PAR Market Snapshot
October 2026

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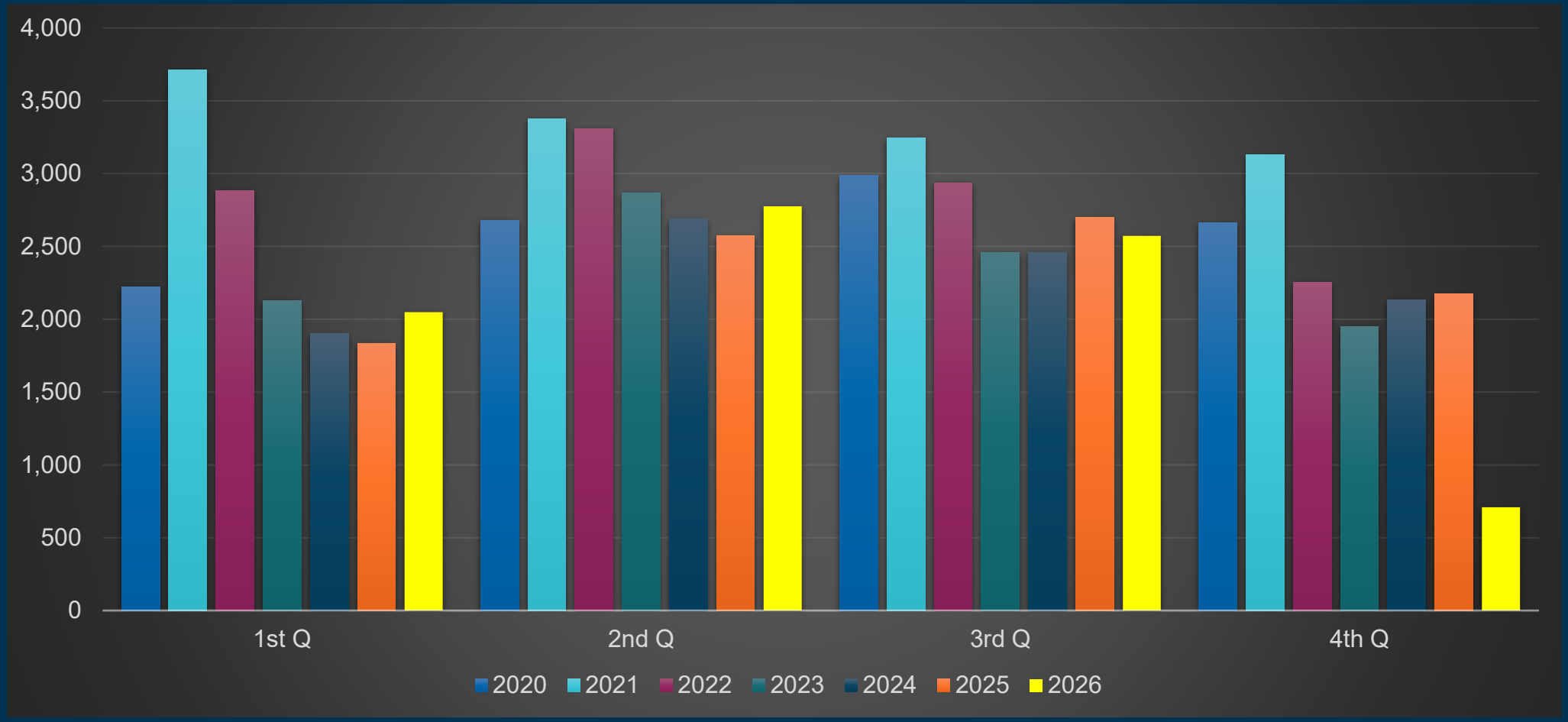
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October Market Highlights

- YTD combined sales totaled for 2026 stand at 8,108 representing a 1% decrease from the same period in 2025.
- Total sales for October 2026 decreased 2.4% compared to October 2025, and down 15.7% from September 2026.
- New residential listings decreased by 46%, and new condo listings decreased by 55% in October 2026 when compared to October 2025.
- Pending sales in October 2026 decreased by 23% from October 2025 and decreased 17% from September 2026.

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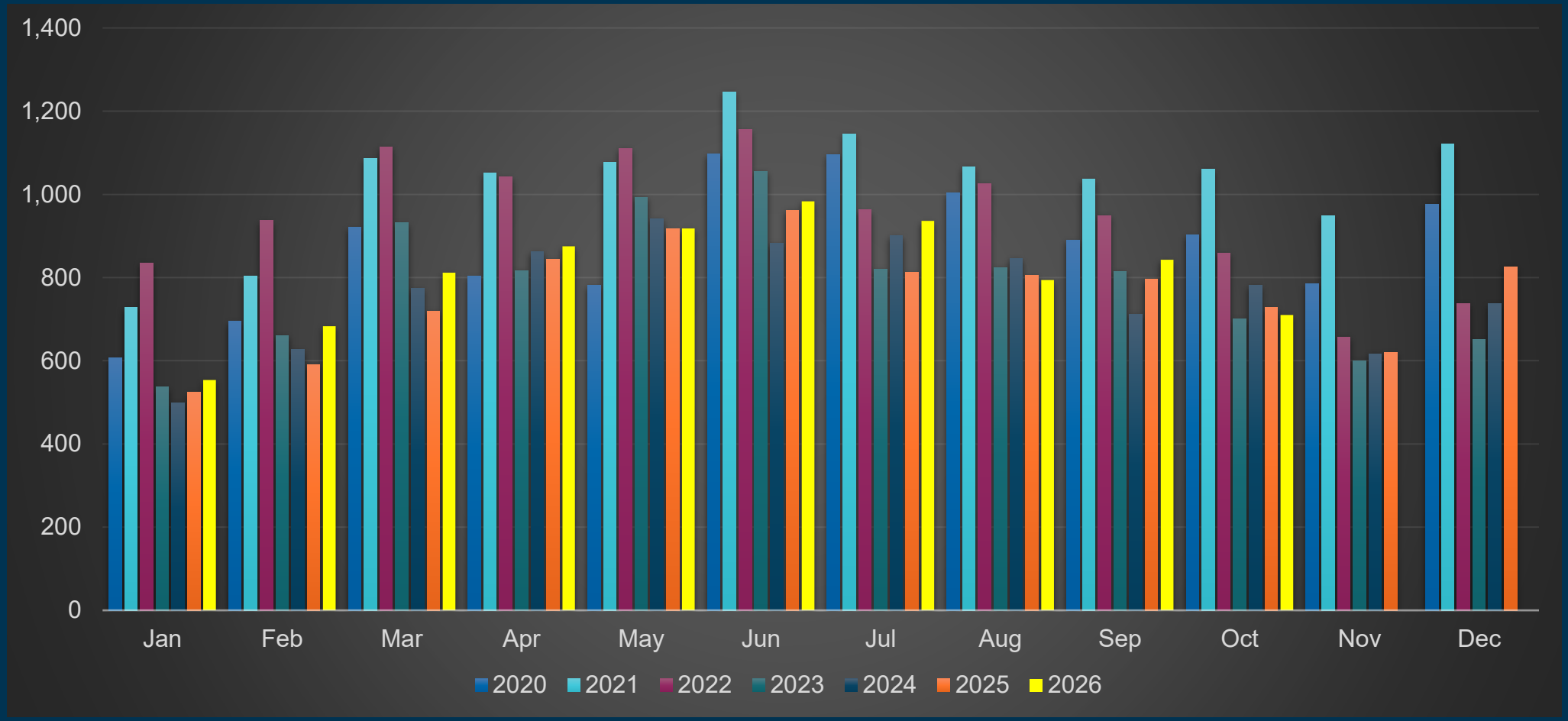
Quarterly Sales 2020 - 2026



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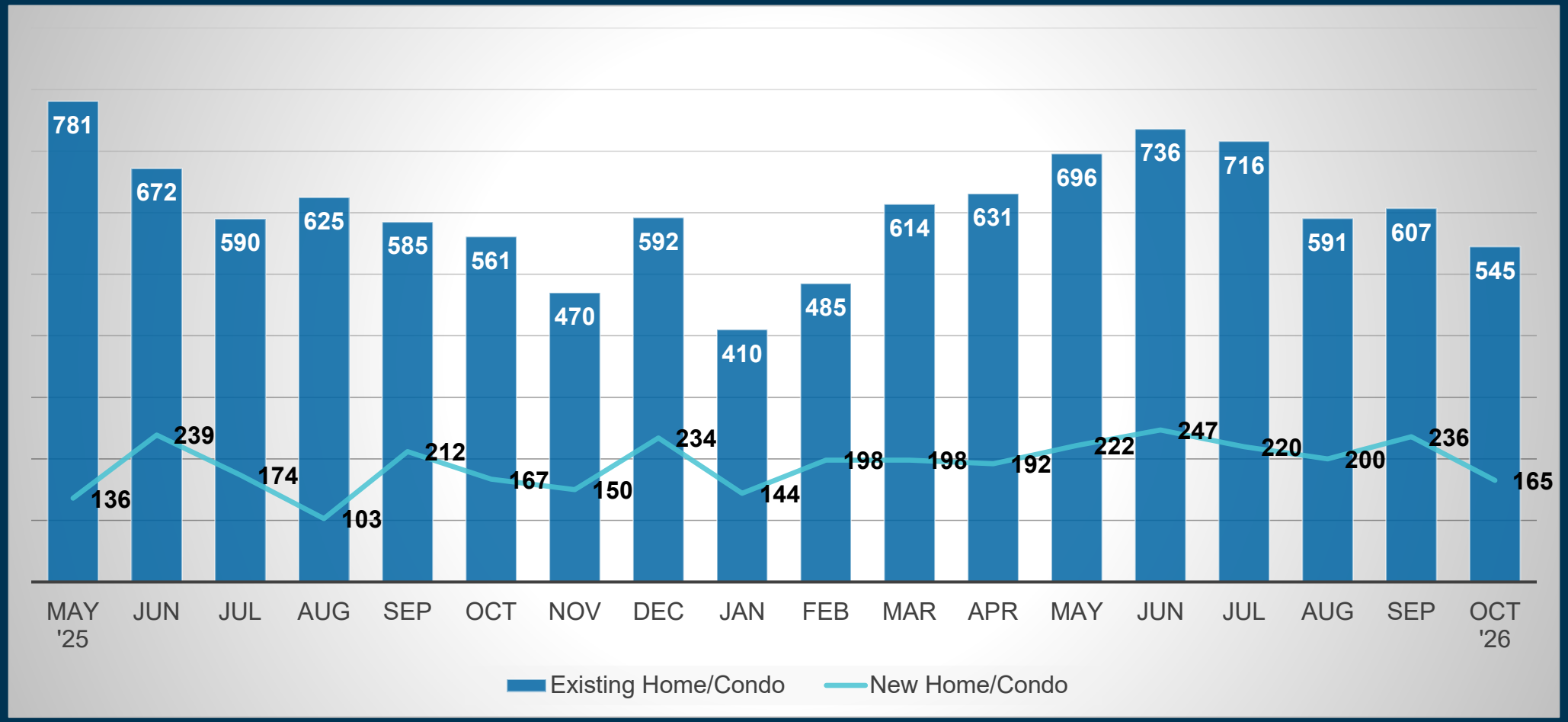
Monthly Sales 2020 - 2026

