



MARKET SNAPSHOT

AUGUST 2023

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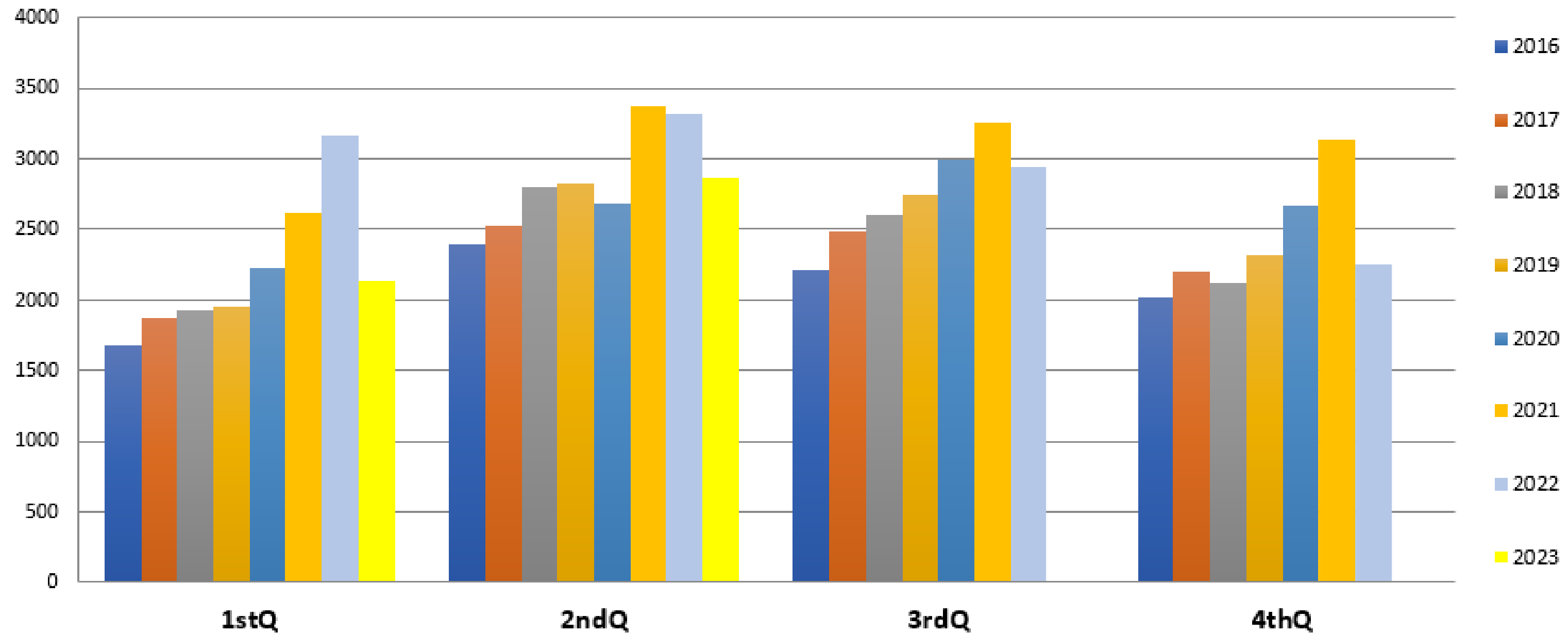
AUGUST MARKET HIGHLIGHTS

- AUGUST SALES WERE VIRTUALLY IDENTICAL TO JULY AND DOWN 20% COMPARED TO LAST AUGUST.
- THE AVERAGE DOM FOR RESIDENTIAL AND CONDOS COMBINED SLIPPED ALMOST A WEEK TO 38, THE LOWEST FOR THE YEAR.
- SINGLE-FAMILY INVENTORY HIT A 12-MONTH HIGH OF 2659, AN INCREASE OF 355 UNITS FROM THE 12-MONTH LOW OF 2304 LAST DECEMBER.
- WHILE NOT AS DRAMATIC, CONDO INVENTORY ALSO HIT A 12-MONTH HIGH OF 286 UNITS FROM A LOW OF 201 LAST SEPTEMBER.
- AUGUST'S PENDING SALES WERE VIRTUALLY IDENTICAL TO JUNE AND JULY AND DOWN 25% COMPARED TO LAST AUGUST.

