Market Reports by Rob Brooks Realty

mail@robbrooks.com | (850) 776-6706 | RobBrooksRealty.com

Pensacola, FL

Condos/Townhomes

This week the median list price for Pensacola, FL is $372,000 with the market action index hovering around 28. This is less than last month's market action index of 29. Inventory has increased to 389.

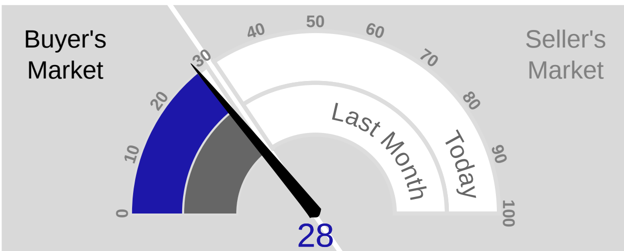
Real-Time Market Profile

Median List Price	$372,000
Median Price of New Listings	$252,000
Per Square Foot	$280
Average Days on Market	155
Median Days on Market	105
Price Decreased	33%
Price Increased	4%
Relisted	5%
Inventory	389
Median Rent	$1,625
Market Action	**28**

Slight Buyer's Advantage

Market Action Index

This answers "How's the Market?" by comparing rate of sales versus inventory.

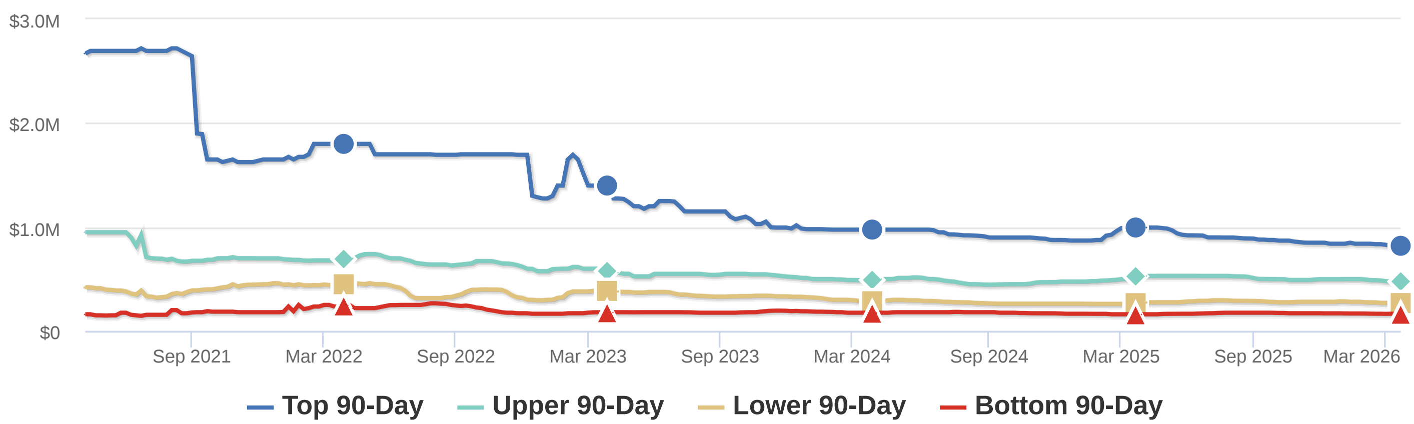


Slight Buyer's Advantage

Market Narrative

Inventory levels have been relatively consistent relative to sales. Despite the fact that there is a relatively high amount of available inventory, this Buyer's market is still seeing prices move higher. Given inventory levels, these price conditions are relatively fragile. If the market cools off further, the price trend is likely to reverse.

Median List Price



Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$814,000	1,944	0.5 - 1 acre	3	3	21	6	3	126
$475,000	1,500	0.5 - 1 acre	2	2	20	3	6	126
$269,000	1,394	4,500 - 6,500 sqft	3	2	30	4	5	133
$165,000	1,058	4,500 - 6,500 sqft	2	2	42	11	9	63