

# Florida Residential Market Sales Activity - October 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>18,098</b>	<b>2.5%</b>	<b>\$169,900</b>	<b>17.2%</b>	<b>8,601</b>	<b>2.4%</b>	<b>\$128,500</b>	<b>20.1%</b>
Cape Coral-Fort Myers MSA (Lee County)	929	5.4%	\$155,800	11.7%	442	18.2%	\$149,950	20.0%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	349	11.5%	\$204,900	-7.5%	160	0.6%	\$238,150	14.4%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	815	7.8%	\$134,450	22.2%	226	10.2%	\$147,000	13.0%
Gainesville MSA (Alachua and Gilchrist counties)	170	25.9%	\$162,539	-1.5%	37	-17.8%	\$50,000	-31.5%
Homosassa Springs MSA (Citrus County)	194	14.1%	\$98,950	11.9%	12	-25.0%	\$76,750	4.1%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,468	15.5%	\$176,131	13.6%	374	16.5%	\$119,950	27.6%
Lakeland-Winter Haven MSA (Polk County)	560	-12.1%	\$124,900	16.5%	75	47.1%	\$67,000	-4.3%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,492	-0.2%	\$254,000	23.9%	3,891	-0.7%	\$132,440	22.7%
Naples-Immokalee-Marco Island MSA (Collier County)	374	6.3%	\$300,500	20.7%	344	-9.7%	\$211,750	30.3%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,071	15.7%	\$199,750	13.7%	407	-2.4%	\$155,000	14.8%
Ocala MSA (Marion County)	446	26.7%	\$101,625	16.5%	27	35.0%	\$64,900	-14.3%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,154	-6.6%	\$175,000	28.2%	674	-1.7%	\$95,000	25.7%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	710	6.6%	\$121,500	3.8%	200	0.0%	\$104,000	13.7%
Panama City MSA (Bay and Gulf counties)	193	19.1%	\$160,000	7.2%	164	47.7%	\$216,000	29.0%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	443	0.9%	\$148,000	7.2%	68	-5.6%	\$155,500	-25.4%
Port St. Lucie MSA (Martin and St. Lucie counties)	544	-5.4%	\$142,500	18.8%	186	-2.1%	\$86,000	-1.1%
Punta Gorda MSA (Charlotte County)	291	5.1%	\$130,000	8.3%	78	25.8%	\$109,950	4.7%
Sebastian-Vero Beach MSA (Indian River County)	217	0.0%	\$152,900	12.9%	41	-31.7%	\$105,000	8.2%
Sebring MSA (Highlands County)	105	-6.3%	\$78,500	-2.3%	18	12.5%	\$74,500	-4.5%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	236	0.0%	\$177,000	12.7%	53	65.6%	\$73,101	-5.7%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	2,947	-2.4%	\$150,000	15.4%	1,056	5.3%	\$101,000	15.5%
The Villages MSA (Sumter County)	43	-8.5%	\$169,500	1.6%	19	26.7%	\$168,000	20.0%

\* 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.

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