

Local Market Update for December 2025

A Research Tool Provided by Central Panhandle Association of REALTORS®



Bay County

Detached Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	236	227	- 3.8%	4,333	4,561	+ 5.3%
Pending Sales	183	180	- 1.6%	2,887	3,023	+ 4.7%
Closed Sales	218	274	+ 25.7%	2,956	2,983	+ 0.9%
Days on Market Until Sale	79	98	+ 24.1%	72	80	+ 11.1%
Inventory of Homes for Sale	1,229	1,139	- 7.3%	--	--	--
Median Sales Price*	\$350,000	\$374,000	+ 6.9%	\$360,000	\$369,900	+ 2.8%
Percent of List Price Received*	96.1%	97.1%	+ 1.0%	97.1%	97.0%	- 0.1%

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	182	139	- 23.6%	2,972	2,753	- 7.4%
Pending Sales	57	87	+ 52.6%	1,235	1,282	+ 3.8%
Closed Sales	97	101	+ 4.1%	1,248	1,259	+ 0.9%
Days on Market Until Sale	126	110	- 12.7%	96	123	+ 28.1%
Inventory of Homes for Sale	1,334	1,176	- 11.8%	--	--	--
Median Sales Price*	\$360,000	\$332,500	- 7.6%	\$352,250	\$325,000	- 7.7%
Percent of List Price Received*	95.7%	95.2%	- 0.5%	95.4%	95.3%	- 0.1%

Mobile/Manufactured	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	11	17	+ 54.5%	333	367	+ 10.2%
Pending Sales	10	22	+ 120.0%	195	247	+ 26.7%
Closed Sales	14	15	+ 7.1%	200	239	+ 19.5%
Days on Market Until Sale	137	62	- 54.7%	72	73	+ 1.4%
Inventory of Homes for Sale	94	93	- 1.1%	--	--	--
Median Sales Price*	\$207,000	\$179,345	- 13.4%	\$180,000	\$175,000	- 2.8%
Percent of List Price Received*	92.3%	98.8%	+ 7.0%	94.2%	94.5%	+ 0.3%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