QUARTERLY SALES

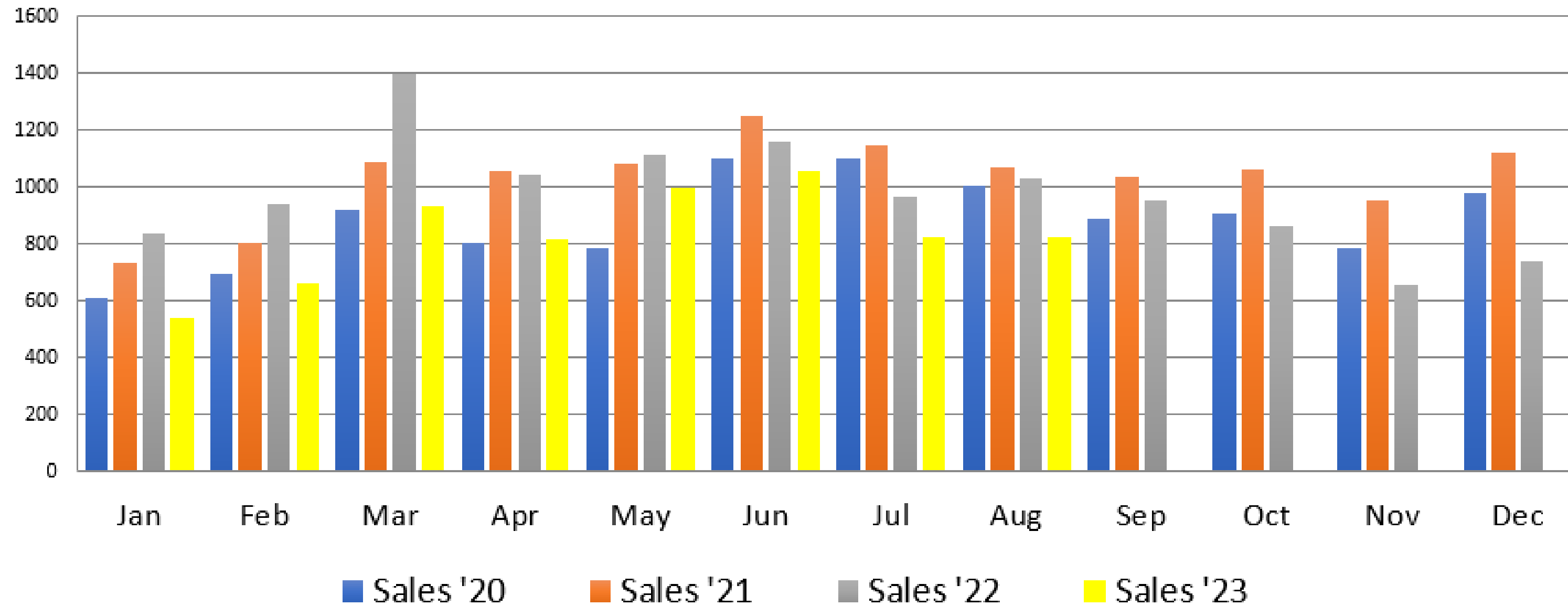
2016 - 2023

SECOND QUARTER 2022: 3,313 | SECOND QUARTER 2023: 2,866



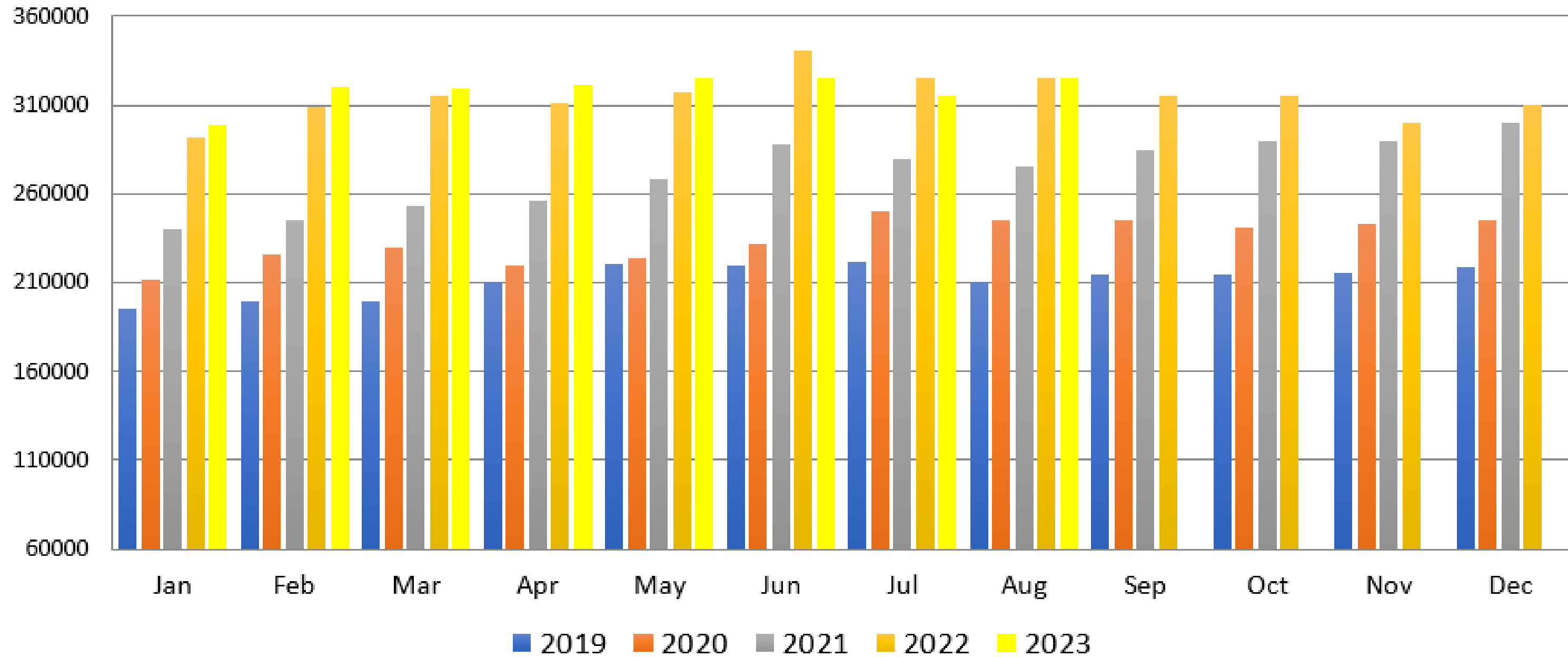
MONTHLY SALES

RESIDENTIAL & CONDO COMBINED | 2020 - 2023
AUGUST 2022: 1,026 | AUGUST 2023: 824



MEDIAN SALE PRICE

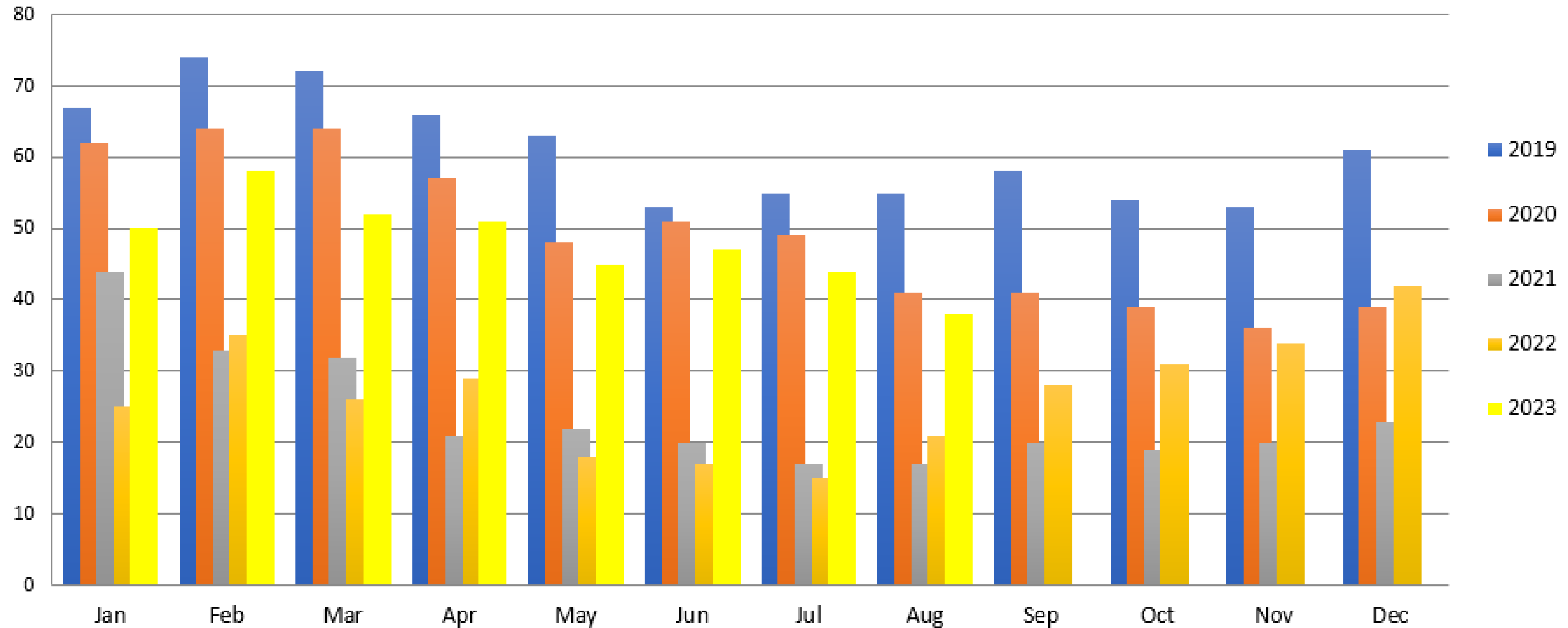
AUGUST 2022: \$325,000 | AUGUST 2023: \$325,500



