

Florida Residential Market Sales Activity - February 2013

Closed Sales and Median Sale Prices Statewide by Metropolitan Statistical Area*



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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	15,648	10.8%	\$150,000	12.4%	8,163	6.9%	\$115,000	21.1%
Cape Coral-Fort Myers MSA (Lee County)	894	-10.4%	\$155,000	23.2%	505	16.9%	\$136,000	4.2%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	317	1.3%	\$219,375	3.6%	136	-4.9%	\$169,500	2.7%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	700	12.4%	\$117,000	26.5%	212	16.5%	\$131,000	27.9%
Gainesville MSA (Alachua and Gilchrist counties)	158	22.5%	\$151,000	-2.6%	45	36.4%	\$68,000	18.3%
Homosassa Springs MSA (Citrus County)	168	5.7%	\$85,200	-3.8%	15	36.4%	\$78,000	7.6%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,172	18.6%	\$159,000	13.6%	298	10.0%	\$99,625	24.5%
Lakeland-Winter Haven MSA (Polk County)	550	21.7%	\$109,000	17.8%	53	3.9%	\$64,000	-4.2%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	2,841	8.0%	\$220,000	22.2%	3,557	3.7%	\$112,000	25.8%
Naples-Immokalee-Marco Island MSA (Collier County)	349	-4.9%	\$289,000	26.8%	423	5.2%	\$205,000	28.5%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	904	9.0%	\$178,500	13.3%	488	22.6%	\$140,800	8.3%
Ocala MSA (Marion County)	336	1.5%	\$97,175	14.3%	20	-4.8%	\$61,500	2.5%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,051	16.3%	\$148,000	13.8%	666	1.5%	\$82,900	18.4%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	555	9.3%	\$114,000	0.9%	151	-6.2%	\$103,000	3.0%
Panama City MSA (Bay and Gulf counties)	148	20.3%	\$170,000	33.9%	128	25.5%	\$177,500	10.4%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	352	14.3%	\$139,900	2.3%	52	2.0%	\$180,000	2.9%
Port St. Lucie MSA (Martin and St. Lucie counties)	496	15.9%	\$120,000	0.0%	182	8.3%	\$95,000	8.3%
Punta Gorda MSA (Charlotte County)	286	-7.1%	\$124,900	13.0%	83	20.3%	\$125,000	4.2%
Sebastian-Vero Beach MSA (Indian River County)	190	31.0%	\$128,782	13.0%	57	62.9%	\$85,500	10.7%
Sebring MSA (Highlands County)	100	23.5%	\$93,500	17.5%	14	40.0%	\$56,500	50.7%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	154	6.9%	\$165,500	0.9%	36	0.0%	\$71,500	13.5%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	2,562	15.6%	\$135,000	15.4%	970	7.5%	\$84,000	12.0%
The Villages MSA (Sumter County)	48	37.1%	\$181,950	-4.2%	12	0.0%	\$140,500	8.1%

* 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.

Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Thursday, March 21, 2013. Data revised on Friday, February 26, 2015. Next data release is Monday, April 22, 2013.