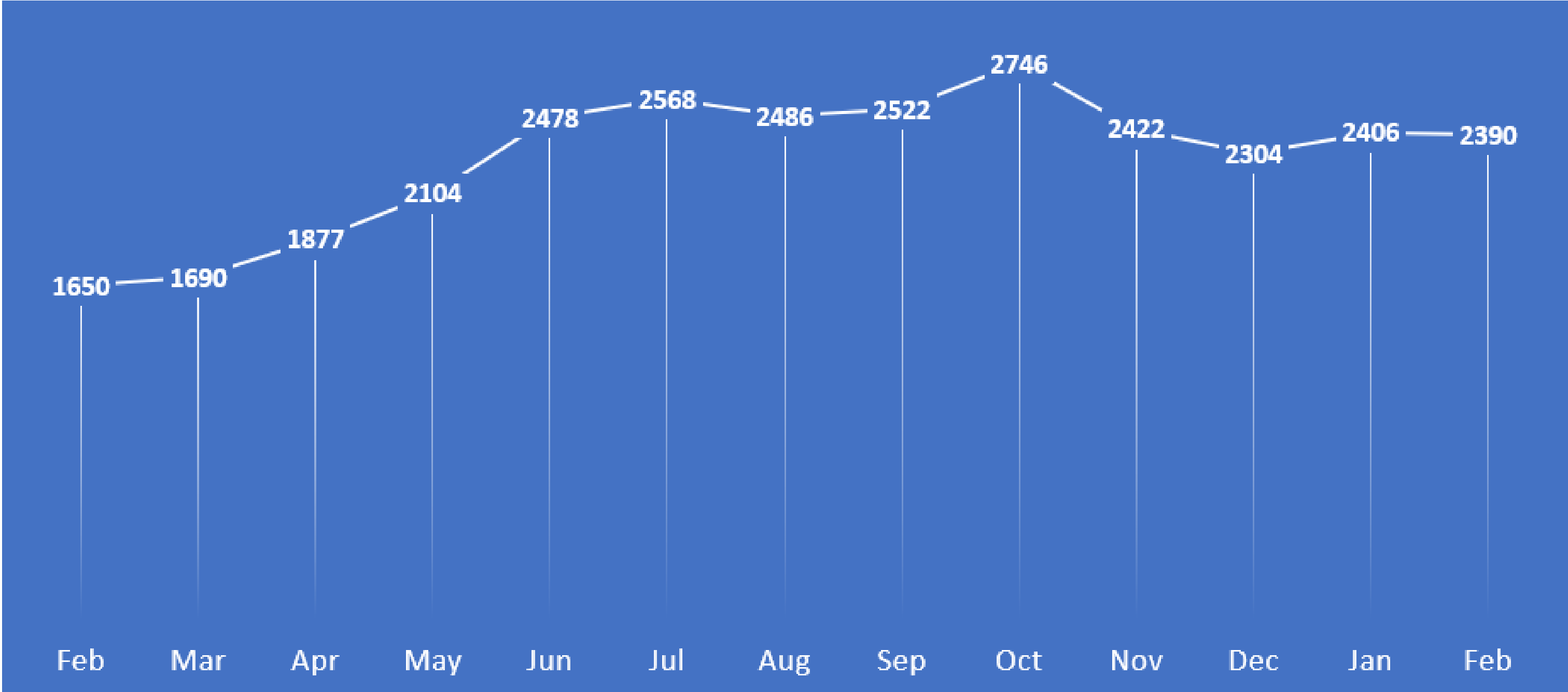
S/FAM INVENTORY BY PRICE

INCLUDING CONTINGENTS



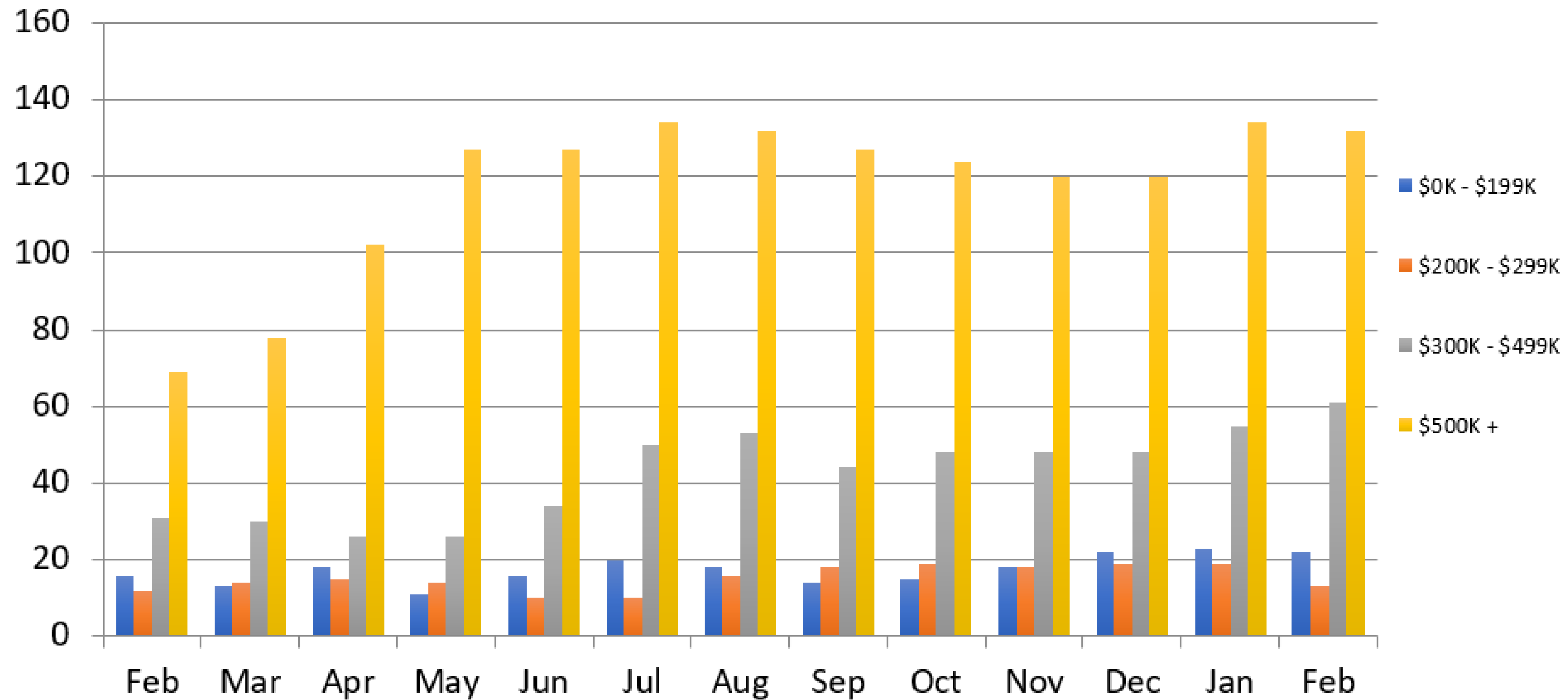
S/FAM INVENTORY HISTORY

INCLUDING CONTINGENTS