AVERAGE DAYS ON MARKET

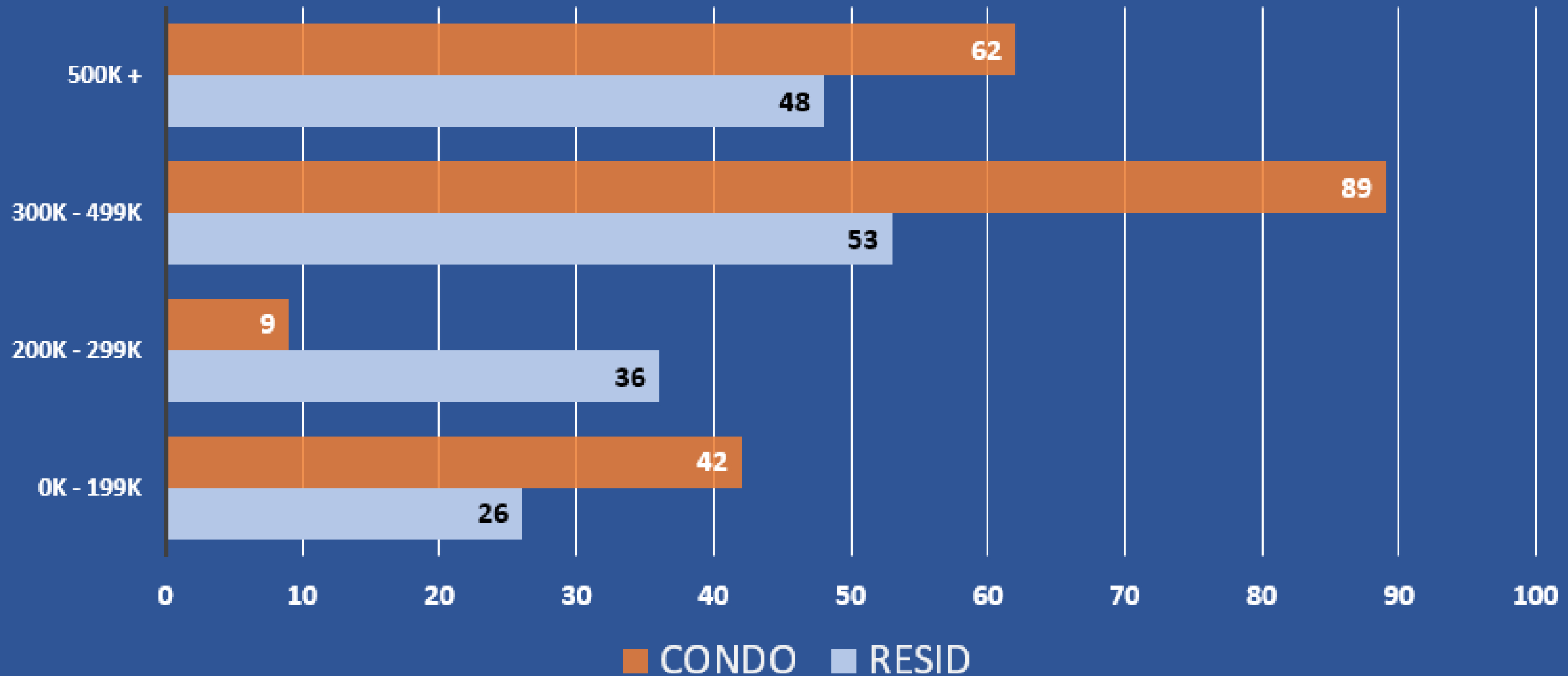
RESIDENTIAL & CONDO COMBINED

AUGUST 2022: 21 | AUGUST 2023: 38



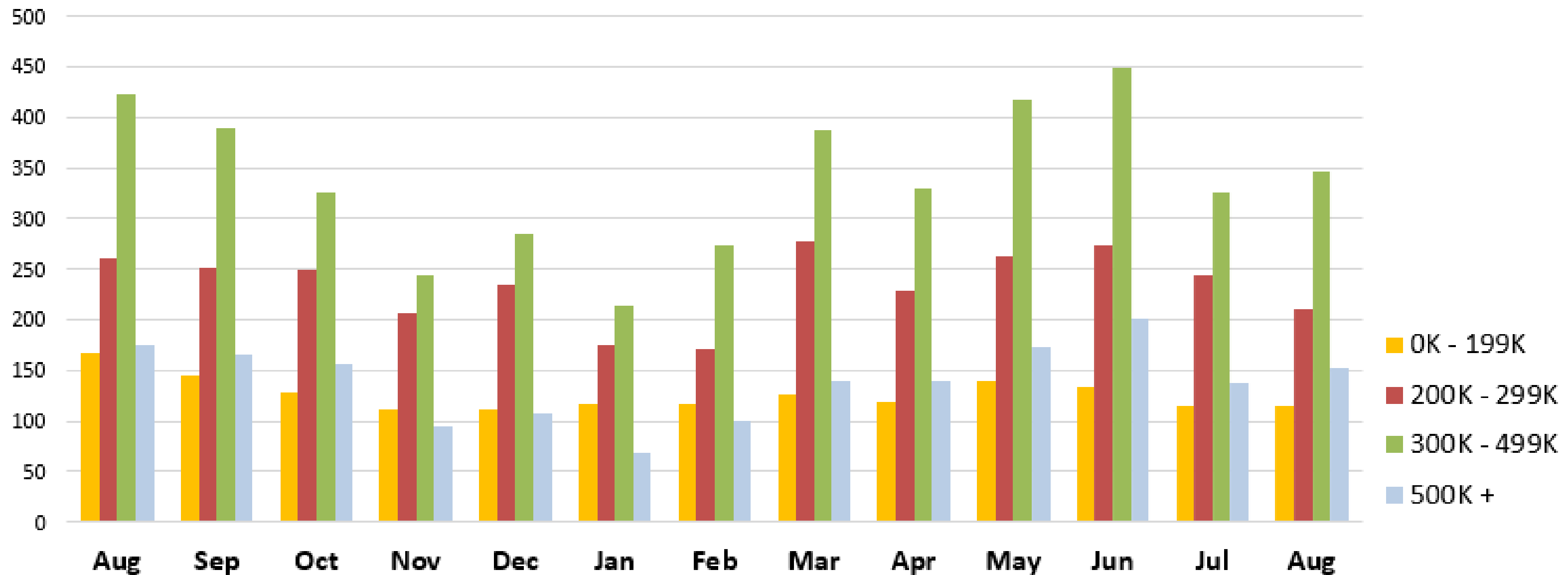
AVERAGE DAYS ON MARKET

BY PRICE RANGE / PROPERTY TYPE



SALES BY PRICE RANGE