October 2025 - 728 **October 2026 - 710**



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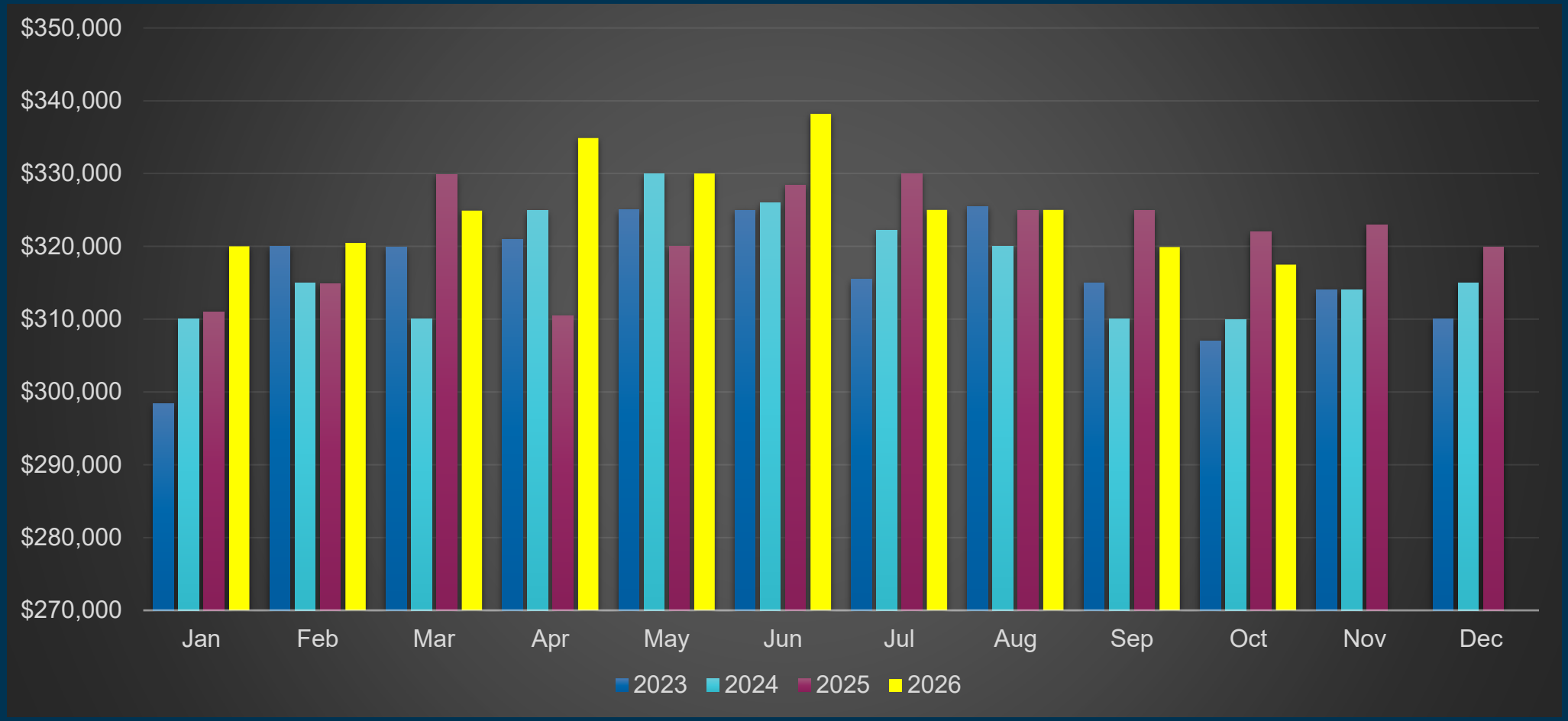
Existing Vs. New Build Sales 2025-26



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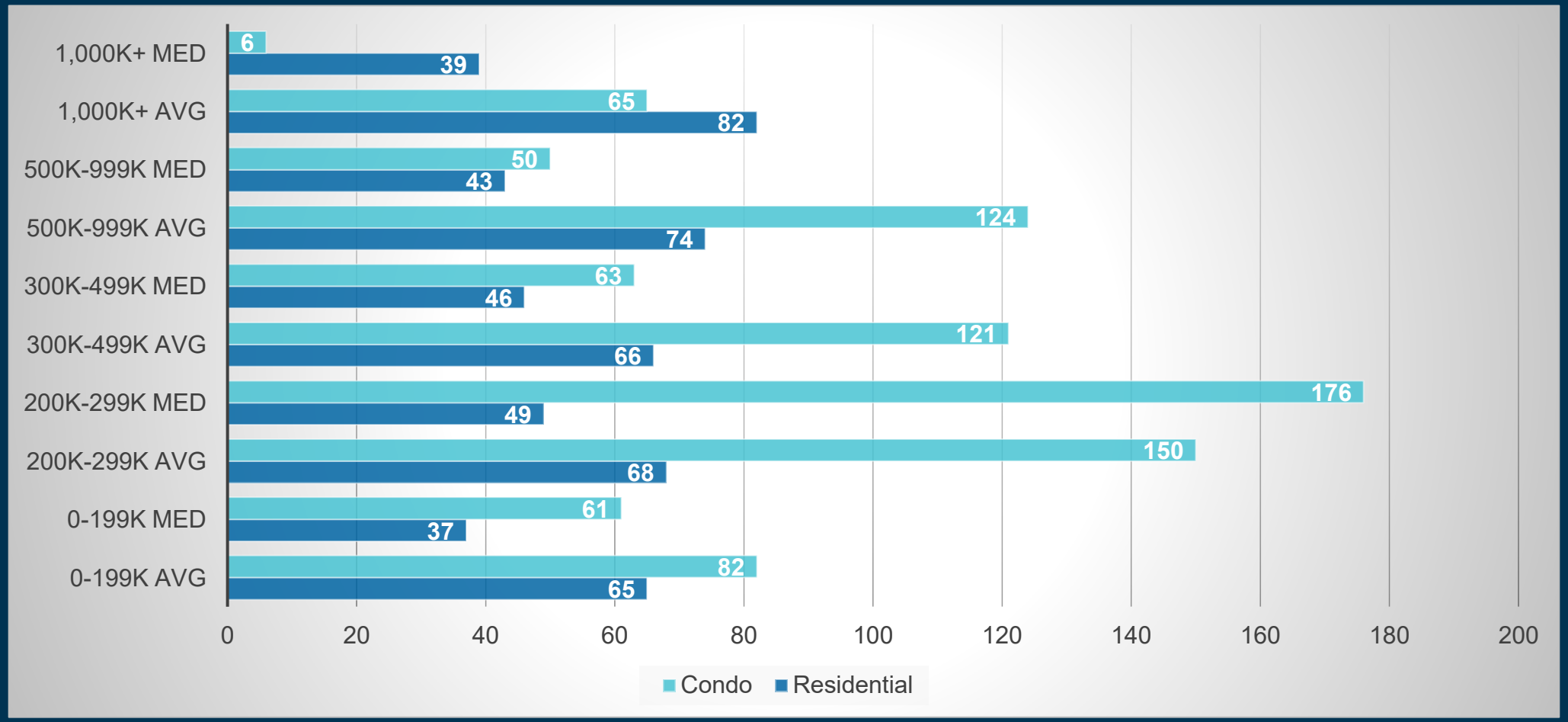
Median Sales 2023 - 2026

October 2025 - $322,000 **October 2026 - $317,500**



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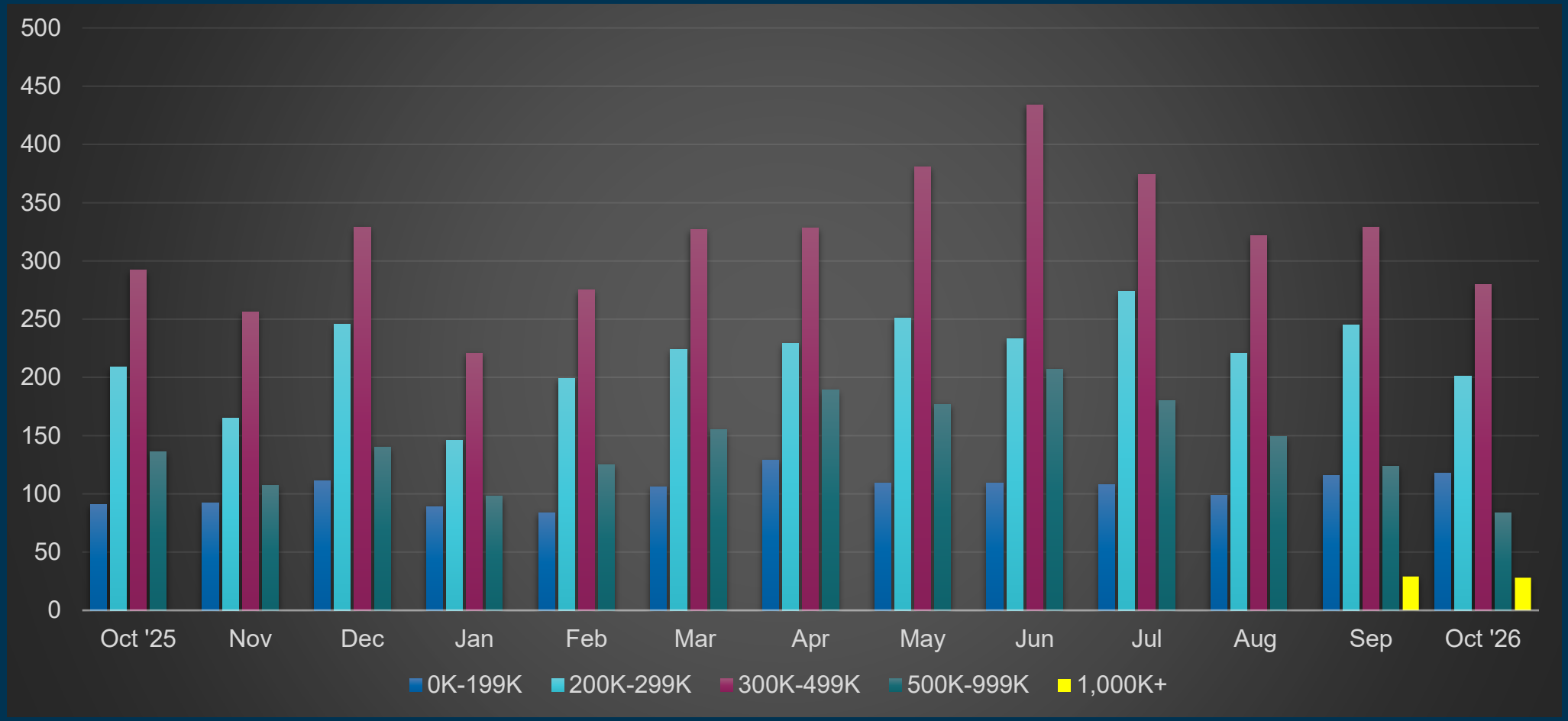
October Avg./Median DOM by Price Range/Property Type - 2026



