PCB Condo Market Report

AUGUST 2026

Market Snapshot — Condominiums

Panama City Beach's condo market remains a buyer's market in August 2026, with 11.42 months of supply and a median 105 days on market. Sellers are accepting an average of 94.6% of list price. August's median sold price of $335,000 is a sharp single-month move on only 51 recorded sales, and is best read alongside the trailing 12-month figure, which is down a more moderate 8.22%.

MEDIAN SOLD PRICE	MEDIAN LIST PRICE	MEDIAN EST. VALUE
$335,000	$425,000	$425,610
▼ 8.2%	▼ 2.3%	▲ 2.8%
Last 12 Months	Last 12 Months	Last 12 Months

MARKET TYPE	MONTHS OF INVENTORY	MEDIAN DAYS ON MARKET
Buyer's Market	11.42	105

12-Month Trend

Over the last 12 months, median sold price is down 8.22% and median list price is down 2.3%, while RPR's automated valuation model shows median estimated value up 2.83% — a widening gap between what the model says and what buyers are actually paying. Inventory has tightened year over year, with months of supply down 29%, even as time on market has stretched to 105 days. Buyers retain meaningfully more negotiating room than at any point since 2021.

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Value & Price Changes

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Condo Pricing — Trailing Comparison

Metric	Current	Last Month	Last 3 Mo	Last 12 Mo	Last 24 Mo	Last 36 Mo
Median Est. Value	$425,610	-0.04%	-0.23%	+2.83%	-3.88%	-9.37%
Median Sold Price	$335,000	-15.64%	-20.85%	-8.22%	-11.84%	-18.69%
Median List Price	$425,000	-0.93%	0%	-2.3%	-7.41%	-10.53%

Median estimated property values are generated by a valuation model and are not formal appraisals.

Want the long-term picture? See the Historical Report for 18 years of data, market eras, and the value chart.

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