

Local Market Update for May 2026

A Research Tool Provided by Central Panhandle Association of REALTORS®



Bay County

Detached Single Family	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	448	443	- 1.1%	2,137	2,326	+ 8.8%
Pending Sales	320	326	+ 1.9%	1,325	1,465	+ 10.6%
Closed Sales	290	306	+ 5.5%	1,148	1,245	+ 8.4%
Days on Market Until Sale	69	79	+ 14.5%	79	82	+ 3.8%
Inventory of Homes for Sale	1,494	1,491	- 0.2%	--	--	--
Median Sales Price*	\$372,500	\$350,719	- 5.8%	\$360,000	\$357,000	- 0.8%
Percent of List Price Received*	98.0%	97.3%	- 0.7%	97.0%	97.2%	+ 0.2%

Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	266	199	- 25.2%	1,382	1,217	- 11.9%
Pending Sales	117	139	+ 18.8%	535	662	+ 23.7%
Closed Sales	108	115	+ 6.5%	474	571	+ 20.5%
Days on Market Until Sale	122	136	+ 11.5%	122	129	+ 5.7%
Inventory of Homes for Sale	1,582	1,249	- 21.0%	--	--	--
Median Sales Price*	\$320,000	\$355,000	+ 10.9%	\$324,950	\$335,000	+ 3.1%
Percent of List Price Received*	95.5%	95.5%	0.0%	95.7%	95.3%	- 0.4%

Mobile/Manufactured	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	37	26	- 29.7%	183	153	- 16.4%
Pending Sales	33	22	- 33.3%	113	99	- 12.4%
Closed Sales	28	14	- 50.0%	93	91	- 2.2%
Days on Market Until Sale	75	51	- 32.0%	82	99	+ 20.7%
Inventory of Homes for Sale	121	102	- 15.7%	--	--	--
Median Sales Price*	\$177,500	\$147,500	- 16.9%	\$180,000	\$179,000	- 0.6%
Percent of List Price Received*	93.9%	97.0%	+ 3.3%	94.0%	94.2%	+ 0.2%

* 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