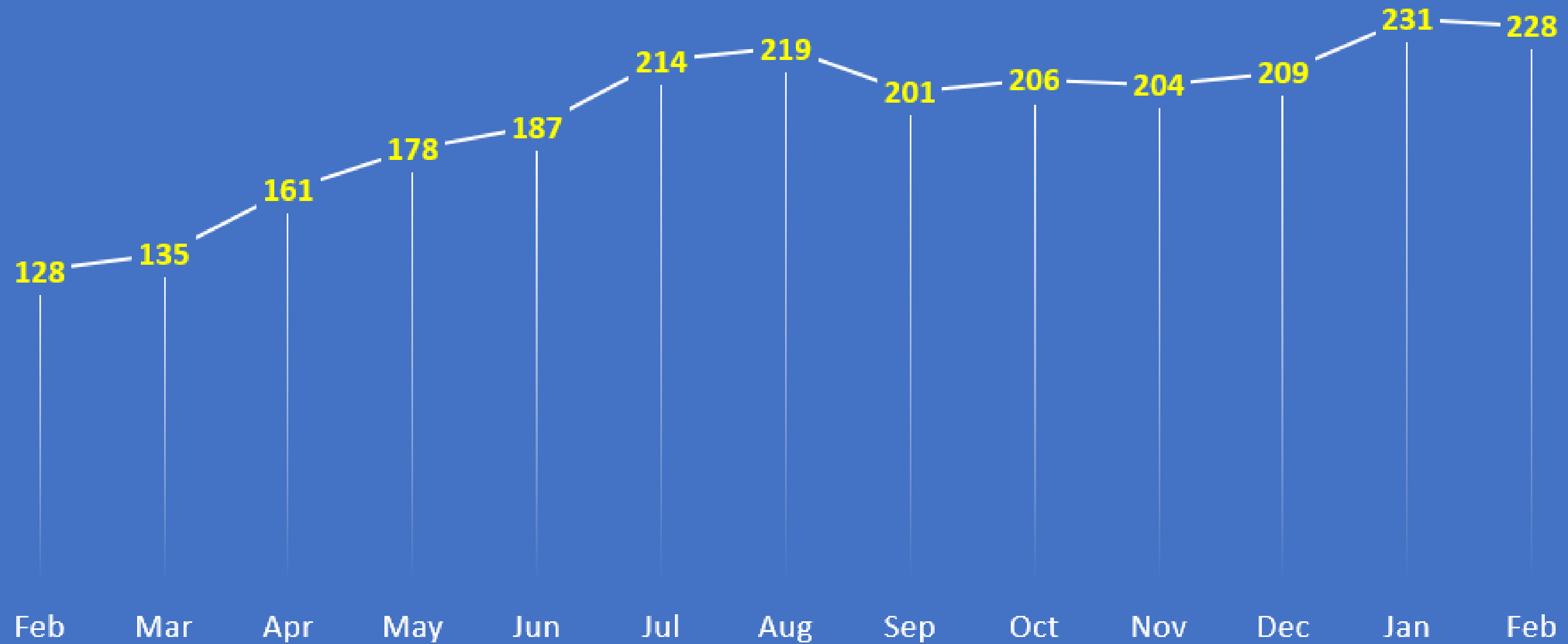
CONDO INVENTORY BY PRICE

INCLUDING CONTINGENTS



CONDO INVENTORY HISTORY

INCLUDING CONTINGENTS



AVERAGE PERCENTAGE OF SOLD VS. LIST PRICE