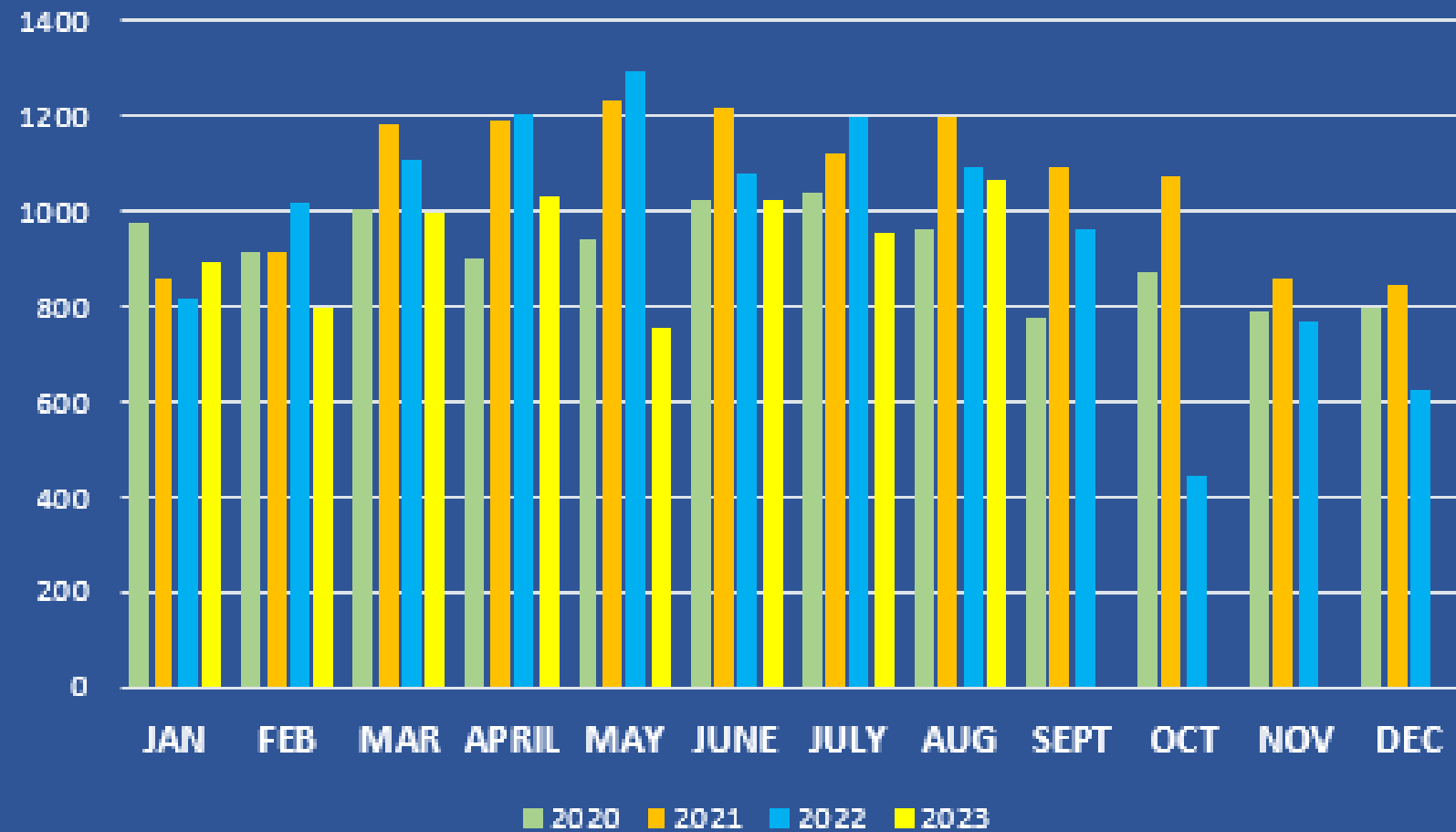
RESIDENTIAL & CONDO



NEW LISTINGS BY MONTH

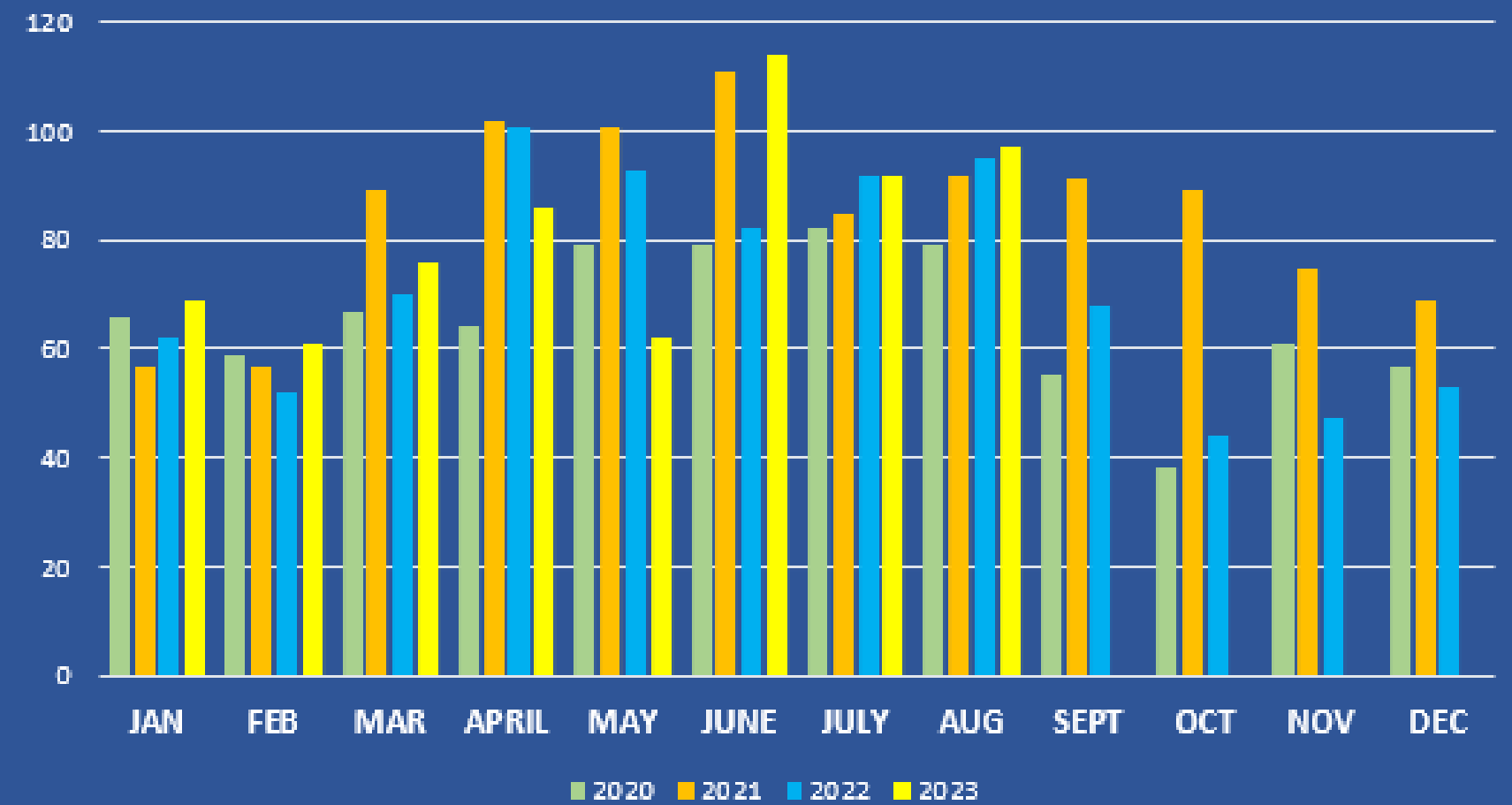
RESIDENTIAL

AUGUST 2022: 1,095
AUGUST 2023: 1,068



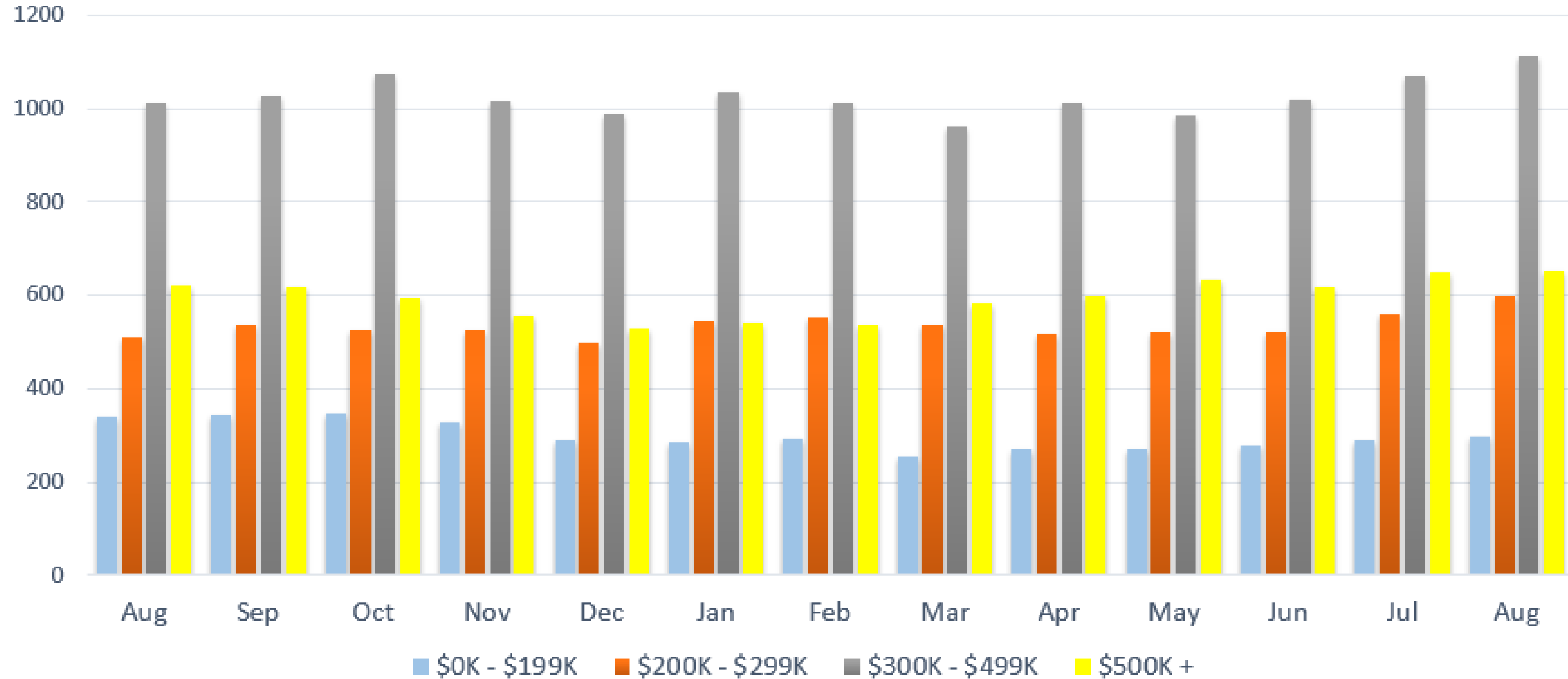
CONDO

AUGUST 2022: 95
AUGUST 2023: 97