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Sales by Price Range - 2026

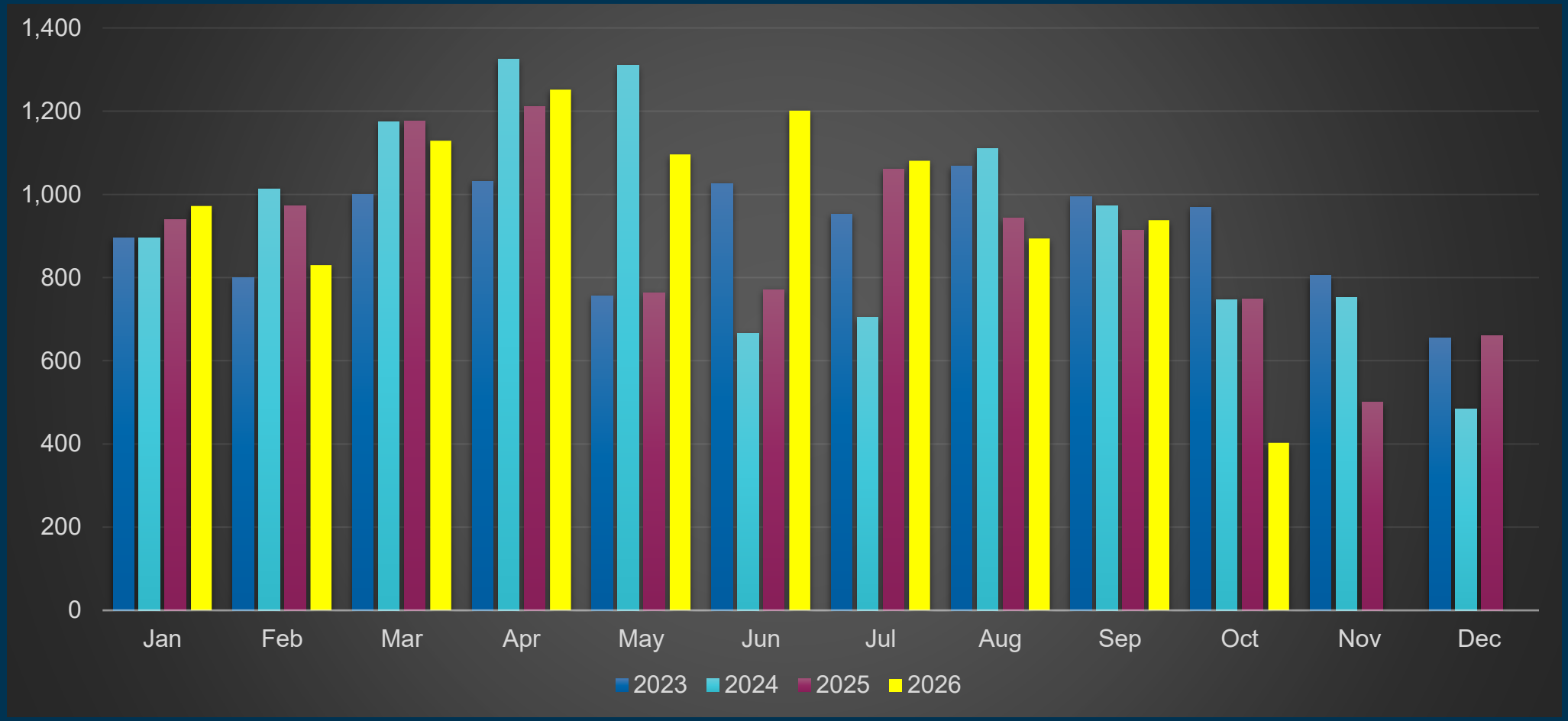
Residential & Condo



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New Listings by Month: Residential - 2026

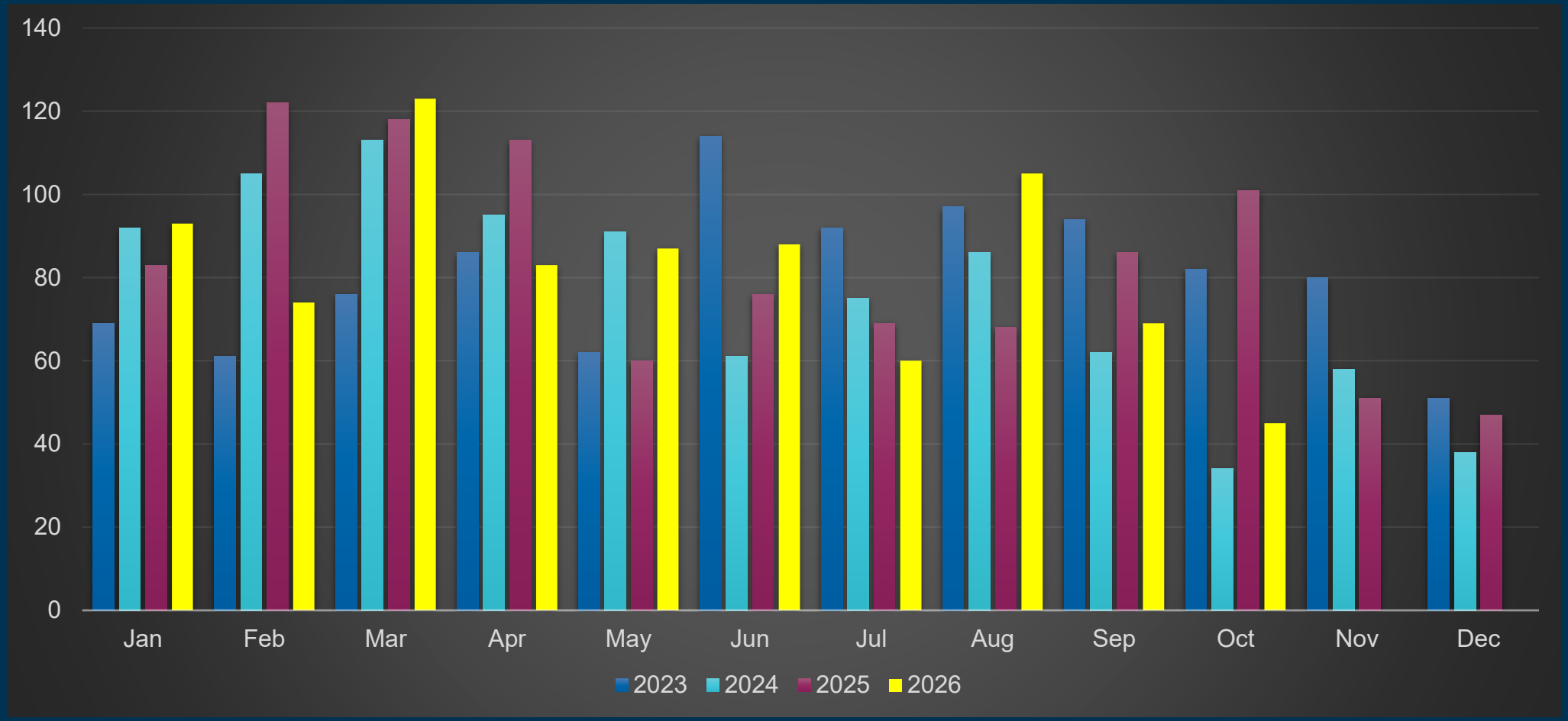
October 2025 - 748 **October 2026 - 403**



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New Listings by Month: Condo - 2026

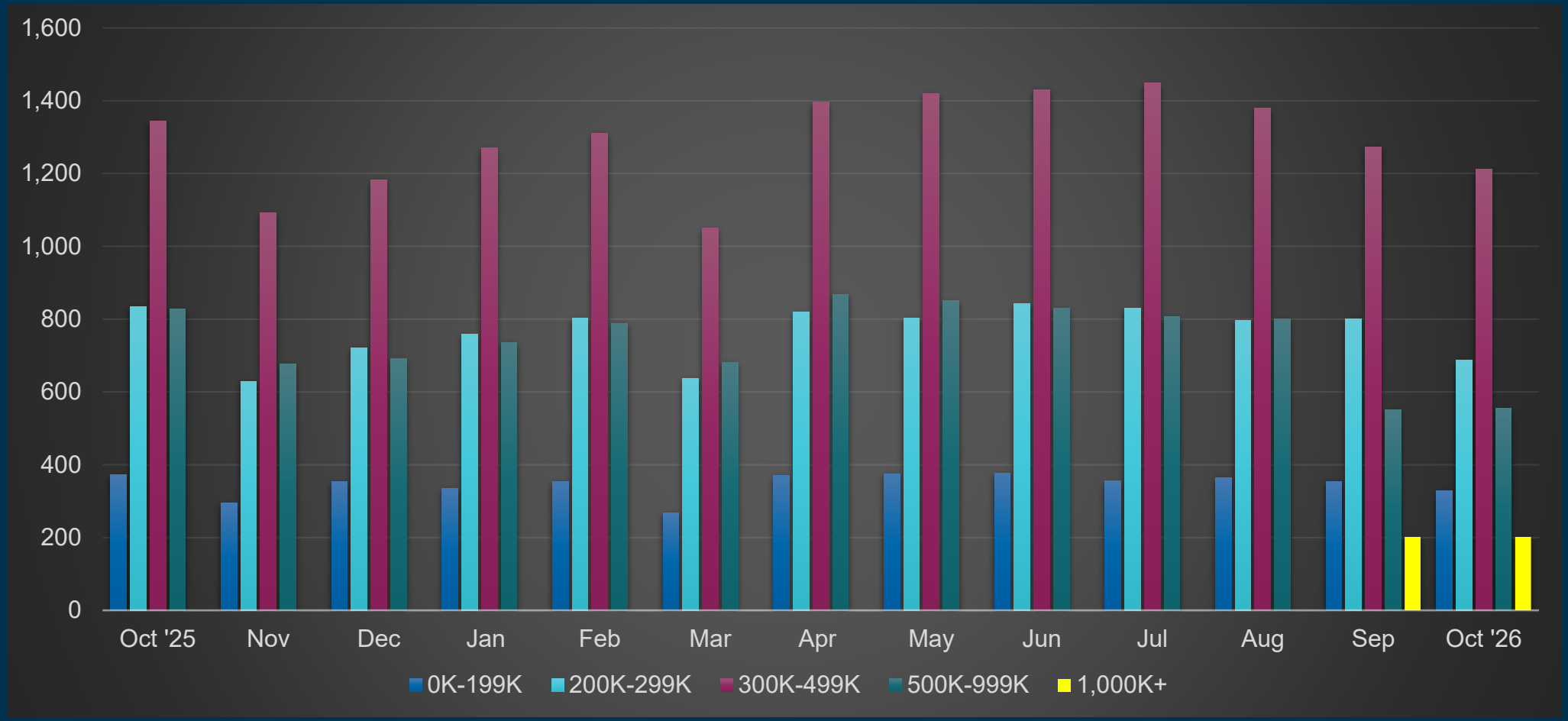
October 2025 - 101 **October 2026 - 45**



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Residential (Single Family) Inventory by Price

