

# Florida Residential Market Sales Activity - August 2013

## Closed Sales and Median Sale Prices Statewide by Metropolitan Statistical Area\*



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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>20,630</b>	<b>10.7%</b>	<b>\$175,000</b>	<b>19.0%</b>	<b>9,674</b>	<b>8.5%</b>	<b>\$130,000</b>	<b>26.2%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,040	14.8%	\$163,000	25.4%	453	12.1%	\$145,000	20.6%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	430	14.1%	\$239,900	13.1%	198	13.8%	\$222,500	11.5%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	891	19.9%	\$131,000	17.5%	280	20.2%	\$166,250	44.6%
Gainesville MSA (Alachua and Gilchrist counties)	229	22.5%	\$169,000	5.6%	75	47.1%	\$69,000	-15.9%
Homosassa Springs MSA (Citrus County)	209	3.5%	\$120,000	13.8%	26	160.0%	\$76,750	53.5%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,642	25.1%	\$192,500	20.3%	392	25.6%	\$116,725	23.5%
Lakeland-Winter Haven MSA (Polk County)	657	8.2%	\$129,900	22.0%	63	12.5%	\$71,000	11.8%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,878	5.6%	\$260,000	23.8%	4,256	2.9%	\$138,000	34.0%
Naples-Immokalee-Marco Island MSA (Collier County)	397	-3.6%	\$305,000	30.9%	441	19.2%	\$192,500	8.2%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,131	6.7%	\$210,000	25.0%	507	18.2%	\$145,000	7.4%
Ocala MSA (Marion County)	448	20.1%	\$99,900	12.4%	25	31.6%	\$87,500	53.8%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,547	6.8%	\$172,000	22.9%	810	-2.3%	\$107,000	33.8%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	772	8.9%	\$130,000	13.0%	207	10.7%	\$110,000	13.4%
Panama City MSA (Bay and Gulf counties)	252	21.2%	\$175,000	20.7%	154	17.6%	\$158,250	-11.1%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	563	32.2%	\$155,450	6.2%	86	11.7%	\$147,450	-19.6%
Port St. Lucie MSA (Martin and St. Lucie counties)	642	-2.0%	\$145,000	16.7%	194	8.4%	\$110,000	27.9%
Punta Gorda MSA (Charlotte County)	310	2.3%	\$144,700	25.8%	88	44.3%	\$120,500	24.2%
Sebastian-Vero Beach MSA (Indian River County)	239	18.3%	\$160,000	28.0%	55	77.4%	\$92,500	-2.6%
Sebring MSA (Highlands County)	125	7.8%	\$86,200	10.5%	23	35.3%	\$61,000	146.5%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	330	35.8%	\$175,500	13.2%	73	35.2%	\$75,500	-15.2%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,443	9.4%	\$160,000	23.1%	1,191	10.9%	\$99,700	17.3%
The Villages MSA (Sumter County)	54	22.7%	\$210,000	6.7%	17	30.8%	\$155,500	2.0%

\* 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, September 19, 2013. Data revised on Friday, February 26, 2015. Next data release is Monday, October 21, 2013.