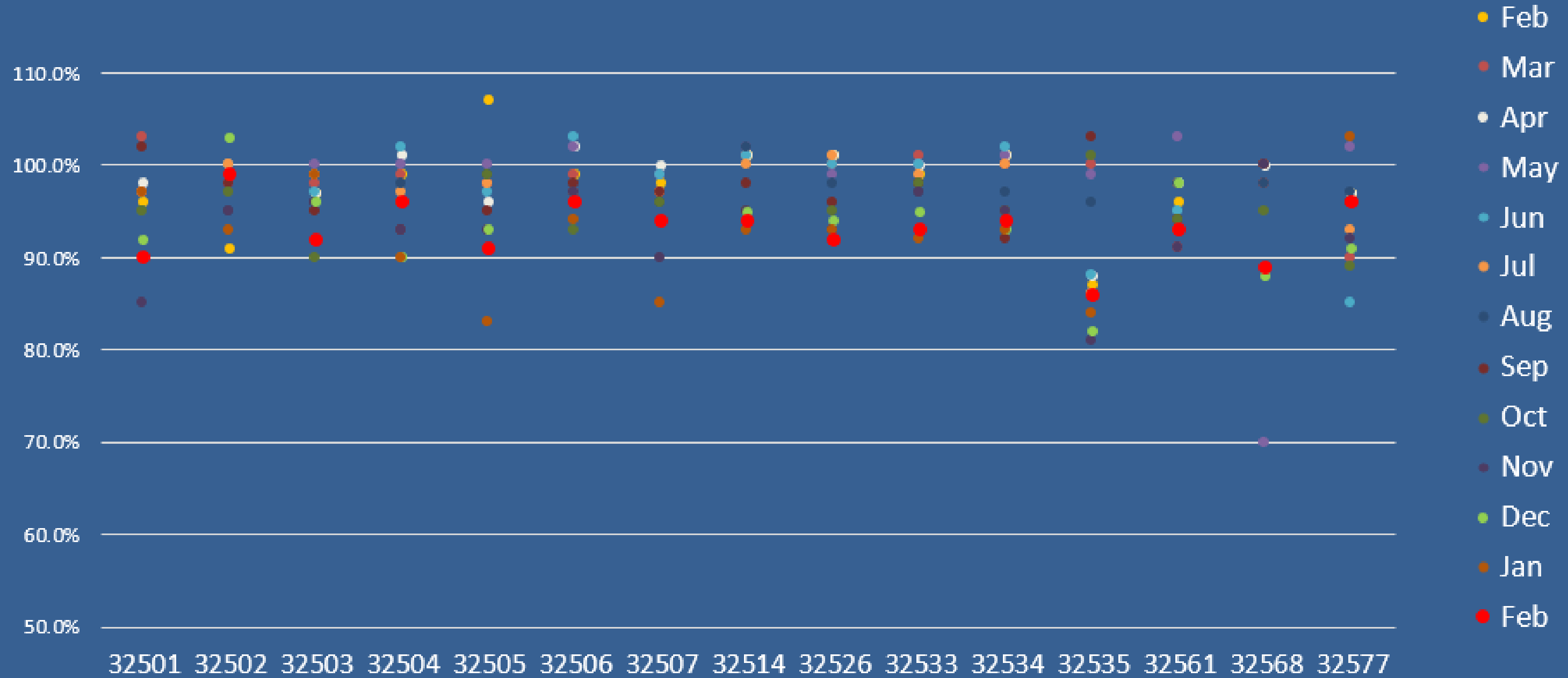
SINGLE FAMILY & CONDO UNITS

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 FEBRUARY 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.

