

# Florida Residential Market Sales Activity - May 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>22,160</b>	<b>18.6%</b>	<b>\$172,000</b>	<b>16.6%</b>	<b>11,383</b>	<b>12.1%</b>	<b>\$127,500</b>	<b>12.8%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,223	6.7%	\$175,000	23.2%	719	22.3%	\$158,000	9.7%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	441	18.2%	\$239,000	10.4%	204	15.9%	\$193,500	-8.8%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	923	16.7%	\$129,000	9.6%	273	-1.1%	\$125,000	8.7%
Gainesville MSA (Alachua and Gilchrist counties)	249	40.7%	\$176,000	4.3%	67	-2.9%	\$72,000	12.5%
Homosassa Springs MSA (Citrus County)	244	39.4%	\$105,950	9.4%	29	38.1%	\$86,500	15.3%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,721	36.6%	\$177,750	14.7%	422	24.5%	\$115,000	25.7%
Lakeland-Winter Haven MSA (Polk County)	726	26.3%	\$125,000	14.7%	88	29.4%	\$82,000	6.5%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	4,154	16.4%	\$250,000	25.0%	4,916	7.8%	\$129,900	18.1%
Naples-Immokalee-Marco Island MSA (Collier County)	514	-1.3%	\$350,000	25.0%	661	11.7%	\$215,000	3.4%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,316	17.0%	\$200,041	18.4%	619	5.6%	\$150,000	5.6%
Ocala MSA (Marion County)	477	25.2%	\$95,000	7.3%	33	37.5%	\$38,500	-50.8%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,660	13.6%	\$165,000	20.2%	841	12.3%	\$94,900	24.9%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	808	22.2%	\$130,000	12.6%	235	12.4%	\$105,000	-2.6%
Panama City MSA (Bay and Gulf counties)	253	50.6%	\$161,301	-2.2%	164	11.6%	\$181,000	-0.3%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	541	26.1%	\$155,000	6.9%	91	23.0%	\$201,000	-30.2%
Port St. Lucie MSA (Martin and St. Lucie counties)	683	4.4%	\$138,000	11.3%	258	22.9%	\$115,000	1.3%
Punta Gorda MSA (Charlotte County)	395	25.8%	\$145,000	16.9%	113	11.9%	\$126,500	0.4%
Sebastian-Vero Beach MSA (Indian River County)	281	14.2%	\$162,000	7.3%	94	5.6%	\$82,500	-6.9%
Sebring MSA (Highlands County)	127	12.4%	\$85,000	2.4%	18	38.5%	\$55,000	17.3%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	314	42.7%	\$182,700	14.5%	69	50.0%	\$75,200	0.3%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,611	19.2%	\$159,000	23.7%	1,389	24.2%	\$97,365	18.6%
The Villages MSA (Sumter County)	63	37.0%	\$176,000	4.5%	19	46.2%	\$145,000	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 Thursday, June 20, 2013. Data revised on Friday, February 26, 2015. Next data release is Monday, July 22, 2013.