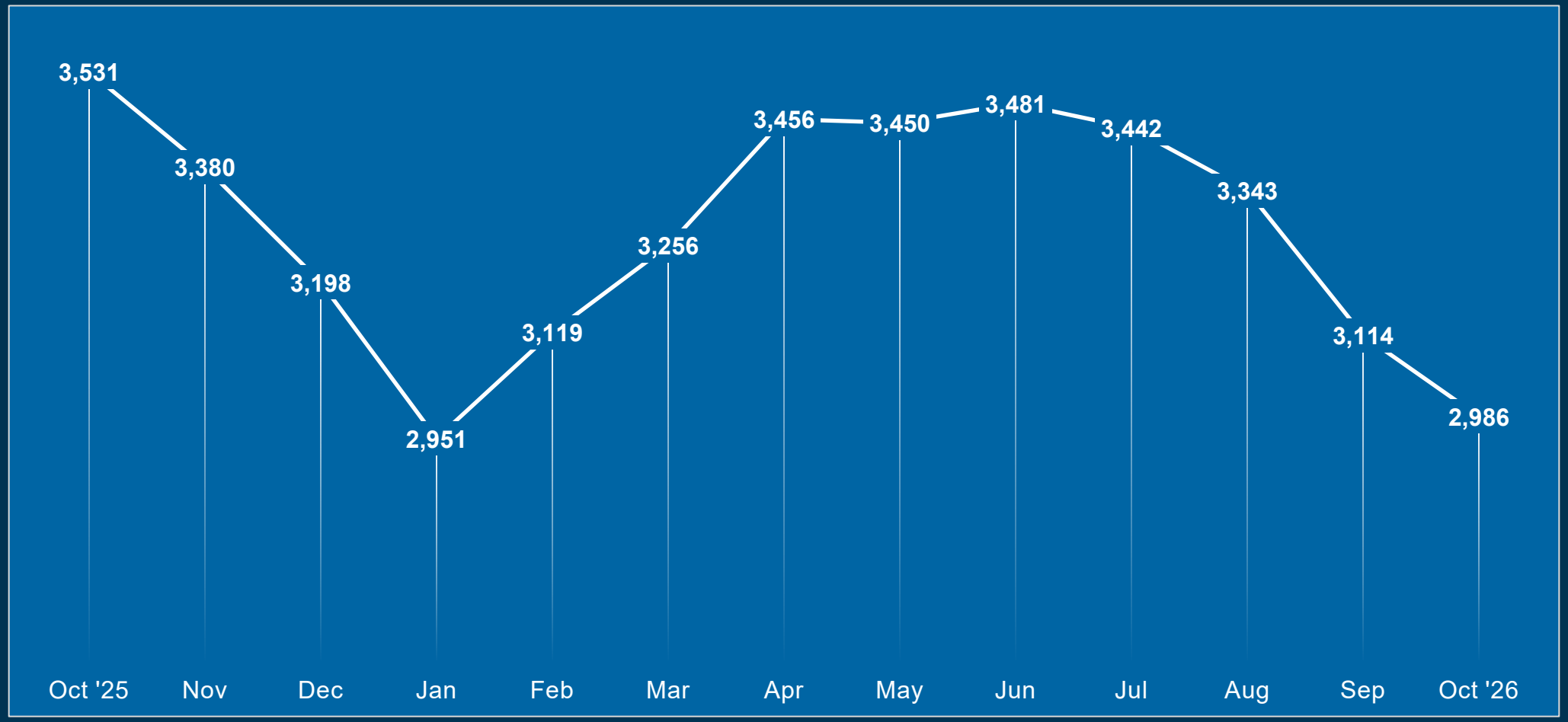
Contingents Included October 2025 to October 2026



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Residential (Single Family) Inventory History

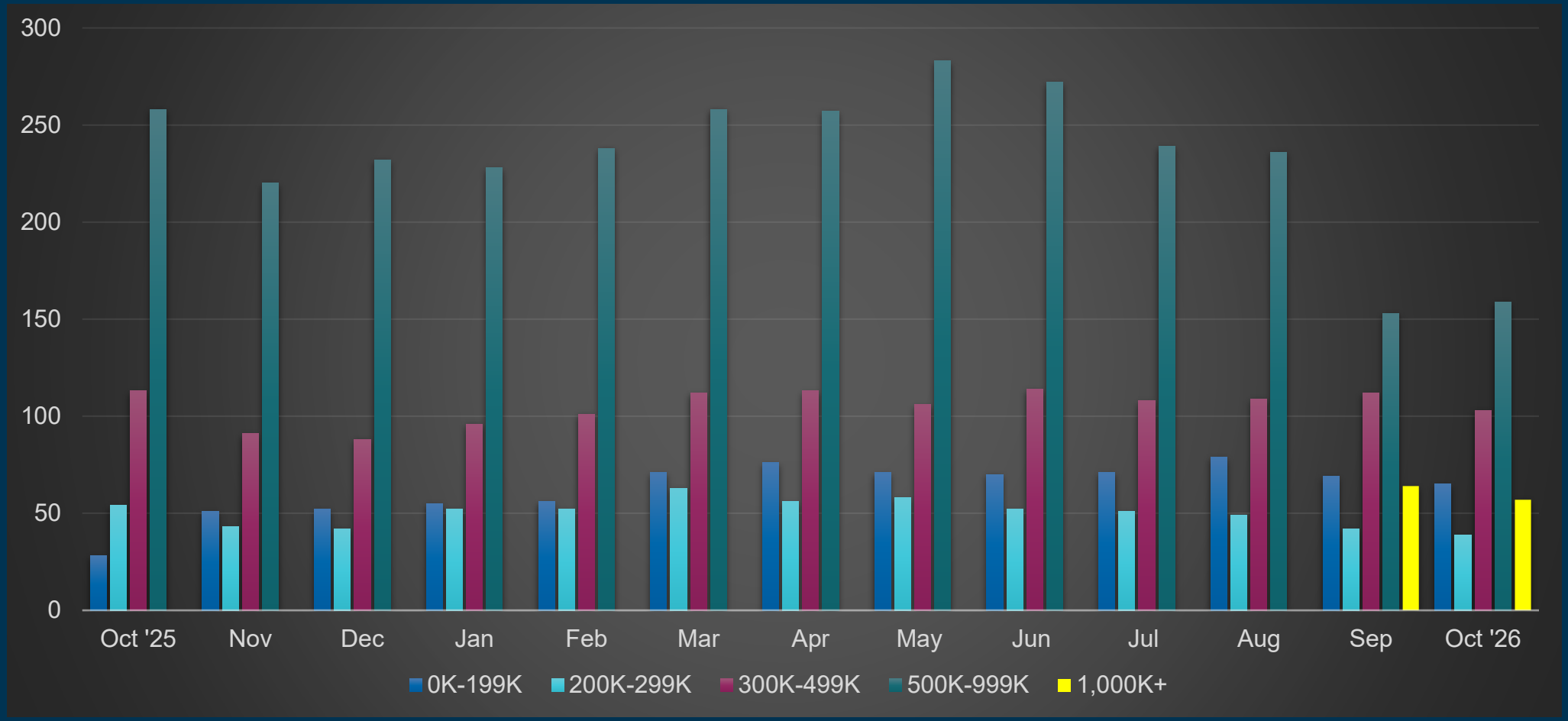
Contingents Included October 2025 to October 2026



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Condo Inventory by Price

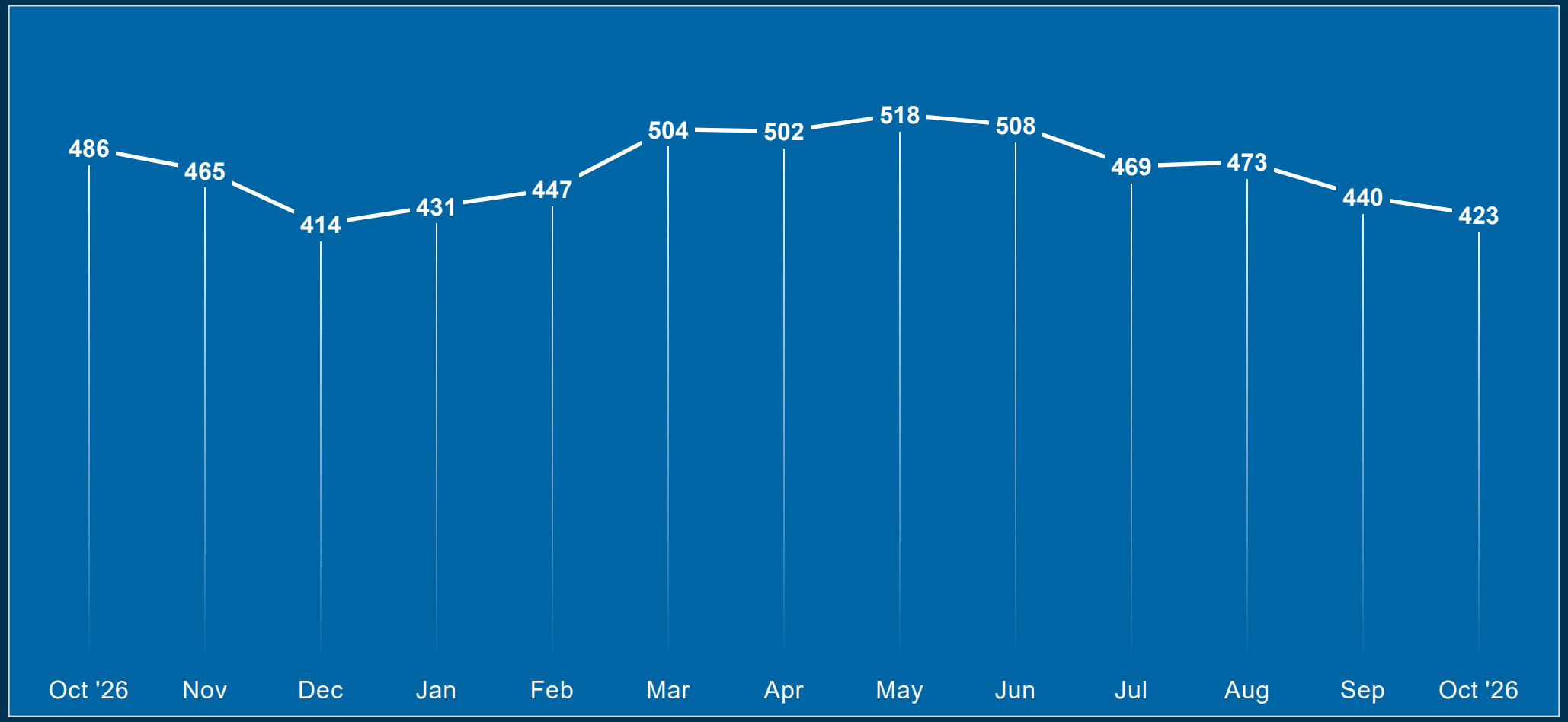
Contingents Included October 2025 to October 2026



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Condo Inventory History

Contingents Included October 2025 to October 2026



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Average Percentage of Sold Vs List Price

Residential (Single Family) & Condo

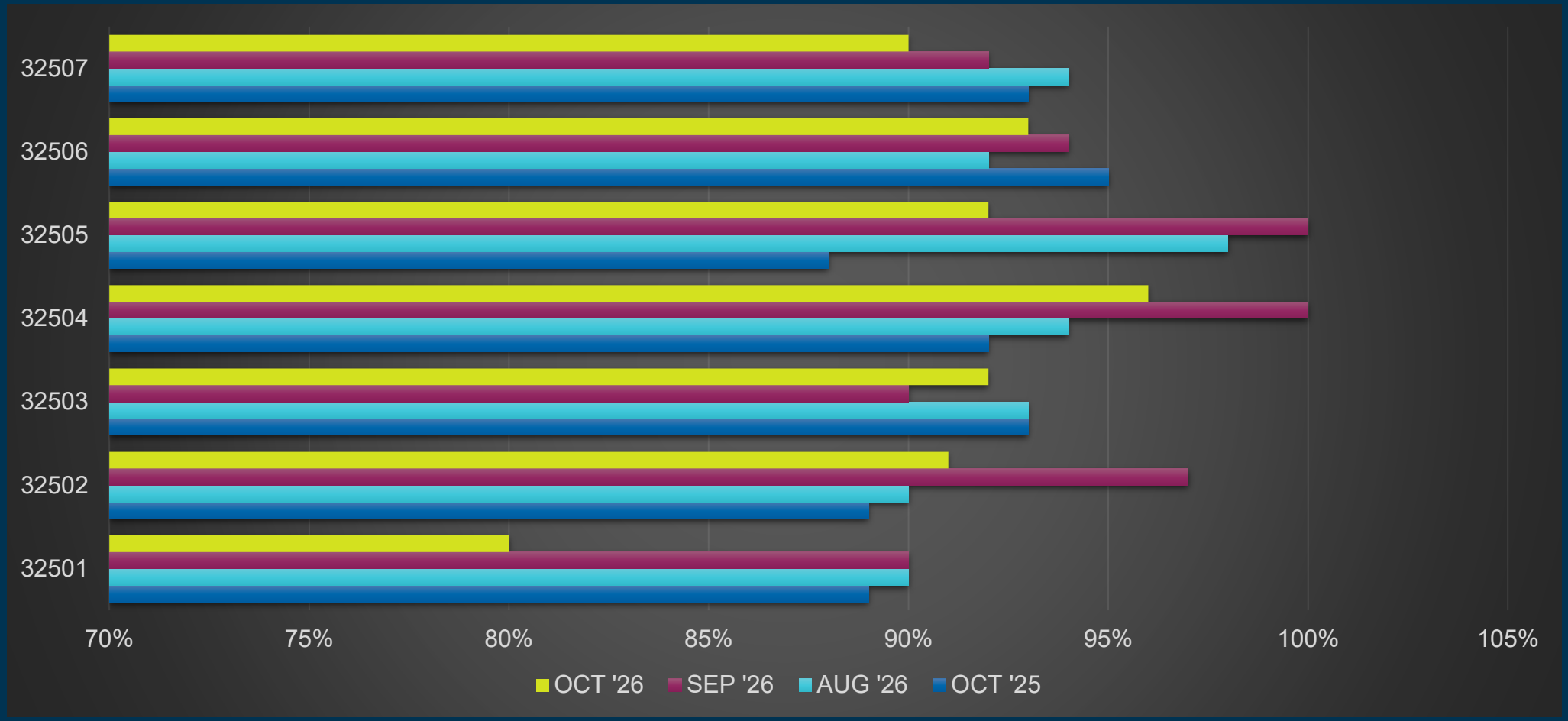
- The following slides display the *average* percentage of sale price to original list price of Residential (single-family) and Condo units by zip code for the month of July 2026 for Escambia and Santa Rosa Counties. Distressed properties are not included.