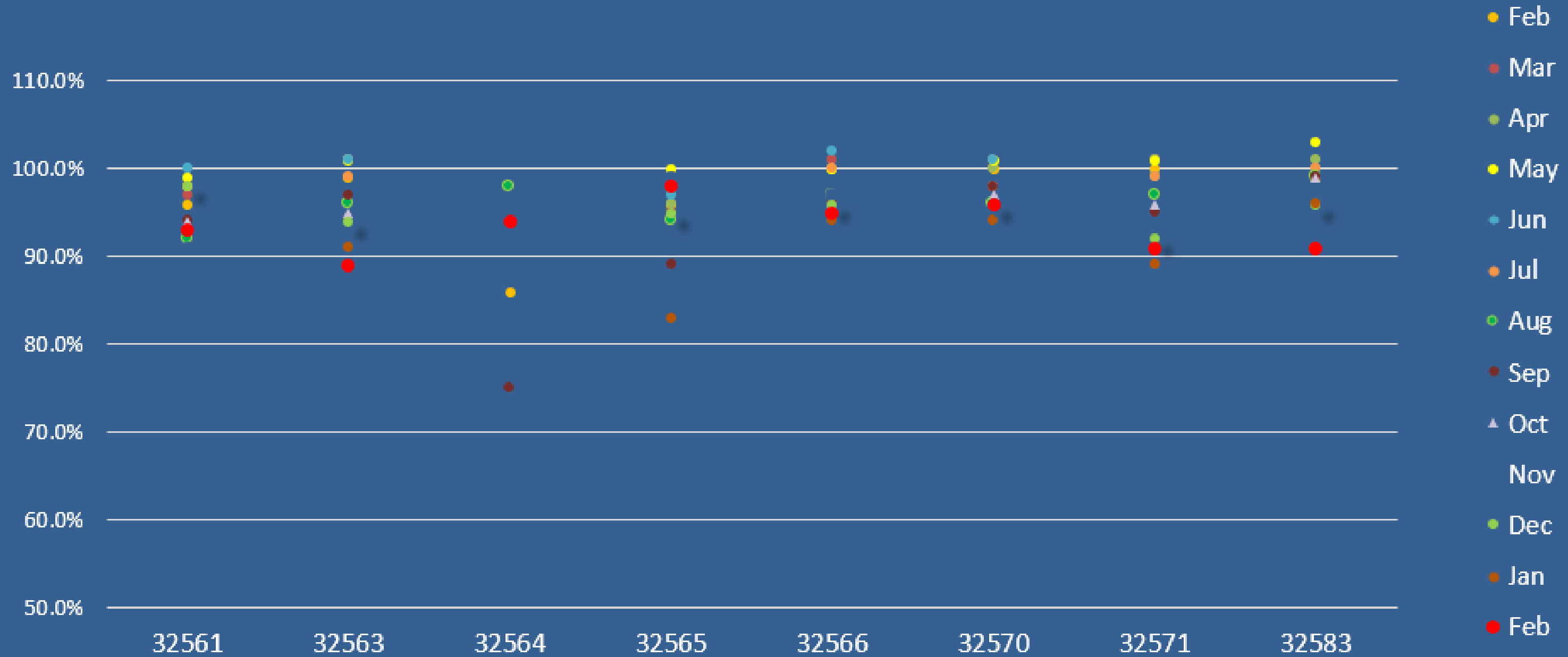
ESCAMBIA COUNTY

AVERAGE LIST TO SALE PRICE SINGLE FAMILY



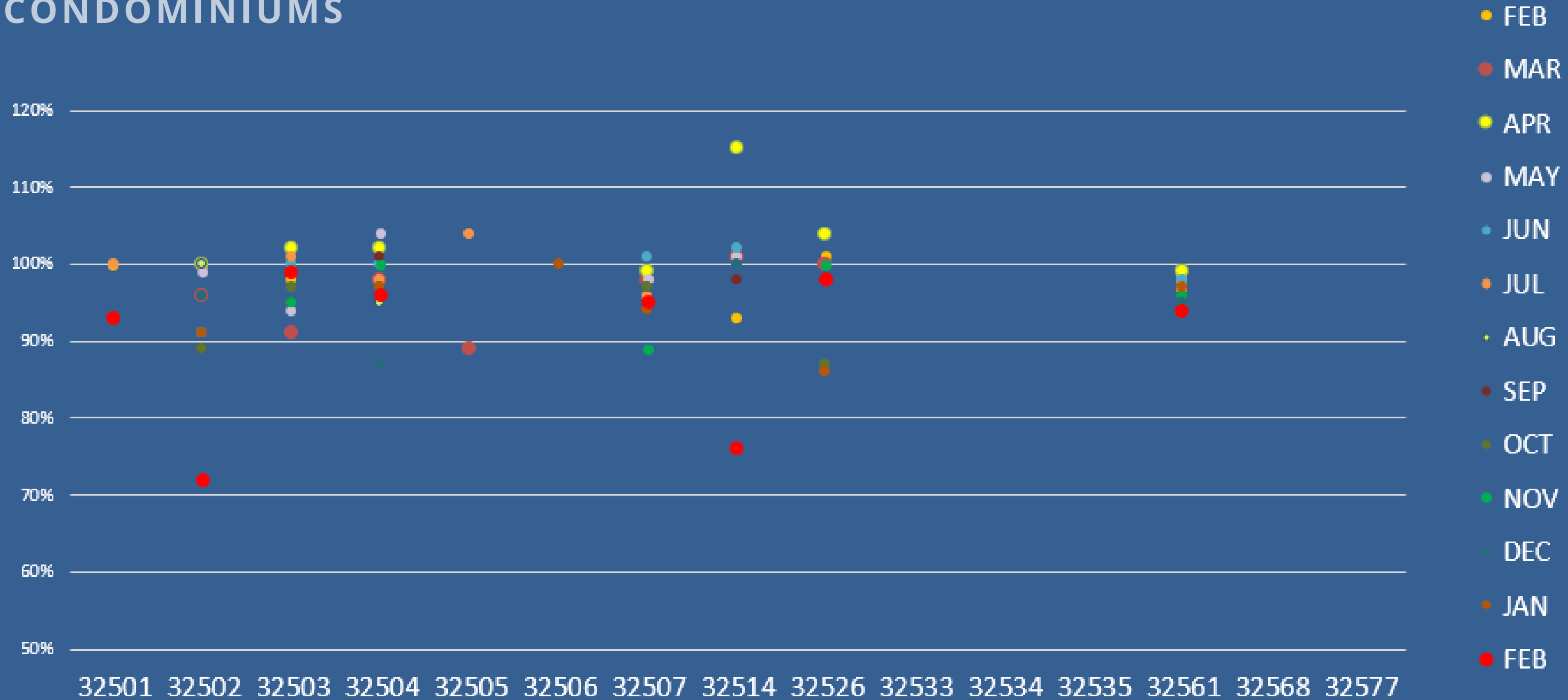
