

# Florida Residential Market Sales Activity - November 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>16,210</b>	<b>-3.8%</b>	<b>\$170,000</b>	<b>13.3%</b>	<b>7,612</b>	<b>-6.8%</b>	<b>\$130,000</b>	<b>16.0%</b>
Cape Coral-Fort Myers MSA (Lee County)	777	-7.4%	\$169,000	20.7%	411	1.0%	\$141,700	1.2%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	317	12.8%	\$219,025	-6.0%	137	7.0%	\$205,000	-13.1%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	754	3.4%	\$132,000	20.0%	191	-6.8%	\$133,750	2.9%
Gainesville MSA (Alachua and Gilchrist counties)	152	7.0%	\$175,863	9.7%	35	29.6%	\$77,000	7.7%
Homosassa Springs MSA (Citrus County)	205	28.9%	\$108,500	20.6%	18	28.6%	\$58,000	-28.4%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,278	4.8%	\$175,000	12.2%	305	-4.1%	\$120,000	20.0%
Lakeland-Winter Haven MSA (Polk County)	501	-12.6%	\$129,000	17.3%	59	-3.3%	\$82,500	6.5%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,053	-7.8%	\$259,000	23.3%	3,442	-6.5%	\$135,000	22.7%
Naples-Immokalee-Marco Island MSA (Collier County)	314	-12.0%	\$289,900	5.4%	352	-8.3%	\$220,000	17.2%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	912	-9.8%	\$195,250	16.9%	383	-11.5%	\$150,000	7.0%
Ocala MSA (Marion County)	426	18.3%	\$94,450	4.6%	26	136.4%	\$63,700	6.2%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	1,908	-13.3%	\$169,000	17.4%	603	-15.2%	\$100,000	24.8%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	632	8.8%	\$144,000	18.0%	159	8.2%	\$110,000	-4.4%
Panama City MSA (Bay and Gulf counties)	173	3.6%	\$169,900	6.5%	97	3.2%	\$181,000	14.1%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	486	25.6%	\$147,000	6.5%	70	2.9%	\$223,750	23.8%
Port St. Lucie MSA (Martin and St. Lucie counties)	550	6.6%	\$136,250	9.4%	161	-7.5%	\$106,250	22.1%
Punta Gorda MSA (Charlotte County)	239	-2.0%	\$130,000	3.4%	80	9.6%	\$96,500	-8.1%
Sebastian-Vero Beach MSA (Indian River County)	188	12.6%	\$141,500	2.5%	46	-27.0%	\$119,500	-6.3%
Sebring MSA (Highlands County)	80	-23.1%	\$72,000	-4.0%	16	-11.1%	\$55,250	59.0%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	206	6.2%	\$163,000	-1.2%	42	13.5%	\$78,500	10.6%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	2,708	-9.0%	\$152,500	8.9%	928	-12.5%	\$97,750	13.3%
The Villages MSA (Sumter County)	49	-7.5%	\$170,000	-9.5%	15	0.0%	\$150,000	7.1%

\* 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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