- If no marker shows for any given month, no sales were reported in that zip code for that month.

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Escambia County 32501 to 32507

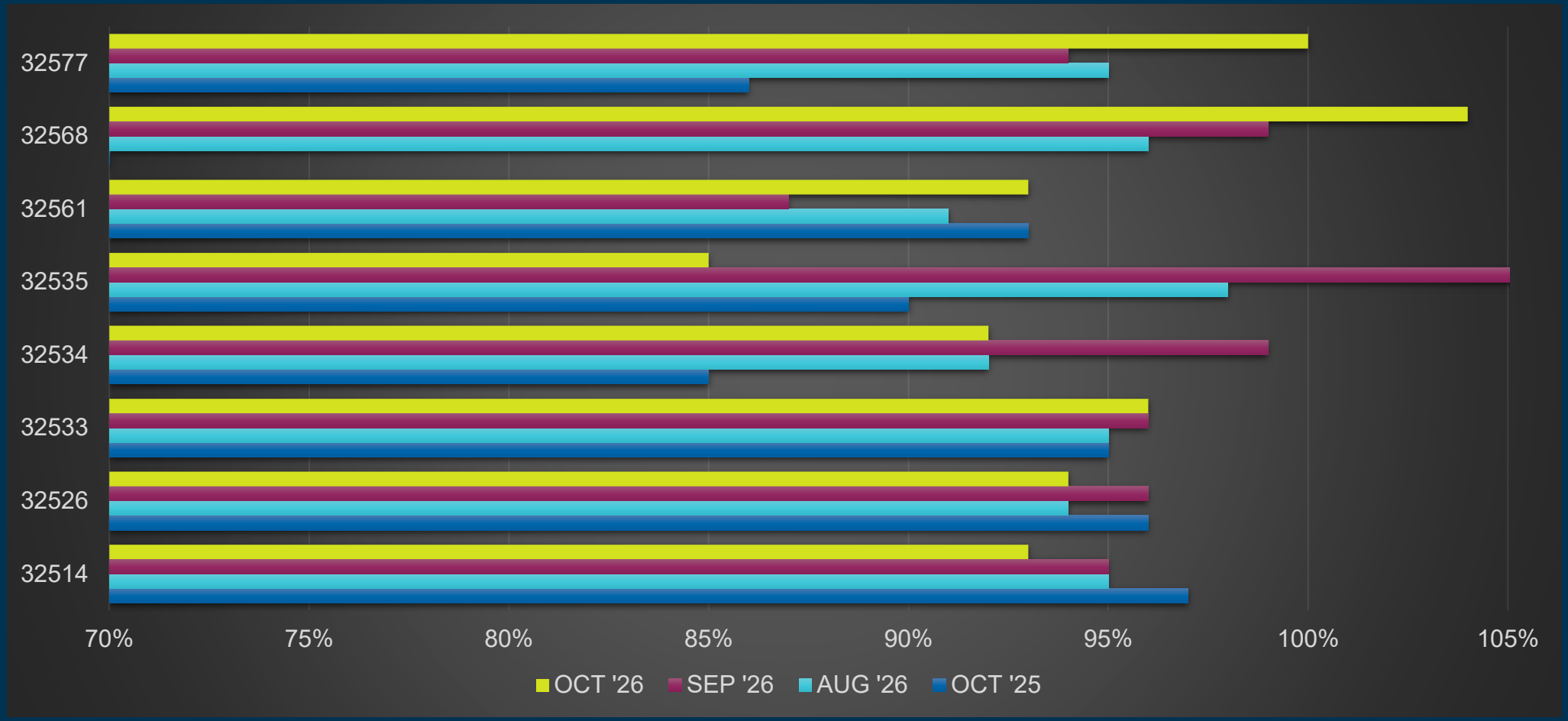
Residential Average List Vs. Sale Price



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Escambia County 32514 to 32577

