

Florida Residential Market Sales Activity - Q2 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	63,153	15.1%	\$170,000	14.9%	32,108	9.1%	\$128,550	16.9%
Cape Coral-Fort Myers MSA (Lee County)	3,470	2.2%	\$176,000	25.7%	1,983	10.2%	\$152,500	7.0%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	1,265	21.3%	\$235,000	4.4%	583	11.7%	\$203,500	-5.2%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	2,644	13.4%	\$129,000	12.3%	786	9.8%	\$128,000	6.7%
Gainesville MSA (Alachua and Gilchrist counties)	725	39.2%	\$170,000	4.3%	166	-15.7%	\$72,500	11.5%
Homosassa Springs MSA (Citrus County)	670	33.7%	\$108,108	10.6%	76	52.0%	\$79,000	11.3%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	4,923	29.6%	\$179,500	12.2%	1,191	23.7%	\$115,000	20.7%
Lakeland-Winter Haven MSA (Polk County)	2,078	20.2%	\$122,000	12.6%	235	9.8%	\$72,000	-10.0%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	11,855	12.4%	\$250,000	22.0%	13,754	6.3%	\$128,000	21.9%
Naples-Immokalee-Marco Island MSA (Collier County)	1,457	-1.8%	\$345,000	25.5%	1,944	11.9%	\$218,000	6.1%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	3,759	15.8%	\$200,000	18.3%	1,832	8.4%	\$150,000	9.1%
Ocala MSA (Marion County)	1,354	21.8%	\$99,000	11.2%	87	24.3%	\$62,750	4.7%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	7,519	10.5%	\$165,000	19.6%	2,319	0.6%	\$92,750	23.7%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	2,352	19.1%	\$129,900	8.3%	627	2.5%	\$112,500	6.4%
Panama City MSA (Bay and Gulf counties)	667	24.9%	\$163,515	3.7%	479	15.7%	\$183,000	1.7%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	1,472	13.8%	\$155,000	6.9%	260	23.8%	\$185,000	-21.8%
Port St. Lucie MSA (Martin and St. Lucie counties)	2,057	9.8%	\$136,000	14.8%	748	16.0%	\$119,950	14.2%
Punta Gorda MSA (Charlotte County)	1,126	8.5%	\$140,000	17.0%	336	24.9%	\$120,000	6.7%
Sebastian-Vero Beach MSA (Indian River County)	762	10.4%	\$159,900	12.6%	257	7.1%	\$118,000	31.1%
Sebring MSA (Highlands County)	380	16.6%	\$80,000	-3.0%	73	65.9%	\$58,250	8.9%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	859	30.9%	\$166,250	3.9%	181	8.4%	\$76,000	-1.3%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	10,427	18.0%	\$153,050	17.7%	3,943	15.8%	\$98,000	15.4%
The Villages MSA (Sumter County)	164	31.2%	\$178,000	7.2%	52	67.7%	\$156,950	17.1%

* 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.

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