

# Florida Residential Market Sales Activity - Q3 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>60,082</b>	<b>16.1%</b>	<b>\$175,000</b>	<b>18.6%</b>	<b>27,779</b>	<b>13.7%</b>	<b>\$130,000</b>	<b>23.8%</b>
Cape Coral-Fort Myers MSA (Lee County)	3,016	13.6%	\$165,500	24.0%	1,417	21.9%	\$145,000	20.8%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa County)	793	16.8%	\$196,130	8.4%	294	18.5%	\$180,000	3.2%
Deltona-Daytona Beach-Ormond Beach MSA (Volusia County)	2,168	22.7%	\$125,000	14.7%	671	9.8%	\$150,000	27.7%
Gainesville MSA (Alachua and Gilchrist Counties)	670	30.1%	\$168,000	5.1%	196	42.0%	\$73,500	0.3%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns Counties)	4,498	27.1%	\$185,000	15.6%	961	31.8%	\$117,000	32.2%
Lakeland-Winter Haven MSA (Polk County)	1,909	10.0%	\$128,936	23.1%	199	11.8%	\$81,000	27.6%
Miami-Fort Lauderdale-Pompano Beach MSA (Broward, Miami-Dade, and Palm Beach Counties)	11,316	11.3%	\$260,000	23.8%	12,273	7.6%	\$135,000	29.8%
Naples-Marco Island MSA (Collier County)	1,248	19.8%	\$295,500	22.1%	1,310	31.1%	\$192,500	13.3%
North Port-Bradenton-Sarasota MSA (Manatee and Sarasota Counties)	3,276	13.9%	\$206,000	21.2%	1,442	26.8%	\$153,000	13.4%
Ocala MSA (Marion County)	1,434	35.4%	\$103,150	12.1%	83	53.7%	\$59,000	-13.8%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole Counties)	7,402	12.2%	\$172,000	22.9%	2,166	1.3%	\$102,750	30.1%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	2,226	19.9%	\$125,000	6.4%	597	28.1%	\$110,000	3.8%
Palm Coast MSA (Flagler County)	590	3.1%	\$150,000	18.1%	120	29.0%	\$184,000	43.8%
Panama City-Lynn Haven-Panama City Beach MSA (Bay County)	613	16.8%	\$179,700	12.4%	469	22.5%	\$167,700	-1.3%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa Counties)	1,641	19.6%	\$160,000	4.9%	246	6.5%	\$175,000	0.8%
Port St. Lucie MSA (Martin and St. Lucie Counties)	1,834	5.8%	\$145,500	20.5%	584	15.4%	\$119,250	26.2%
Punta Gorda MSA (Charlotte County)	948	8.6%	\$149,000	31.9%	253	25.2%	\$106,500	1.9%
Sebastian-Vero Beach MSA (Indian River County)	828	49.7%	\$160,000	23.1%	183	43.0%	\$94,925	-27.5%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla Counties)	832	29.0%	\$177,250	8.8%	184	43.8%	\$77,500	-13.8%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas Counties)	10,106	16.6%	\$159,900	23.0%	3,540	16.9%	\$100,554	17.6%

\* 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 official 2010 MSAs delineated by the U.S. Office of Management and Budget, which will be the nationwide standard through 2020.

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