

Florida Residential Market Sales Activity - Q4 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	53,343	1.6%	\$170,000	13.3%	24,665	-2.1%	\$132,000	18.4%
Cape Coral-Fort Myers MSA (Lee County)	2,648	-2.0%	\$165,000	18.3%	1,323	4.7%	\$149,995	11.1%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	1,007	5.1%	\$215,000	-4.4%	446	-2.2%	\$234,000	8.8%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	2,349	6.0%	\$133,000	18.2%	633	3.6%	\$136,950	-2.2%
Gainesville MSA (Alachua and Gilchrist counties)	564	24.2%	\$167,450	6.0%	121	-2.4%	\$69,950	7.6%
Homosassa Springs MSA (Citrus County)	600	16.1%	\$100,450	6.9%	47	0.0%	\$64,500	-12.8%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	4,414	14.9%	\$175,730	13.1%	987	0.4%	\$120,000	20.0%
Lakeland-Winter Haven MSA (Polk County)	1,676	-6.9%	\$127,250	14.6%	190	8.0%	\$70,950	1.3%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	10,182	-1.0%	\$257,500	22.0%	11,147	-2.9%	\$135,000	22.6%
Naples-Immokalee-Marco Island MSA (Collier County)	1,070	-5.1%	\$318,275	20.1%	1,111	-8.0%	\$211,000	12.7%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	3,052	0.8%	\$200,075	14.3%	1,276	-2.7%	\$160,000	14.5%
Ocala MSA (Marion County)	1,349	28.8%	\$96,000	5.7%	69	35.3%	\$62,400	5.8%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	6,314	-7.5%	\$172,500	21.6%	1,898	-8.2%	\$100,000	25.0%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	2,054	12.4%	\$130,000	8.3%	498	-1.8%	\$111,000	5.7%
Panama City MSA (Bay and Gulf counties)	571	9.2%	\$169,900	10.0%	382	19.4%	\$202,500	15.7%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	1,448	15.0%	\$145,000	4.1%	222	5.7%	\$212,000	13.2%
Port St. Lucie MSA (Martin and St. Lucie counties)	1,713	-1.6%	\$140,000	14.3%	513	-5.2%	\$100,000	8.7%
Punta Gorda MSA (Charlotte County)	848	10.4%	\$138,000	10.5%	228	7.0%	\$115,000	19.8%
Sebastian-Vero Beach MSA (Indian River County)	635	7.6%	\$150,000	6.6%	151	-14.7%	\$105,000	-8.7%
Sebring MSA (Highlands County)	308	-7.8%	\$80,000	0.0%	45	-6.3%	\$57,000	8.7%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	688	7.5%	\$167,000	1.2%	157	36.5%	\$79,450	14.7%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	8,659	-3.4%	\$154,000	14.1%	3,028	-2.7%	\$101,000	15.5%
The Villages MSA (Sumter County)	145	4.3%	\$170,000	-5.0%	57	26.7%	\$167,500	10.2%

* 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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