SANTA ROSA COUNTY

AVERAGE LIST TO SALE PRICE SINGLE FAMILY



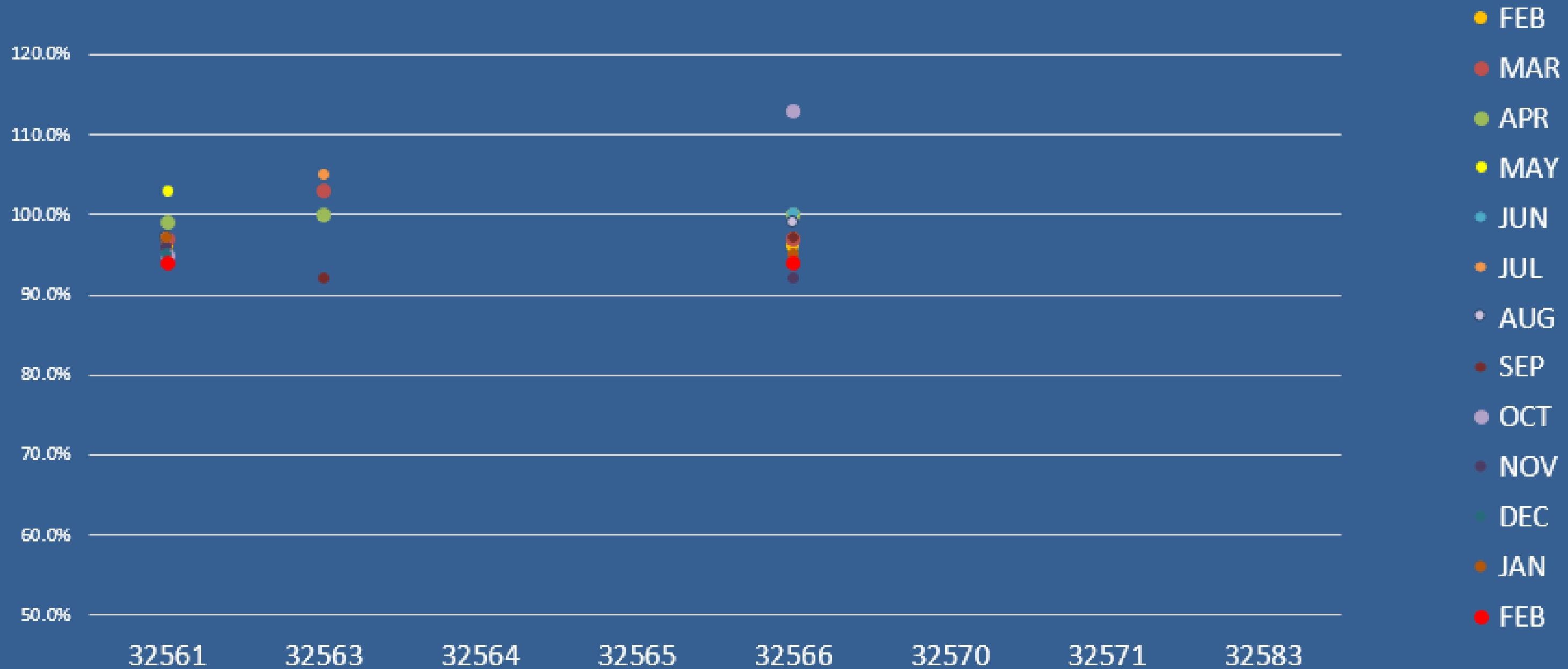
ESCAMBIA COUNTY

AVERAGE LIST TO SALE PRICE CONDOMINIUMS