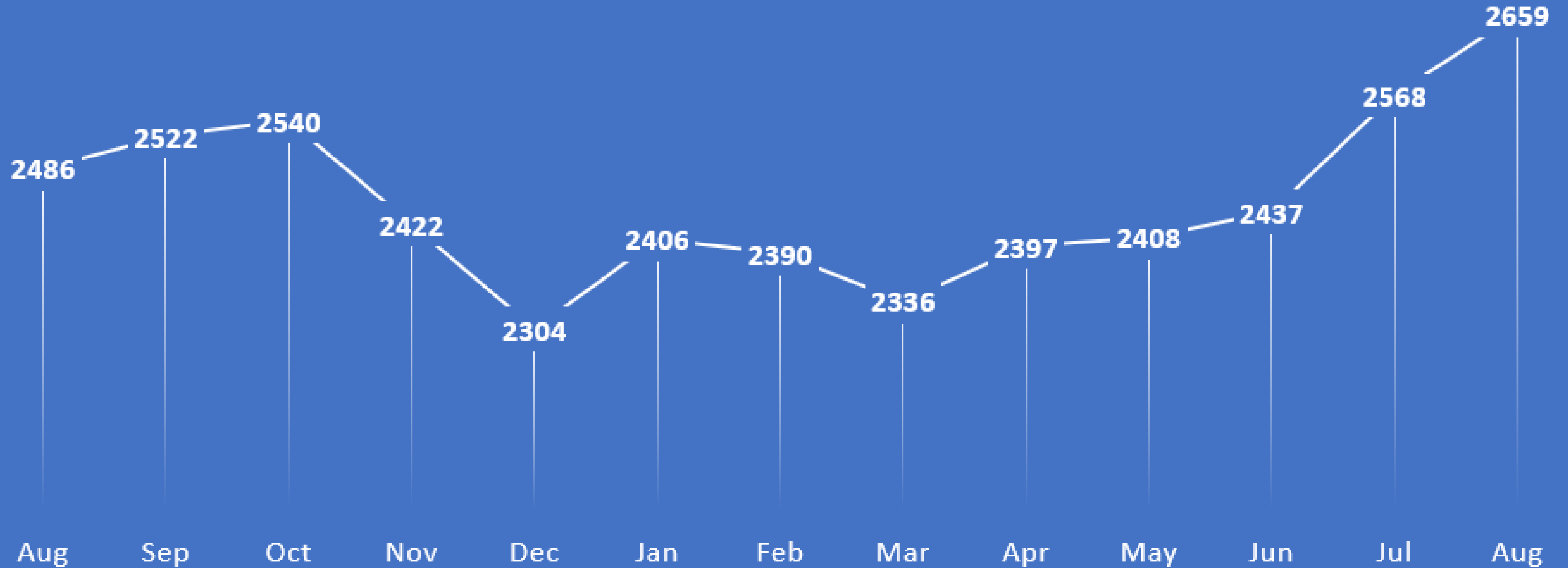
S/FAM INVENTORY BY PRICE

INCLUDING CONTINGENTS



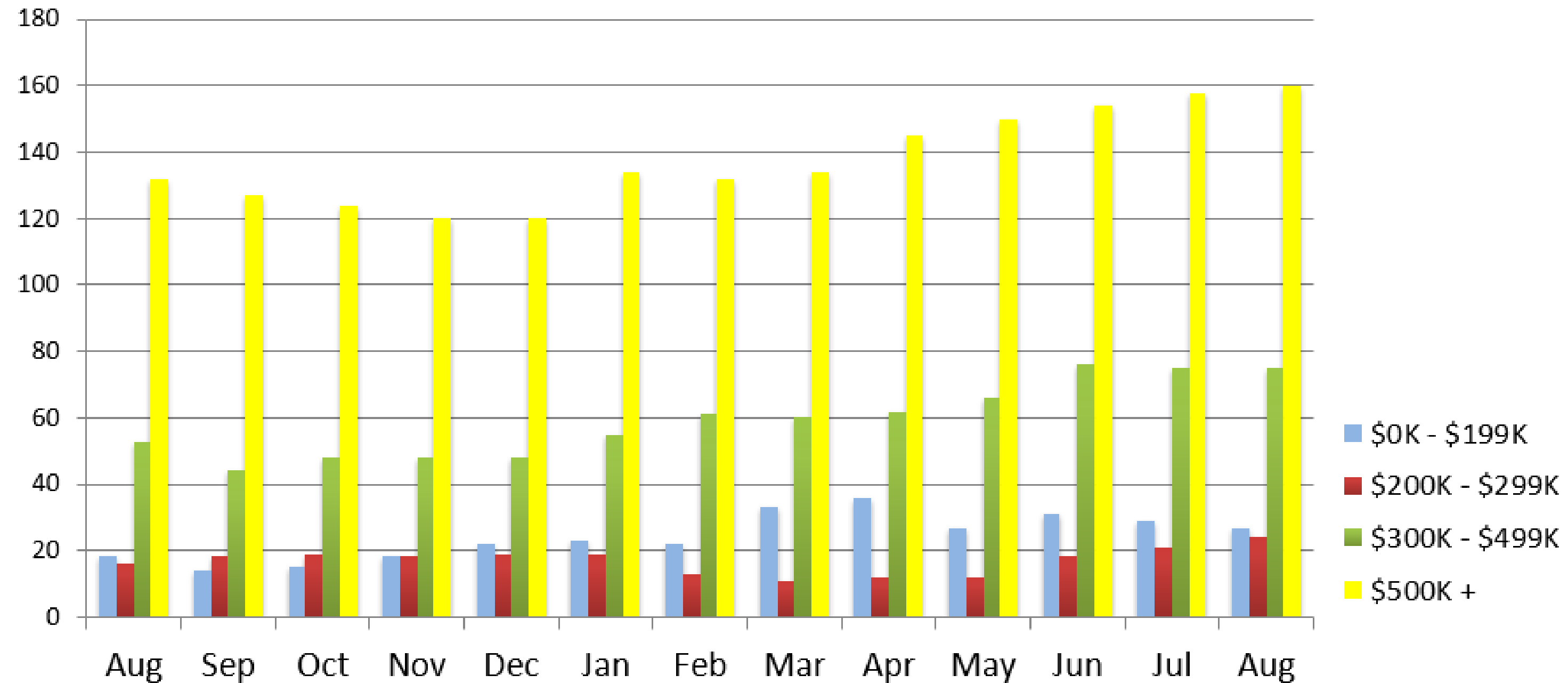
S/FAM INVENTORY HISTORY

INCLUDING CONTINGENTS



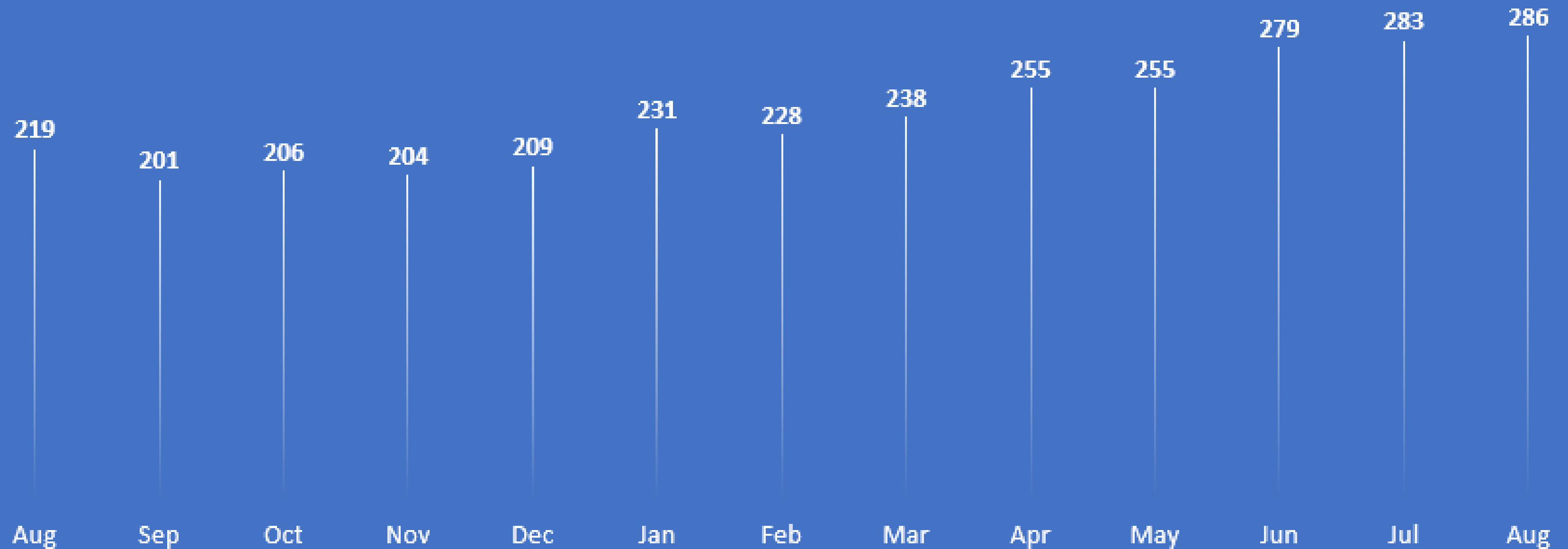
CONDO INVENTORY BY PRICE

INCLUDING CONTINGENTS



