QUARTERLY REPORT

Panama City Beach Condo Market

Q3 2026

$336,500	−6.8%	250
MEDIAN SOLD PRICE	CHANGE FROM Q3 2025	SALES CLOSED
$373,250	**11.3**	**93**
MEDIAN LIST PRICE	MONTHS OF INVENTORY	MEDIAN DAYS ON MARKET

Q3 2026 data (July–September) · updated Oct 11, 2026. Sold figures: Q3 2026 closings. For-sale figures: as of Oct 11, 2026.

Quarter Summary

Panama City Beach condos sold for a median of $337K in Q3 2026 (July–September), down 6.8% from Q3 2025. With about 11 months of inventory, it's a buyer's market with real negotiating room.

Month by Month

MONTH	MEDIAN SOLD PRICE	SALES CLOSED
July 2026	$361,000	104
August 2026	$335,000	71
September 2026	$320,000	75
Q3 2026	$336,500	**250**
Q3 2025 (a year earlier)	$360,900	222

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	$336,500	Middle closing price of the 250 condo sales that closed in Q3 2026, July 2026 – September 2026.
Same quarter a year earlier (Q3 2025)	$360,900	Middle closing price of 222 sales, July 2025 – September 2025.
Change	−6.8%	The Q3 2026 median against the Q3 2025 median.
July 2026	$361,000	Middle closing price of the 104 sales that closed in the month.
August 2026	$335,000	Middle closing price of the 71 sales that closed in the month.
September 2026	$320,000	Middle closing price of the 75 sales that closed in the month.
Median list price	$373,250	Middle asking price of condos for sale (status Active) on Oct 11, 2026.
Months of inventory	11.3	Condos for sale on Oct 11, 2026 divided by the average number of sales a month over the 12 months ending with the quarter (980 sales, October 2025 – September 2026).
Median days on market	93	Middle number of days the condos for sale on Oct 11, 2026 had been listed.
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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