

# Florida Residential Market Sales Activity - March 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.
<b>State of Florida</b>	<b>19,495</b>	<b>9.6%</b>	<b>\$161,000</b>	<b>16.3%</b>	<b>10,095</b>	<b>1.3%</b>	<b>\$120,000</b>	<b>16.5%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,125	-9.4%	\$165,000	26.5%	643	-1.5%	\$137,900	-1.5%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	363	11.0%	\$233,500	13.9%	170	-12.4%	\$218,500	24.1%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	856	16.8%	\$121,500	9.5%	224	1.8%	\$125,500	14.1%
Gainesville MSA (Alachua and Gilchrist counties)	180	23.3%	\$163,650	2.2%	41	24.2%	\$65,000	-5.8%
Homosassa Springs MSA (Citrus County)	236	19.2%	\$99,800	24.8%	23	-4.2%	\$71,000	8.0%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,432	17.2%	\$161,320	11.3%	366	13.0%	\$104,750	8.5%
Lakeland-Winter Haven MSA (Polk County)	734	34.7%	\$120,000	18.8%	78	18.2%	\$81,350	17.5%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,490	6.7%	\$239,120	25.9%	4,414	1.0%	\$118,000	26.9%
Naples-Immokalee-Marco Island MSA (Collier County)	424	-15.0%	\$325,500	16.3%	514	-11.7%	\$230,000	34.1%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,223	17.9%	\$195,000	14.7%	592	2.4%	\$145,450	7.7%
Ocala MSA (Marion County)	428	9.7%	\$105,000	18.0%	24	26.3%	\$75,000	-6.3%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,423	7.6%	\$159,315	22.6%	773	-1.0%	\$89,000	20.3%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	623	-5.6%	\$118,000	7.3%	196	-0.5%	\$113,750	11.0%
Panama City MSA (Bay and Gulf counties)	169	3.0%	\$175,000	25.0%	136	4.6%	\$177,950	7.8%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	454	7.1%	\$150,000	7.2%	79	0.0%	\$151,145	5.0%
Port St. Lucie MSA (Martin and St. Lucie counties)	665	14.3%	\$134,500	22.3%	276	24.3%	\$105,000	10.5%
Punta Gorda MSA (Charlotte County)	309	-18.7%	\$134,025	13.3%	107	0.0%	\$113,000	17.7%
Sebastian-Vero Beach MSA (Indian River County)	251	16.7%	\$165,000	19.0%	87	16.0%	\$82,000	0.0%
Sebring MSA (Highlands County)	128	16.4%	\$80,000	4.2%	32	39.1%	\$67,000	-6.9%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	253	31.8%	\$169,000	2.1%	43	-21.8%	\$80,000	23.1%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,280	16.9%	\$145,000	20.8%	1,195	2.2%	\$90,820	13.5%
The Villages MSA (Sumter County)	64	30.6%	\$193,475	12.3%	15	25.0%	\$149,000	6.2%

\* 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 Monday, April 22, 2013. Data revised on Friday, February 26, 2015. Next data release is Wednesday, May 22, 2013.