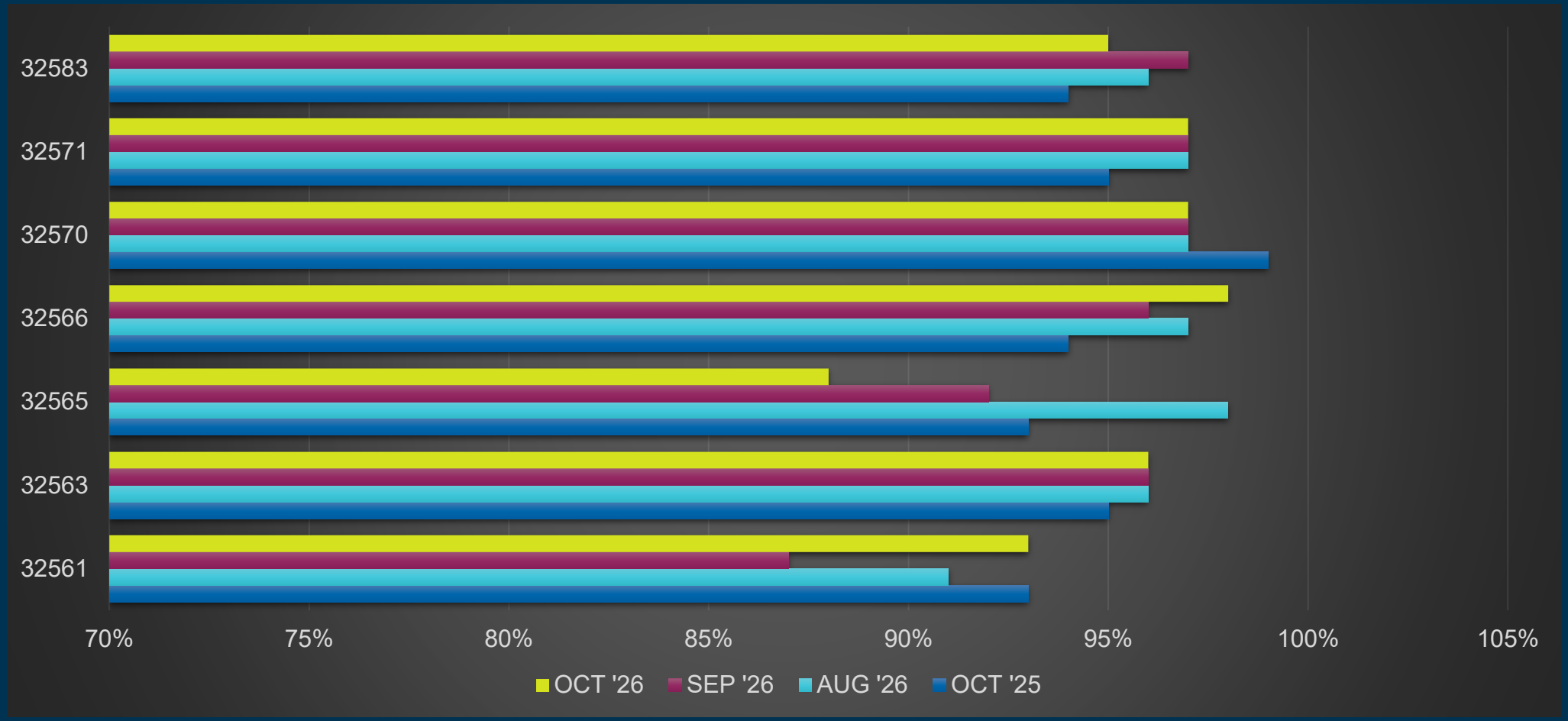
Residential Average List Vs. Sale Price



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Santa Rosa County

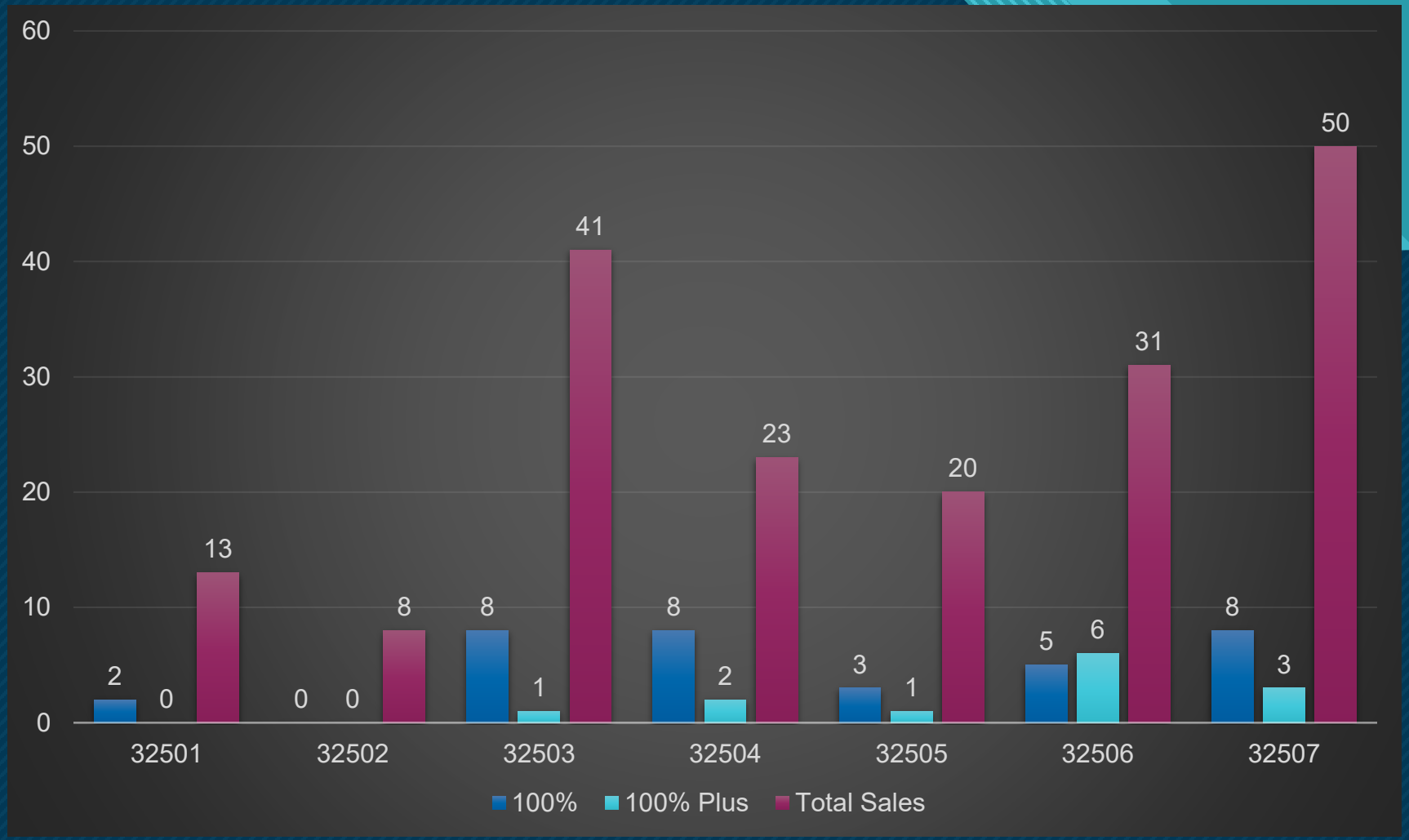
Residential Average List Vs. Sale Price



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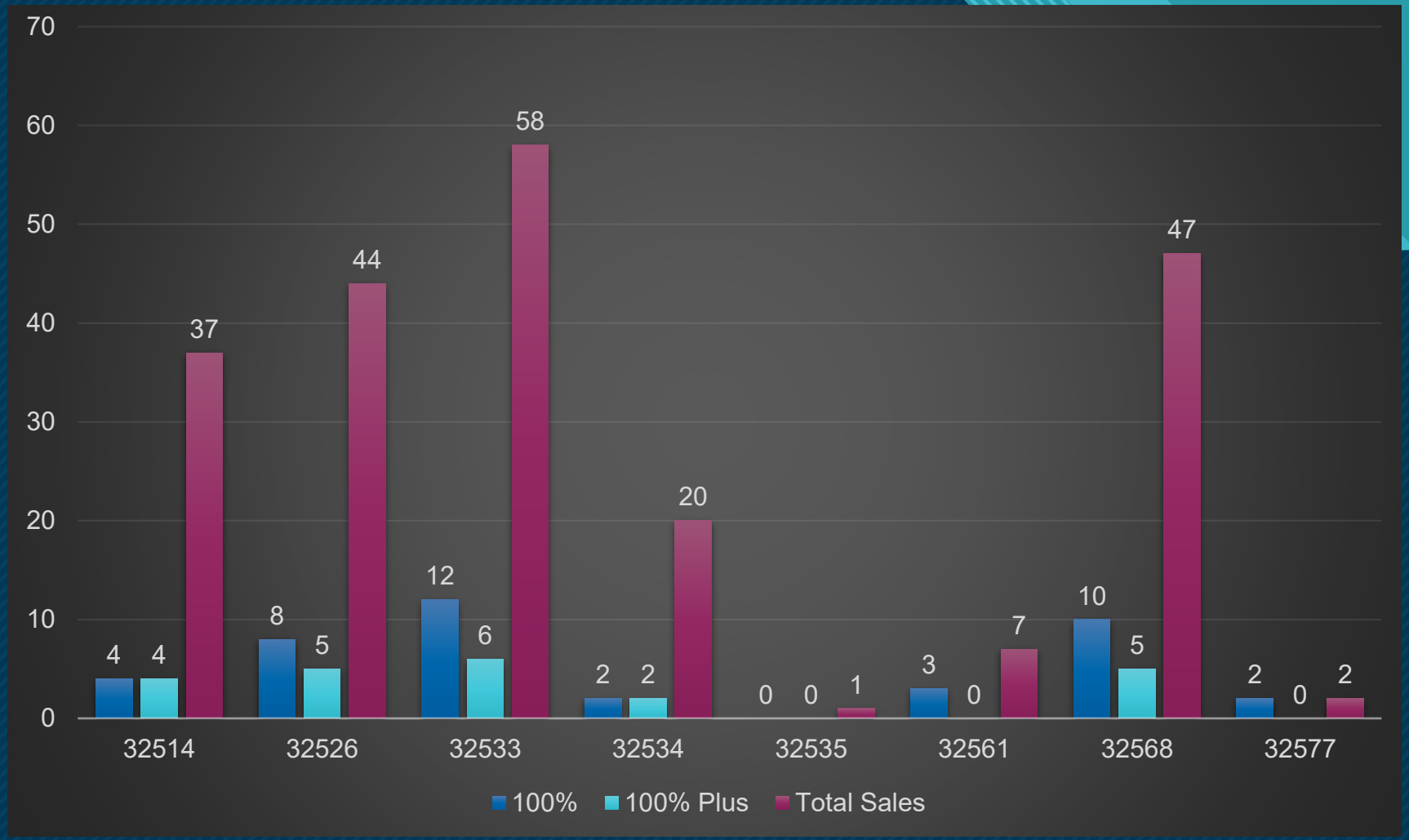
Escambia County 32501 to 32507

