

Local Market Update for February 2025

A Research Tool Provided by Central Panhandle Association of REALTORS®



Bay County

Detached Single Family

| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 396 | 398 | + 0.5% | 727 | 769 | + 5.8% |
| Pending Sales | 267 | 257 | - 3.7% | 517 | 463 | - 10.4% |
| Closed Sales | 234 | 179 | - 23.5% | 425 | 346 | - 18.6% |
| Days on Market Until Sale | 90 | 92 | + 2.2% | 79 | 85 | + 7.6% |
| Inventory of Homes for Sale | 1,151 | 1,267 | + 10.1% | 1,126 | 1,249 | + 10.9% |
| Median Sales Price* | \$355,250 | \$361,250 | + 1.7% | \$347,000 | \$350,000 | + 0.9% |
| Percent of List Price Received* | 96.3% | 96.4% | + 0.1% | 96.9% | 96.5% | - 0.4% |

Townhouse/Condo

| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 307 | 256 | - 16.6% | 585 | 508 | - 13.2% |
| Pending Sales | 115 | 97 | - 15.7% | 232 | 201 | - 13.4% |
| Closed Sales | 86 | 90 | + 4.7% | 184 | 166 | - 9.8% |
| Days on Market Until Sale | 79 | 113 | + 43.0% | 73 | 114 | + 56.2% |
| Inventory of Homes for Sale | 1,272 | 1,347 | + 5.9% | 1,222 | 1,320 | + 8.0% |
| Median Sales Price* | \$375,000 | \$324,950 | - 13.3% | \$375,000 | \$322,000 | - 14.1% |
| Percent of List Price Received* | 95.1% | 95.9% | + 0.8% | 95.2% | 95.6% | + 0.4% |

Mobile/Manufactured

| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 28 | 30 | + 7.1% | 48 | 59 | + 22.9% |
| Pending Sales | 17 | 22 | + 29.4% | 25 | 37 | + 48.0% |
| Closed Sales | 9 | 16 | + 77.8% | 26 | 31 | + 19.2% |
| Days on Market Until Sale | 83 | 82 | - 1.2% | 74 | 84 | + 13.5% |
| Inventory of Homes for Sale | 80 | 82 | + 2.5% | 79 | 87 | + 10.1% |
| Median Sales Price* | \$185,000 | \$183,500 | - 0.8% | \$205,000 | \$176,000 | - 14.1% |
| Percent of List Price Received* | 95.6% | 93.1% | - 2.6% | 95.3% | 94.1% | - 1.3% |

* 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

