

# Florida Residential Market Sales Activity - April 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>20,594</b>	<b>17.9%</b>	<b>\$165,000</b>	<b>14.6%</b>	<b>11,321</b>	<b>14.1%</b>	<b>\$127,000</b>	<b>17.1%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,189	1.7%	\$180,000	27.8%	745	8.3%	\$147,500	5.4%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	391	26.1%	\$240,000	3.4%	190	14.5%	\$202,500	-8.8%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	939	25.5%	\$124,000	10.7%	271	12.9%	\$125,000	0.6%
Gainesville MSA (Alachua and Gilchrist counties)	188	23.7%	\$158,000	14.5%	39	-23.5%	\$70,500	8.5%
Homosassa Springs MSA (Citrus County)	230	53.3%	\$104,000	22.4%	29	107.1%	\$71,500	5.9%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,573	34.0%	\$175,000	12.2%	401	33.2%	\$115,000	18.0%
Lakeland-Winter Haven MSA (Polk County)	693	19.9%	\$124,700	19.1%	82	2.5%	\$60,000	-26.8%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,827	13.5%	\$250,000	25.0%	4,769	13.2%	\$125,000	25.0%
Naples-Immokalee-Marco Island MSA (Collier County)	532	5.6%	\$349,870	29.8%	750	18.1%	\$220,000	6.3%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,242	16.4%	\$203,123	23.1%	689	15.2%	\$145,000	5.5%
Ocala MSA (Marion County)	446	21.5%	\$98,000	8.9%	25	8.7%	\$65,000	-10.8%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,438	15.1%	\$161,000	20.8%	800	0.1%	\$90,000	20.0%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	770	20.5%	\$127,500	11.8%	216	11.3%	\$111,500	5.9%
Panama City MSA (Bay and Gulf counties)	193	17.0%	\$156,000	11.9%	167	40.3%	\$189,900	10.1%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	437	10.1%	\$145,000	3.6%	93	40.9%	\$157,035	-28.9%
Port St. Lucie MSA (Martin and St. Lucie counties)	712	24.3%	\$132,250	16.8%	303	26.8%	\$129,900	44.3%
Punta Gorda MSA (Charlotte County)	366	-4.4%	\$134,000	13.6%	130	27.5%	\$112,500	15.7%
Sebastian-Vero Beach MSA (Indian River County)	231	5.0%	\$140,000	2.9%	84	7.7%	\$159,500	79.2%
Sebring MSA (Highlands County)	142	29.1%	\$75,250	-23.6%	36	125.0%	\$61,000	26.4%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	263	49.4%	\$167,000	7.1%	51	-19.0%	\$73,000	15.9%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,385	24.5%	\$142,750	13.3%	1,363	16.5%	\$95,500	16.0%
The Villages MSA (Sumter County)	49	22.5%	\$178,000	12.3%	16	45.5%	\$159,950	23.1%

\* 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 Wednesday, May 22, 2013. Data revised on Friday, February 26, 2015. Next data release is Thursday, June 20, 2013.