Residential Number at 100% of Asking and 100% Plus of Asking Price



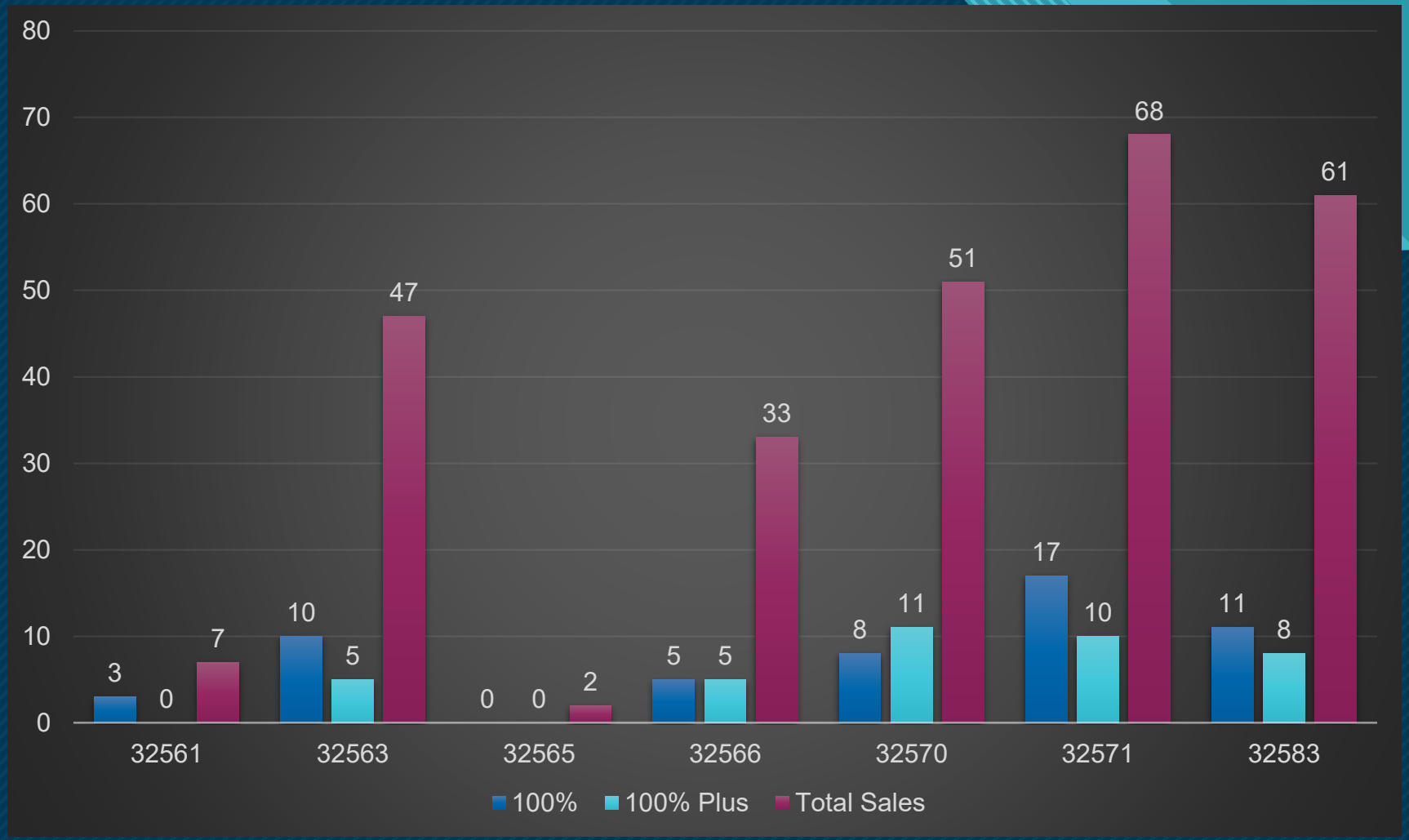
Escambia County 32514 to 32577

Residential Number at 100% of Asking and 100% Plus of Asking Price



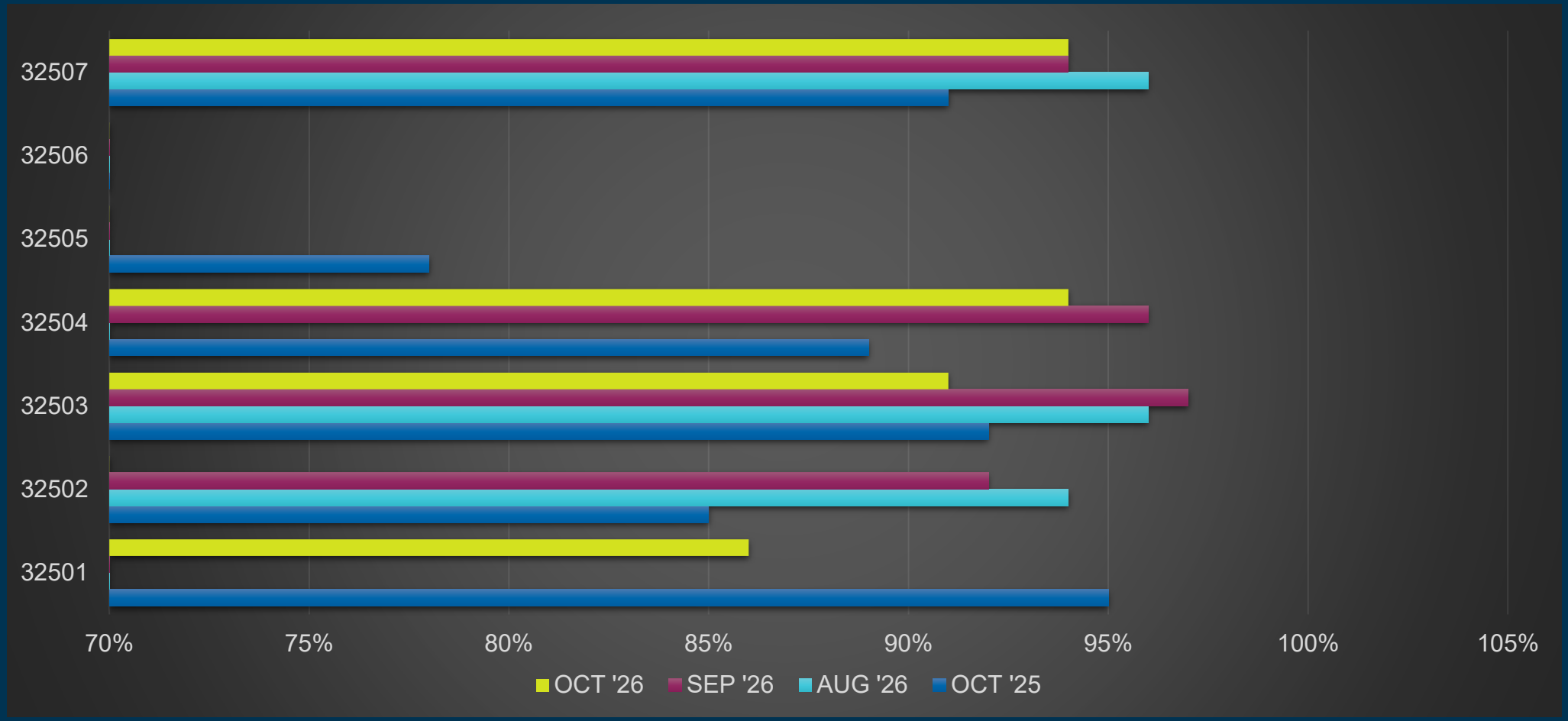
Santa Rosa County

Residential Number at 100% of Asking and 100% Plus of Asking Price



Escambia County 32501 to 32507

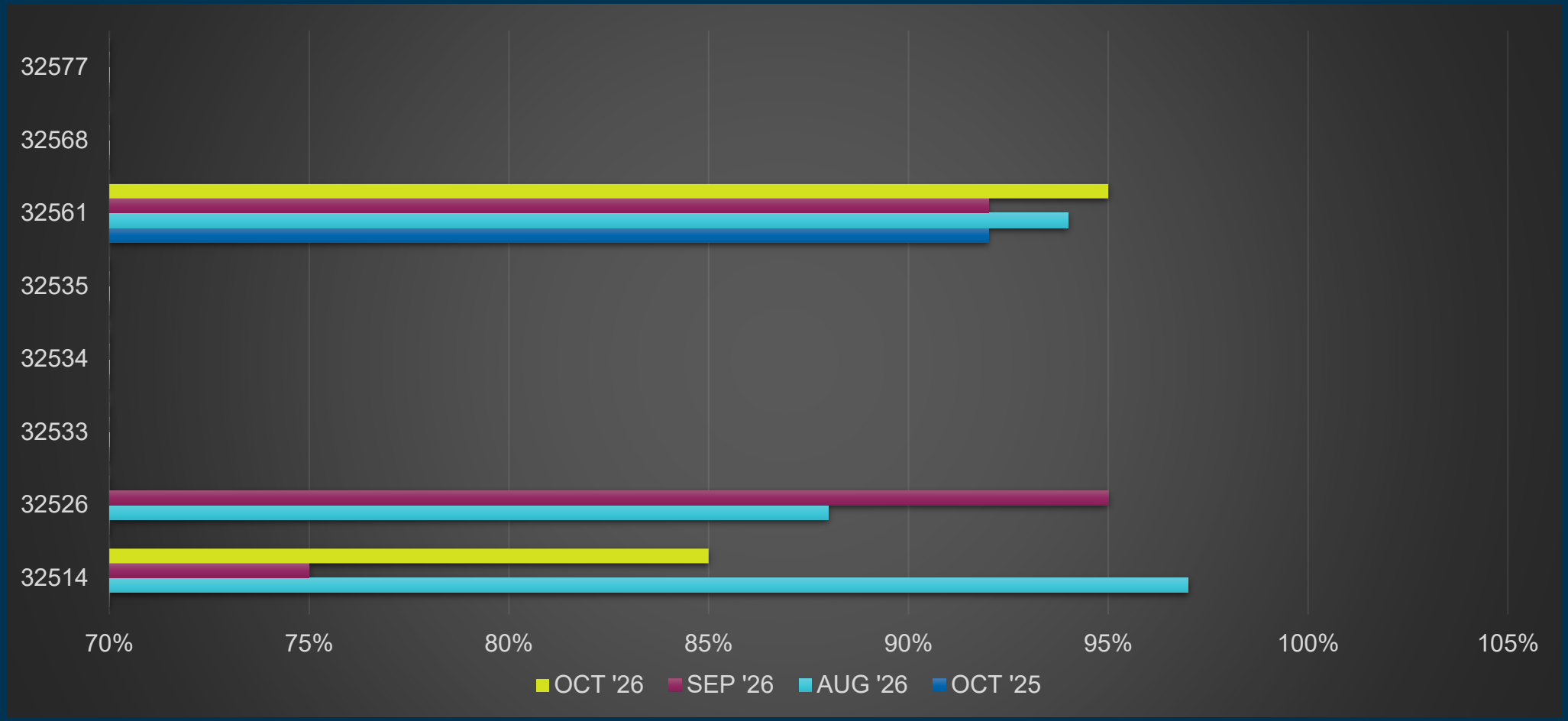
Condo Average List Vs. Sale Price



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Escambia County 32514 to 32577