CONDO INVENTORY HISTORY

INCLUDING CONTINGENTS



AVERAGE PERCENTAGE OF SOLD VS. LIST PRICE

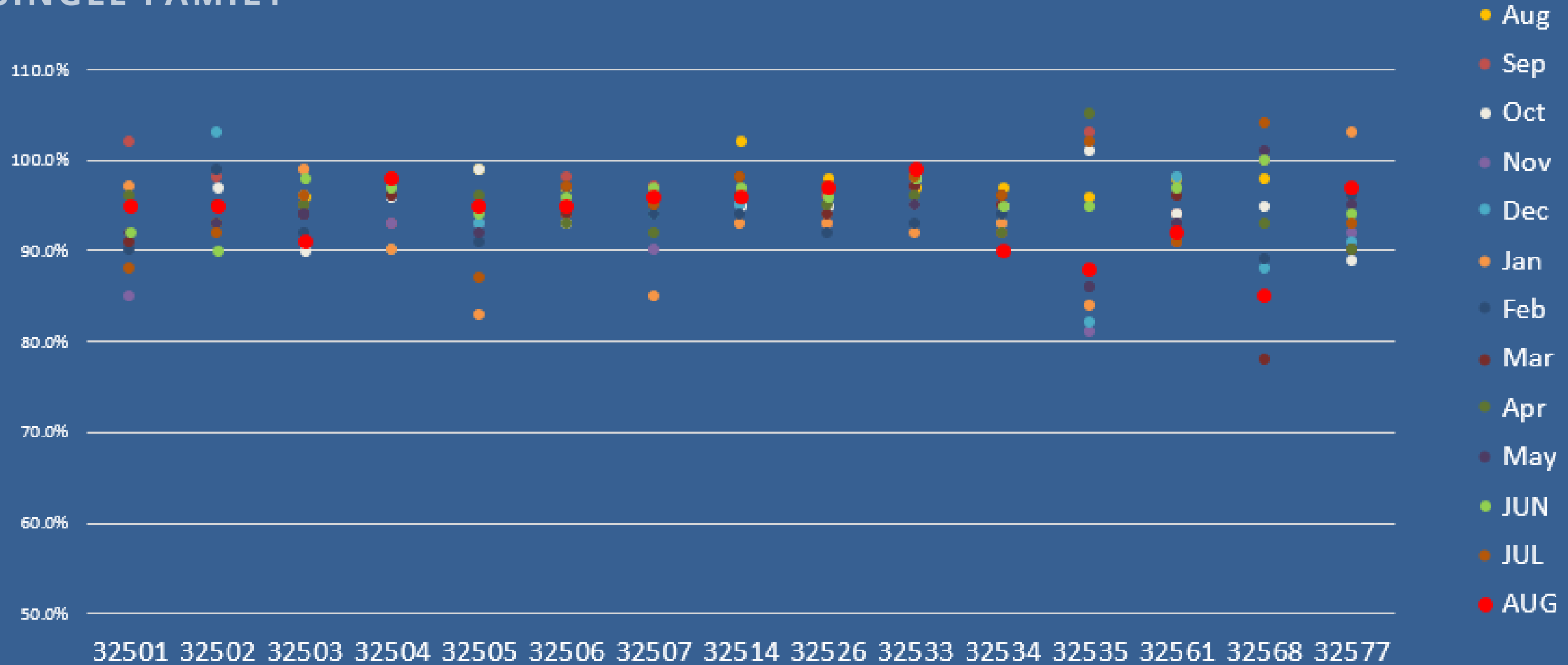
SINGLE FAMILY & CONDO UNITS

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 AUGUST 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.

