MARKET REPORT

Panama City Beach Condo Market

OCTOBER 2026

$383,000 MEDIAN SOLD PRICE	−9.8% 3-MONTH MEDIAN VS. A YEAR EARLIER	65 SALES CLOSED
$374,905 MEDIAN LIST PRICE	11.0 MONTHS OF INVENTORY	94 MEDIAN DAYS ON MARKET
94.9% SOLD-TO-LIST RATIO	106 MEDIAN DAYS TO SELL	

October 2026 data · updated Nov 10, 2026. Sold figures: October 2026 closings. For-sale figures: as of Nov 10, 2026.

Market Summary

Panama City Beach condos sold for a median of $383K in October 2026. Over the three months through October, the median was $336K, down 9.8% from the same three months a year earlier. With about 11 months of inventory, it's a buyer's market with real negotiating room.

These figures cover condos in Panama City Beach (ZIP codes 32407, 32408 and 32413), computed from MLS closings and listings. Source: Central Panhandle Association of REALTORS® MLS; figures computed by Doug Hooper.

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How Each Figure Is Worked Out

FIGURE	VALUE	FROM
Median sold price	$383,000	Middle closing price of the 65 condo sales that closed in October 2026.
3-month median sold price	$335,500	Middle closing price of 212 sales, August 2026 – October 2026.
Same three months a year earlier	$372,000	Middle closing price of 231 sales, August 2025 – October 2025.
Change	−9.8%	The 3-month median against the same three months a year earlier.
12-month median sold price	$360,000	Middle closing price of 973 sales, November 2025 – October 2026.
Median list price	$374,905	Middle asking price of condos for sale (status Active) on Nov 10, 2026.
Months of inventory	11.0	Condos for sale on Nov 10, 2026 divided by the average number of sales a month over the 12 months above.
Median days on market	94	Middle number of days the condos for sale on Nov 10, 2026 had been listed.
Sold-to-list ratio	94.9%	Middle value of sold price divided by last asking price, for the 65 condo sales that closed in October 2026.
Median days to sell	106	Middle number of days on market of those 65 sales.
Market type	Buyer's Market	From months of inventory: under 4 seller's, 4 to 6 balanced, over 6 buyer's.

Medians, not averages: a few very high or very low sales do not move them. Figures are for the whole area; a single building can differ sharply.

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