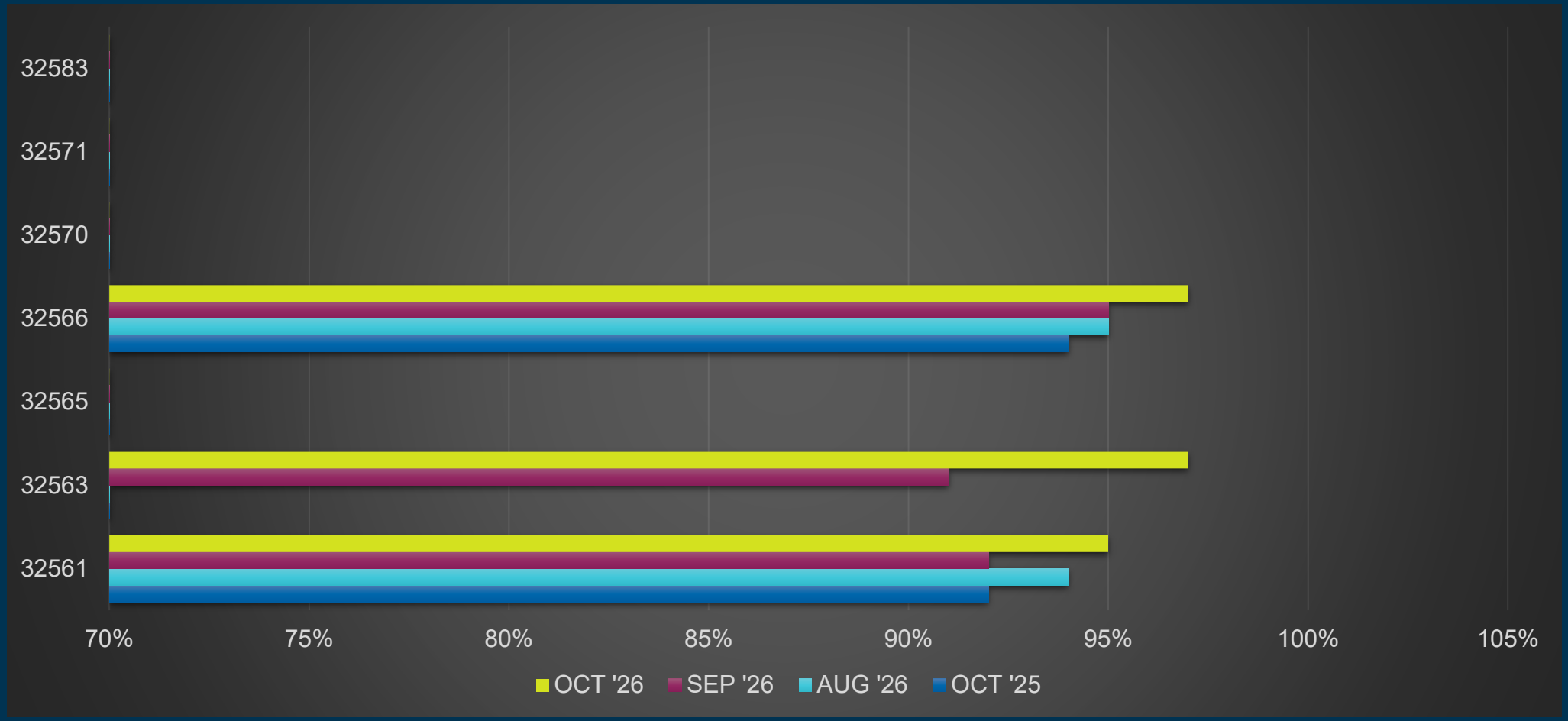
Condo Average List Vs. Sale Price



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Santa Rosa County

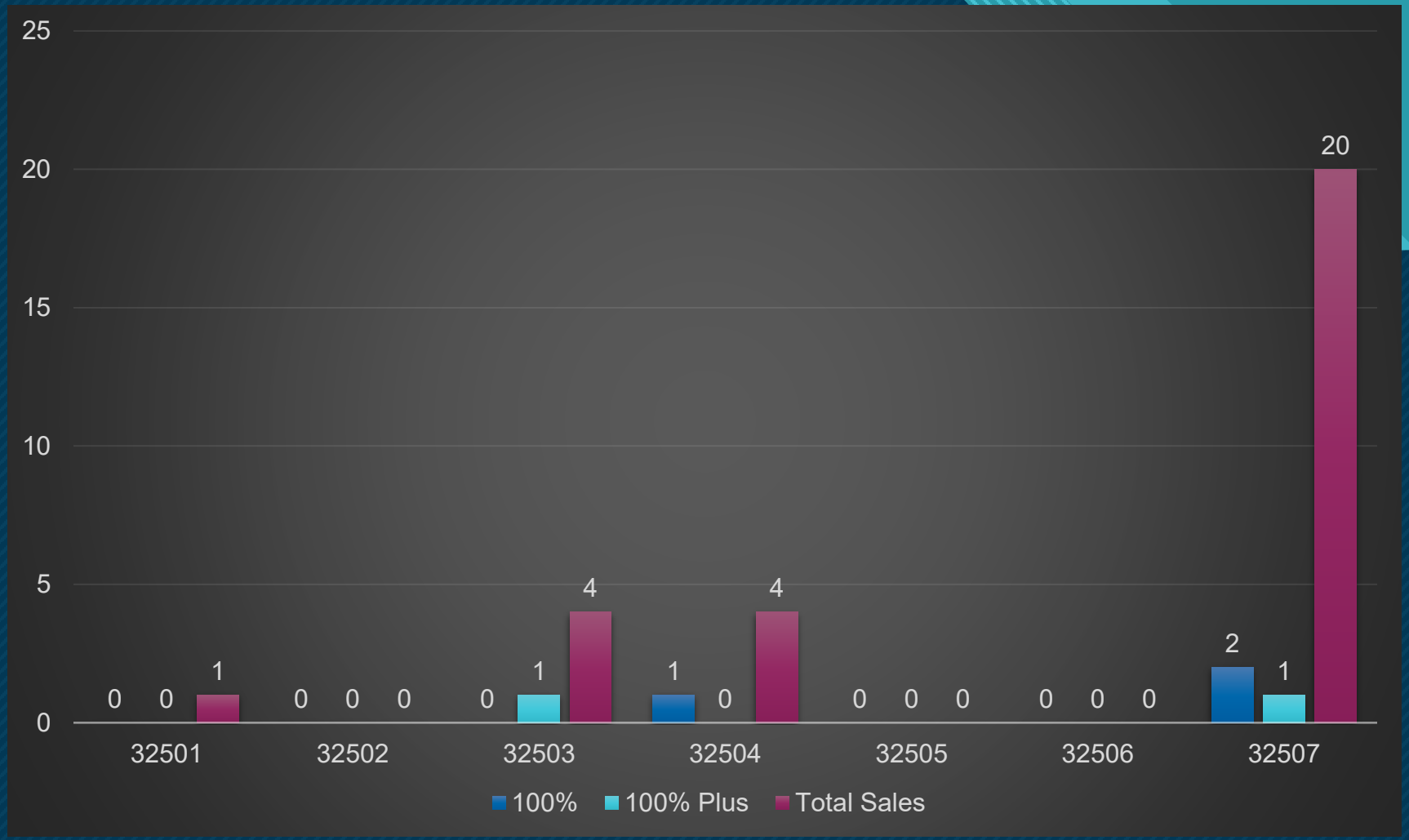
Condo Average List Vs. Sale Price



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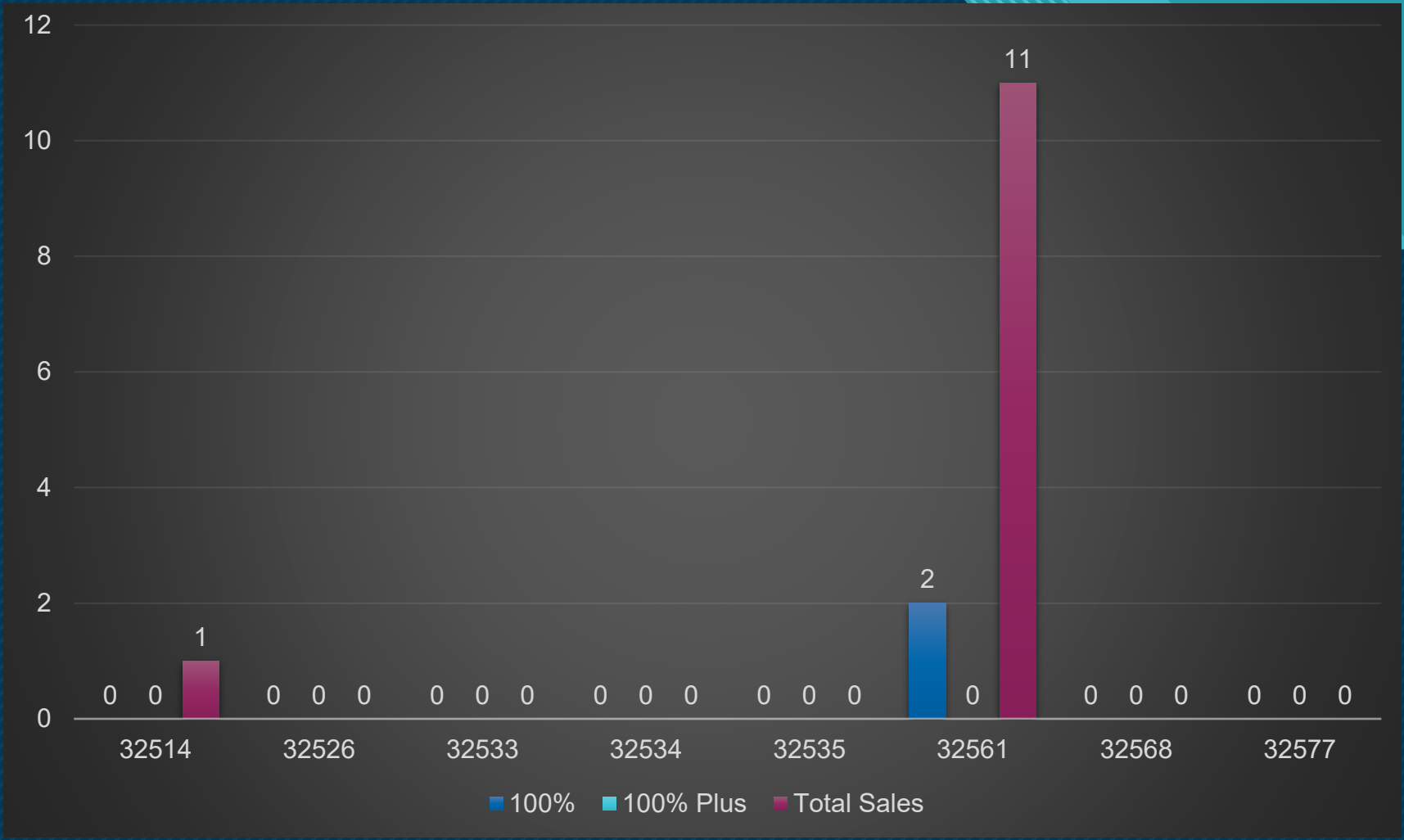
Escambia County 32501 to 32507

Condo Number at 100% of Asking and 100% Plus of Asking Price



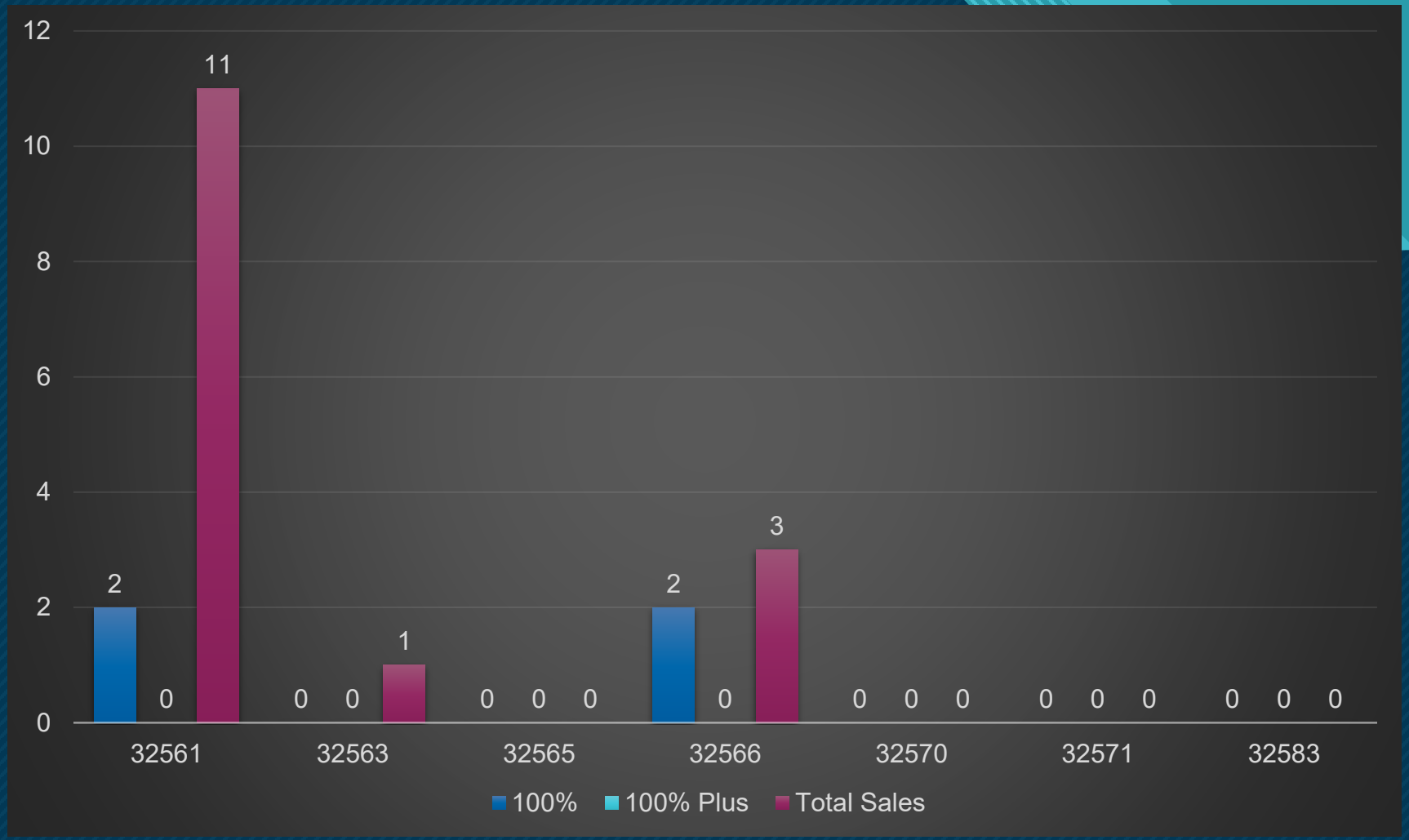
Escambia County 32514 to 32577

Condo Number at 100% of Asking and 100% Plus of Asking Price



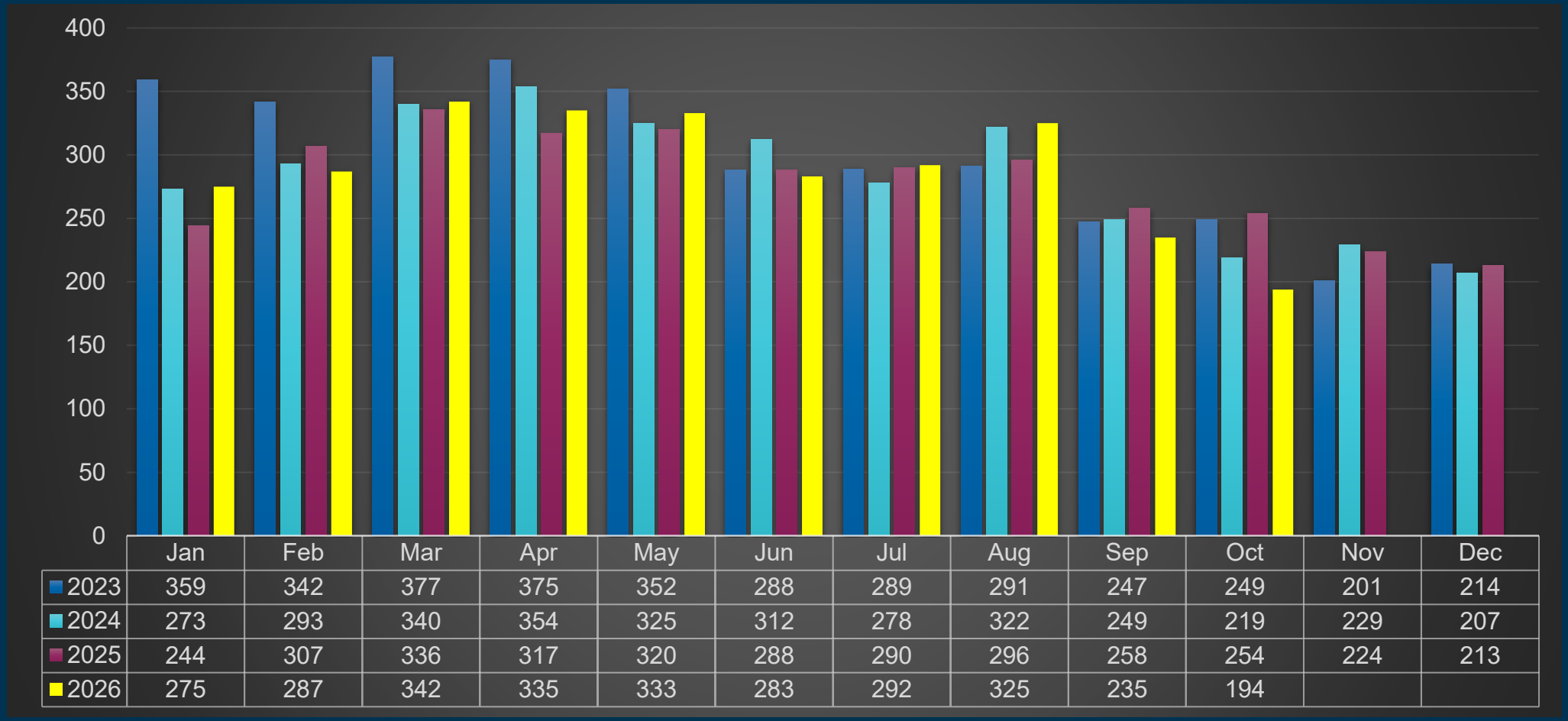
Santa Rosa County

Condo Number at 100% of Asking and 100% Plus of Asking Price



Pending Sales

January 2023 to September 2026



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	359	342	377	375	352	288	289	291	247	249	201	214
2024	273	293	340	354	325	312	278	322	249	219	229	207
2025	244	307	336	317	320	288	290	296	258	254	224	213
2026	275	287	342	335	333	283	292	325	235	194		

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