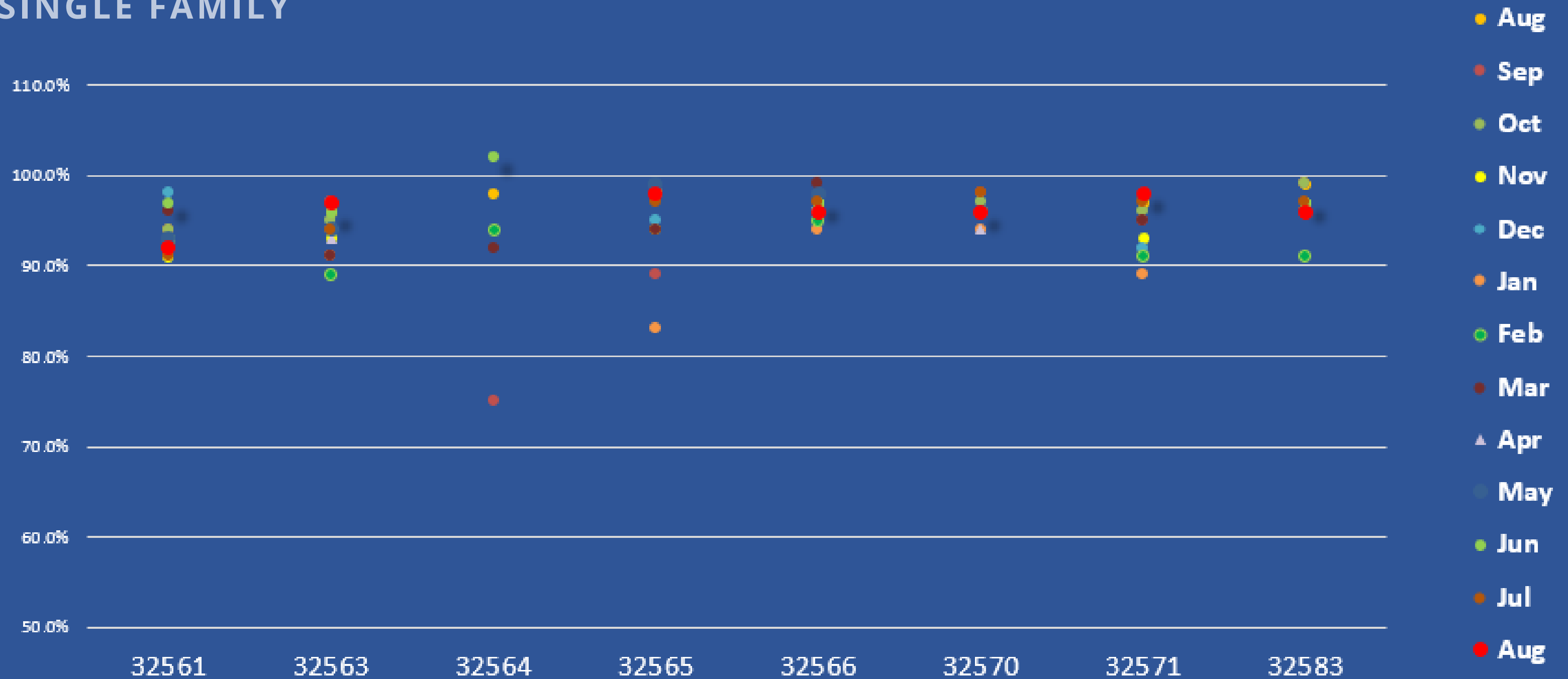
ESCAMBIA COUNTY

AVERAGE LIST TO SALE PRICE SINGLE FAMILY



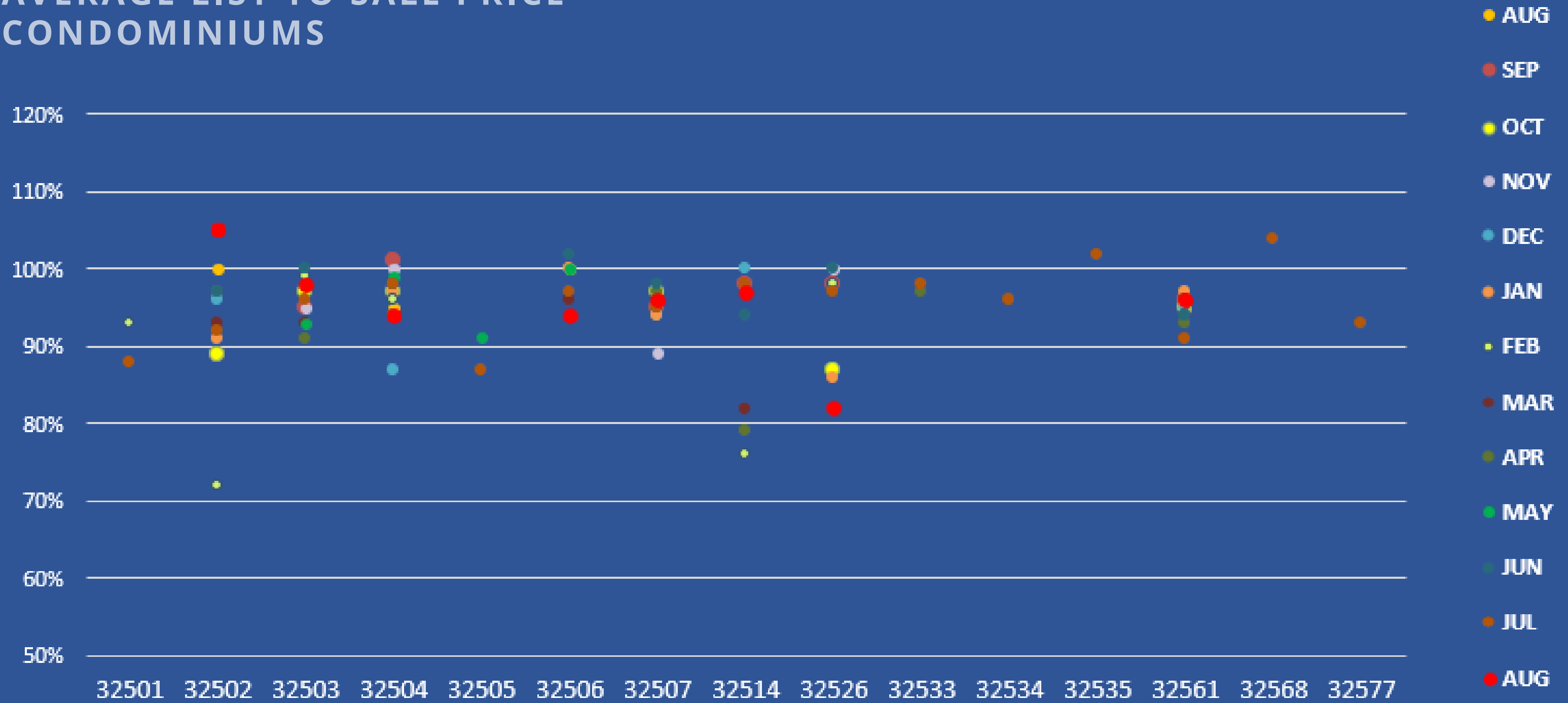
SANTA ROSA COUNTY

AVERAGE LIST TO SALE PRICE SINGLE FAMILY



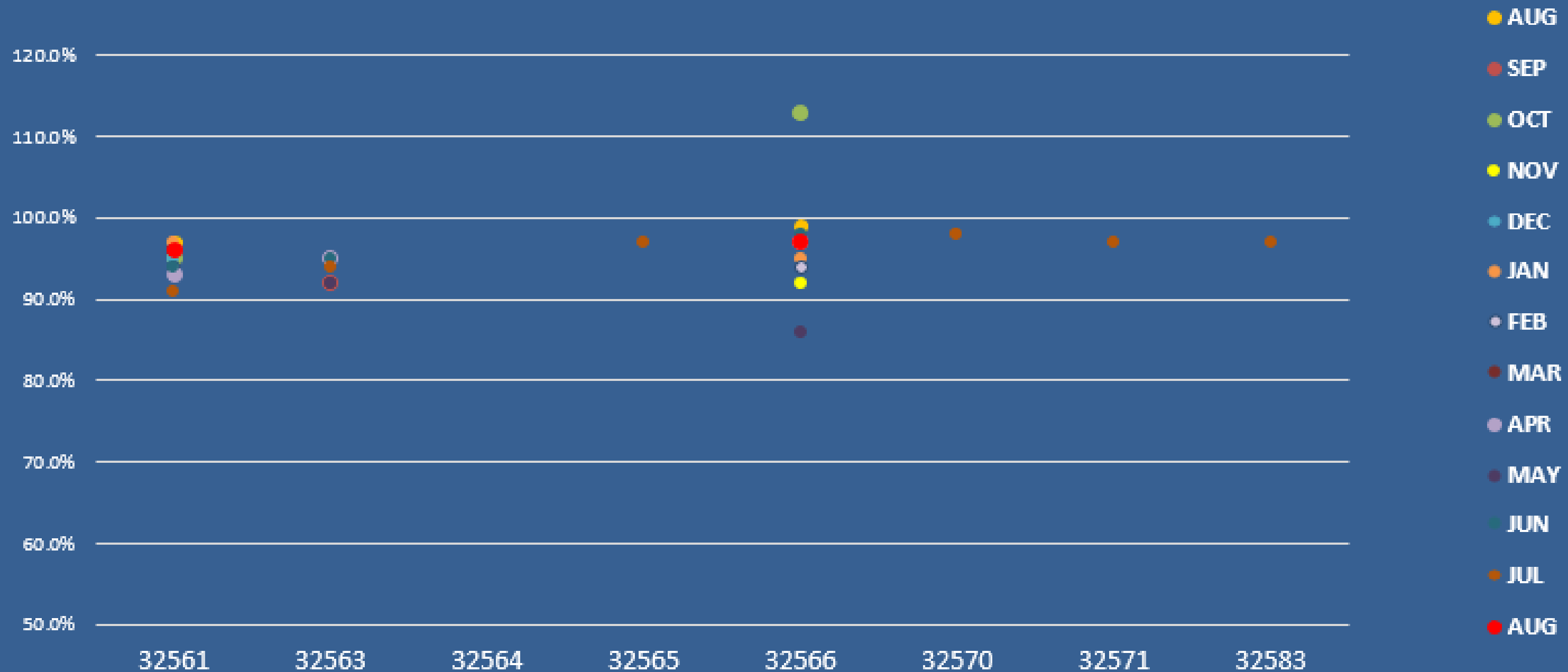
ESCAMBIA COUNTY

