

Florida Residential Market Sales Activity - July 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	21,175	21.0%	\$178,000	19.5%	9,681	19.6%	\$128,500	23.6%
Cape Coral-Fort Myers MSA (Lee County)	1,008	7.9%	\$162,500	20.6%	510	36.0%	\$140,000	16.7%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	436	24.2%	\$241,700	7.4%	192	20.8%	\$253,750	29.5%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	957	31.5%	\$130,000	13.1%	262	34.4%	\$145,000	20.9%
Gainesville MSA (Alachua and Gilchrist counties)	260	34.0%	\$170,000	6.3%	75	25.0%	\$75,000	7.2%
Homosassa Springs MSA (Citrus County)	210	40.9%	\$110,000	17.0%	14	7.7%	\$79,600	37.2%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,626	32.5%	\$191,000	17.9%	355	17.5%	\$118,500	24.7%
Lakeland-Winter Haven MSA (Polk County)	675	13.1%	\$125,000	20.0%	72	4.3%	\$84,450	34.0%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	4,032	14.7%	\$260,000	25.0%	4,290	13.3%	\$130,000	27.5%
Naples-Immokalee-Marco Island MSA (Collier County)	450	25.3%	\$275,000	10.0%	453	45.2%	\$197,500	18.3%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,193	24.9%	\$205,000	19.3%	477	27.2%	\$158,000	19.2%
Ocala MSA (Marion County)	489	40.5%	\$106,000	14.6%	28	47.4%	\$54,000	-20.5%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,697	20.0%	\$172,000	22.9%	742	9.0%	\$103,788	29.7%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	825	37.5%	\$124,000	3.3%	202	50.7%	\$118,000	0.4%
Panama City MSA (Bay and Gulf counties)	204	10.3%	\$185,000	15.7%	144	17.1%	\$168,500	-0.9%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	521	14.5%	\$164,814	5.0%	80	6.7%	\$178,750	3.9%
Port St. Lucie MSA (Martin and St. Lucie counties)	620	4.2%	\$139,950	16.6%	203	24.5%	\$119,500	34.3%
Punta Gorda MSA (Charlotte County)	330	2.8%	\$149,900	39.1%	91	30.0%	\$100,000	-17.3%
Sebastian-Vero Beach MSA (Indian River County)	276	34.6%	\$172,000	32.3%	64	30.6%	\$93,713	-19.9%
Sebring MSA (Highlands County)	122	3.4%	\$86,250	29.3%	21	61.5%	\$21,875	-60.9%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	286	31.8%	\$180,000	5.9%	65	27.5%	\$79,000	-9.7%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,526	22.9%	\$165,000	26.9%	1,266	22.9%	\$106,500	22.0%
The Villages MSA (Sumter County)	53	32.5%	\$199,900	-8.6%	15	66.7%	\$152,000	4.8%

* 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, August 21, 2013. Data revised on Friday, February 26, 2015. Next data release is Thursday, September 19, 2013.