Pensacola, FL
Condos/Townhomes

This week the median list price for Pensacola, FL is $330,000 with the market action index hovering around 28. This is about the same as last month's market action index of 28. Inventory has decreased to 333.

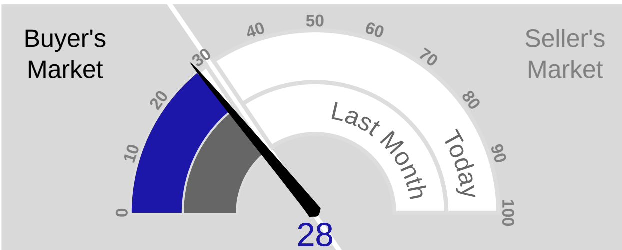
Real-Time Market Profile

Median List Price	$330,000
Median Price of New Listings	$334,950
Per Square Foot	$276
Average Days on Market	168
Median Days on Market	126
Price Decreased	33%
Price Increased	3%
Relisted	4%
Inventory	333
Median Rent	$1,525
Market Action	**28**

Slight Buyer's Advantage

Market Action Index

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

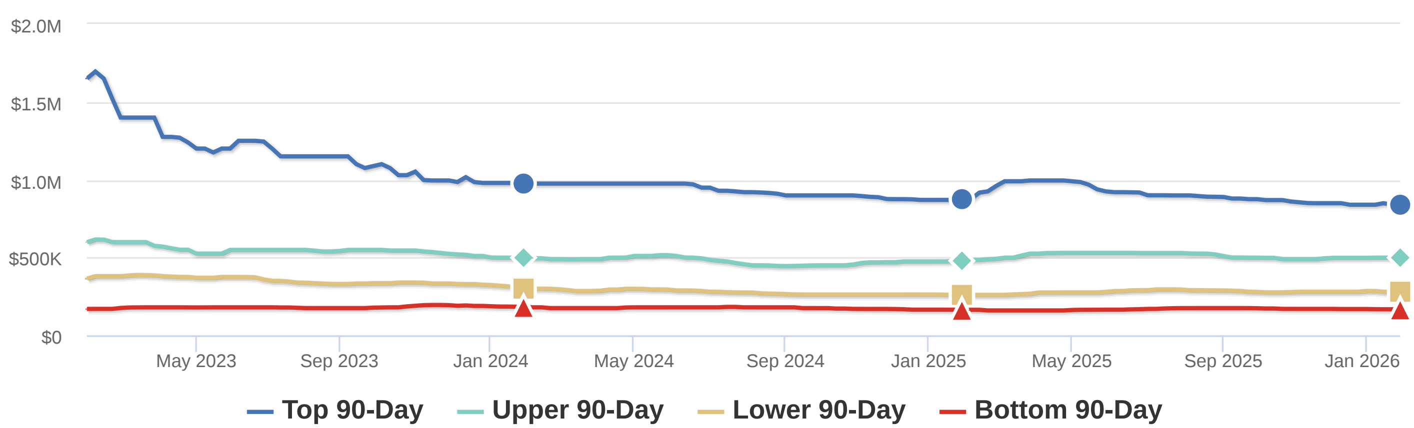


Slight Buyer's Advantage

Market Narrative

The market shows signs of warming up, with sales demand recently increasing faster than inventory. Prices have not yet responded as the market is still working through excess inventory. It's unlikely that we'll see prices level off or move higher until the MAI sustains its upward trend and maybe not until the inventory is depleted enough to create a Seller's market.

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
$816,950	1,960	0.5 - 1 acre	3	3	21	5	3	133
$475,000	1,506	0.5 - 1 acre	3	2	20	4	3	133
$262,499	1,373	0 - 4,500 sqft	2	2	30	4	2	126
$164,990	1,078	0.5 - 1 acre	2	2	42	5	6	84