AVERAGE LIST TO SALE PRICE CONDOMINIUMS



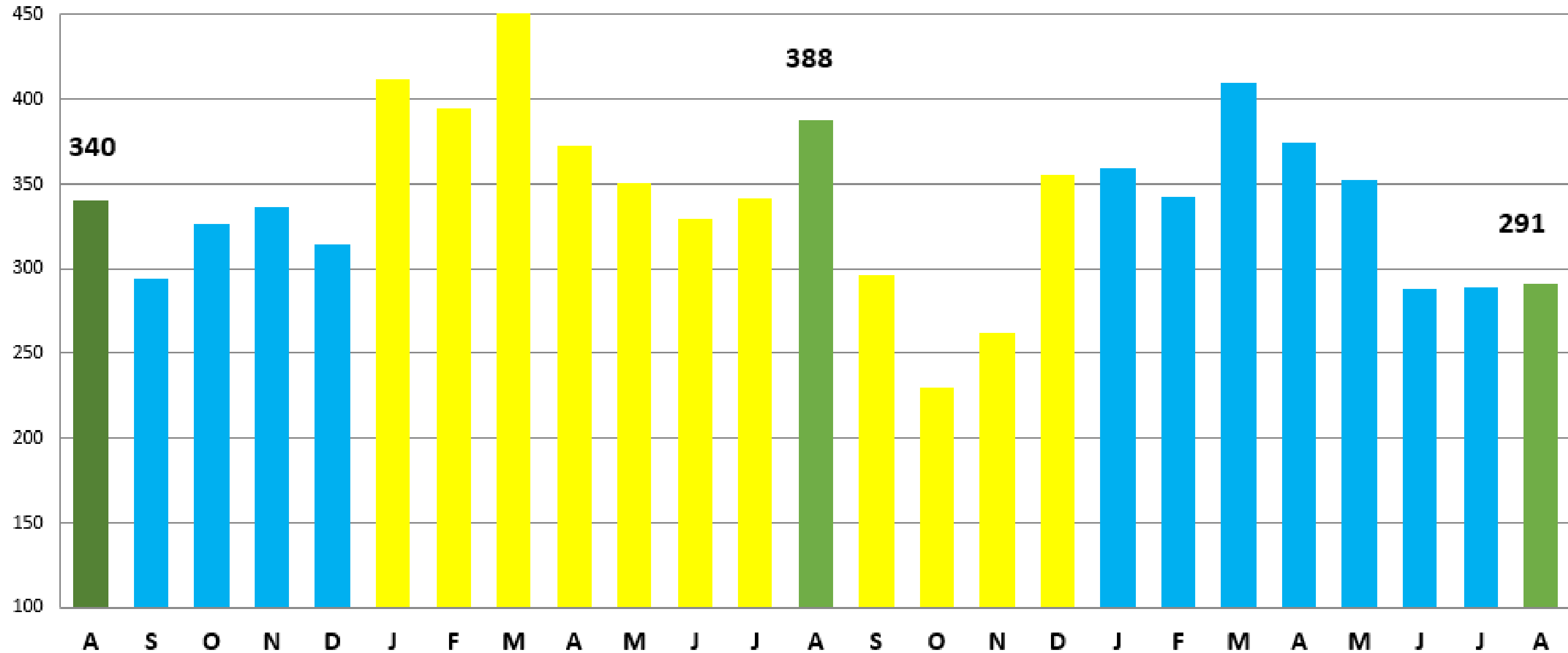
SANTA ROSA COUNTY

AVERAGE LIST TO SALE PRICE CONDOMINIUMS



PENDING SALES

AUGUST 2021 - AUGUST 2023



PENSACOLA ASSOCIATION OF REALTORS®

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