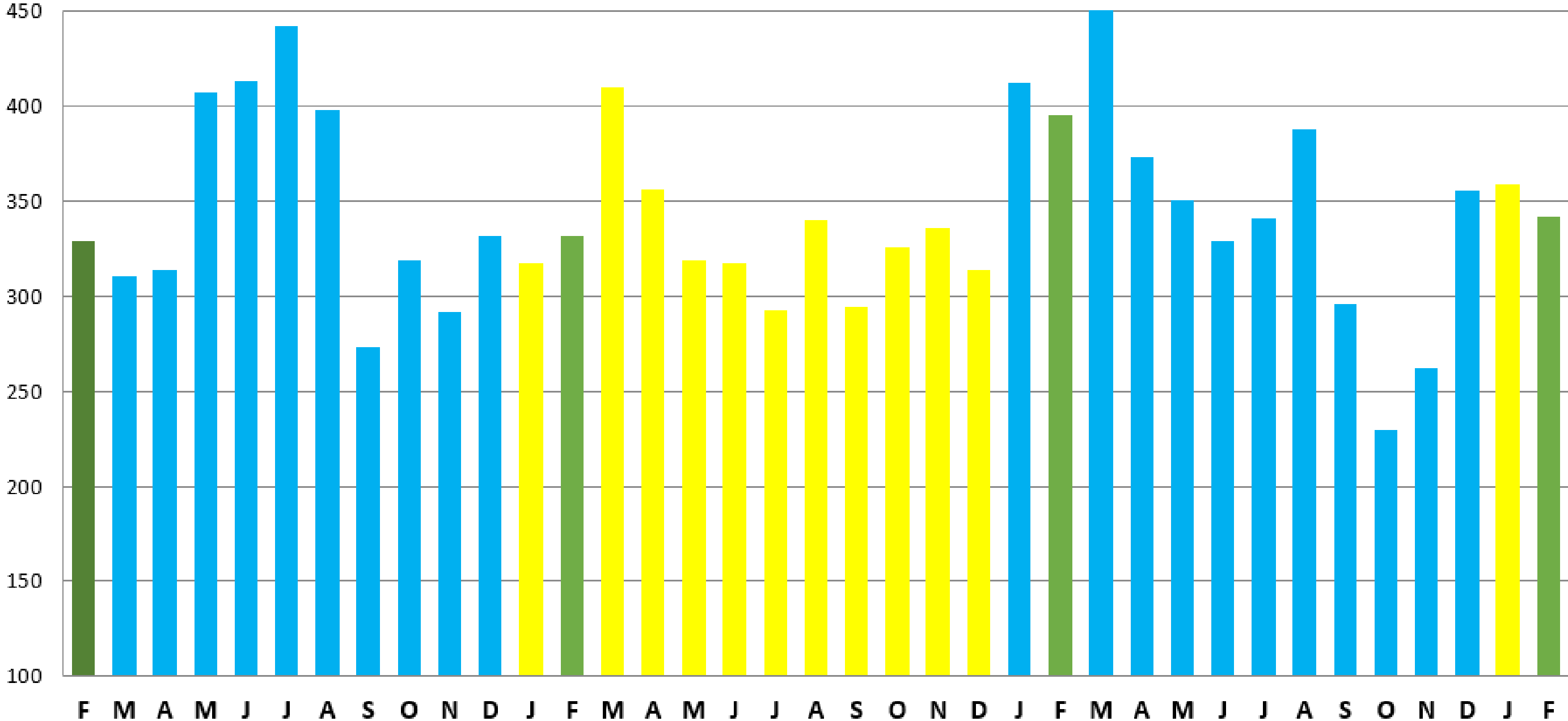
SANTA ROSA COUNTY

AVERAGE LIST TO SALE PRICE CONDOMINIUMS



PENDING SALES

JANUARY 2020 - JANUARY 2023



PENSACOLA ASSOCIATION OF REALTORS®

MLS DEPARTMENT

MLSSUPPORT@PENSACOLAREALTORS.ORG

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