

Florida Residential Market Sales Activity - January 2013

Closed Sales and Median Sale Prices

Statewide by Metropolitan Statistical Area*



State / Metropolitan Statistical Area	Single Family Homes				Townhouses and Condos			
	Closed Sales	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Closed Sales	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.
State of Florida	14,124	16.6%	\$145,000	12.4%	6,863	3.3%	\$112,000	18.0%
Cape Coral-Fort Myers MSA (Lee County)	771	-12.6%	\$140,000	18.2%	358	-7.3%	\$134,550	5.7%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	215	6.4%	\$220,000	18.9%	83	-39.9%	\$218,000	21.5%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	609	13.2%	\$114,700	24.0%	156	5.4%	\$120,000	18.5%
Gainesville MSA (Alachua and Gilchrist counties)	124	47.6%	\$168,500	15.5%	54	100.0%	\$70,000	12.9%
Homosassa Springs MSA (Citrus County)	120	0.8%	\$100,000	22.0%	10	11.1%	\$56,000	-8.9%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,131	42.1%	\$155,000	12.3%	226	0.4%	\$93,020	31.0%
Lakeland-Winter Haven MSA (Polk County)	524	29.4%	\$102,500	8.0%	54	28.6%	\$76,450	34.1%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	2,845	18.6%	\$215,000	22.4%	3,197	4.4%	\$115,000	27.8%
Naples-Immokalee-Marco Island MSA (Collier County)	287	4.0%	\$262,000	16.4%	340	-0.3%	\$195,800	22.4%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	837	20.3%	\$165,000	17.9%	376	2.2%	\$122,500	-5.8%
Ocala MSA (Marion County)	311	24.4%	\$89,900	19.1%	16	6.7%	\$50,700	-22.0%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	1,799	16.3%	\$143,000	15.3%	544	-0.5%	\$83,875	19.8%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	464	12.6%	\$108,400	-0.6%	139	6.1%	\$95,000	11.8%
Panama City MSA (Bay and Gulf counties)	136	28.3%	\$150,000	4.2%	90	-10.9%	\$170,000	6.3%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	288	15.7%	\$147,500	19.9%	57	72.7%	\$173,300	29.8%
Port St. Lucie MSA (Martin and St. Lucie counties)	487	32.7%	\$118,000	9.0%	135	3.1%	\$95,000	4.7%
Punta Gorda MSA (Charlotte County)	264	0.0%	\$127,000	27.1%	59	-1.7%	\$115,500	24.2%
Sebastian-Vero Beach MSA (Indian River County)	129	-15.1%	\$138,000	3.6%	47	20.5%	\$87,000	6.7%
Sebring MSA (Highlands County)	74	-2.6%	\$69,950	-17.7%	20	185.7%	\$61,500	11.8%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	142	9.2%	\$163,250	-5.1%	35	20.7%	\$75,500	16.2%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	2,336	22.1%	\$126,500	11.0%	828	8.8%	\$82,000	15.5%
The Villages MSA (Sumter County)	27	-12.9%	\$192,000	23.6%	11	57.1%	\$146,000	0.8%

* A Metropolitan Statistical Area (MSA) is defined as one or more counties with a large population center and adjacent counties that have a high degree of economic interaction with the population center(s). We use the latest (2013) MSAs as delineated by the U.S. Office of Management and Budget.