Market Reports by Rob Brooks Realty

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



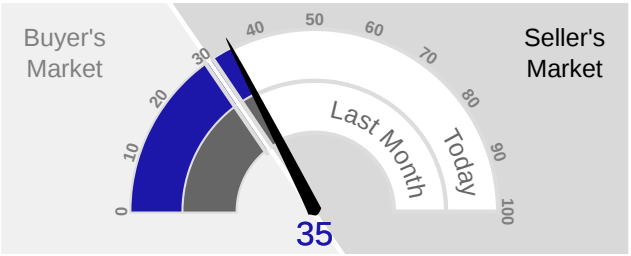
Pensacola, FL

Single-Family Homes

This week the median list price for Pensacola, FL is $323,500 with the market action index hovering around 35. This is less than last month's market action index of 36. Inventory has decreased to 922.

Market Action Index

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



Slight Seller's Advantage

Market Narrative

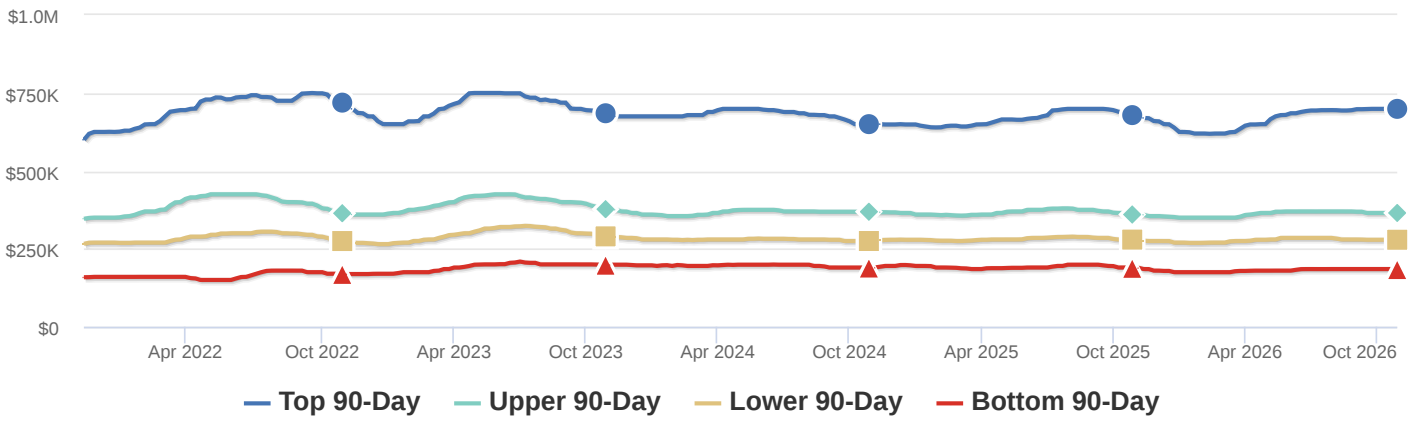
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we’re in the Seller’s zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer’s zone, watch for downward pressure on prices.

Real-Time Market Profile

Median List Price		$323,500
Median Price of New Listings		$322,200
Per Square Foot		$188
Average Days on Market		120
Median Days on Market		77
Price Decreased		42%
Price Increased		2%
Relisted		4%
Inventory		922
Median Rent		$1,900
Market Action		**35**

Slight Seller's Advantage

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
$710,000	2,622	0.25 - 0.5 acre	4	3	24	18	8	98
$365,000	1,916	0.25 - 0.5 acre	3	2	29	11	22	73
$279,900	1,534	8,000 - 10,000 sqft	3	2	37	14	18	77
$184,950	1,186	8,000 - 10,000 sqft	3	2	66	15	29	66

Powered by Altos Research, Inc. | www.altos.re | Copyright © 2026 Altos Research, Inc.