

# Florida Residential Market Sales Activity - January 2014

## 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>14,591</b>	<b>3.3%</b>	<b>\$163,000</b>	<b>12.4%</b>	<b>7,407</b>	<b>7.9%</b>	<b>\$130,000</b>	<b>16.1%</b>
Cape Coral-Fort Myers MSA (Lee County)	724	-6.1%	\$175,000	25.0%	420	17.3%	\$164,950	22.6%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	269	25.1%	\$235,000	6.8%	112	34.9%	\$227,500	4.4%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	655	7.6%	\$125,000	9.0%	165	5.8%	\$143,000	19.2%
Gainesville MSA (Alachua and Gilchrist counties)	129	4.0%	\$155,000	-8.0%	30	-44.4%	\$63,950	-8.6%
Homosassa Springs MSA (Citrus County)	158	31.7%	\$85,000	-15.0%	20	100.0%	\$78,375	40.0%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,184	4.7%	\$155,000	0.0%	275	21.7%	\$107,500	15.6%
Lakeland-Winter Haven MSA (Polk County)	465	-11.3%	\$120,000	17.1%	60	11.1%	\$72,300	-5.4%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	2,793	-1.8%	\$250,000	16.3%	3,387	5.9%	\$136,500	18.7%
Naples-Immokalee-Marco Island MSA (Collier County)	360	25.4%	\$350,000	33.6%	410	20.6%	\$220,000	12.4%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	869	3.8%	\$200,000	21.2%	412	9.6%	\$150,000	22.4%
Ocala MSA (Marion County)	395	27.0%	\$90,000	0.1%	18	12.5%	\$64,500	27.2%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	1,692	-5.9%	\$164,000	14.7%	559	2.8%	\$99,000	18.0%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	561	20.9%	\$124,400	14.8%	173	24.5%	\$98,500	3.7%
Panama City MSA (Bay and Gulf counties)	134	-1.5%	\$173,250	15.5%	122	35.6%	\$151,500	-10.9%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	325	12.8%	\$135,000	-8.5%	34	-40.4%	\$107,500	-38.0%
Port St. Lucie MSA (Martin and St. Lucie counties)	502	3.1%	\$136,500	15.7%	153	13.3%	\$115,000	21.1%
Punta Gorda MSA (Charlotte County)	272	3.0%	\$135,433	6.6%	74	25.4%	\$96,750	-16.2%
Sebastian-Vero Beach MSA (Indian River County)	165	27.9%	\$149,000	8.0%	58	23.4%	\$107,000	23.0%
Sebring MSA (Highlands County)	89	20.3%	\$78,000	11.5%	10	-50.0%	\$43,594	-29.1%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	182	28.2%	\$175,000	7.2%	45	28.6%	\$84,900	12.5%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	2,319	-0.7%	\$136,250	7.7%	821	-0.8%	\$95,500	16.5%
The Villages MSA (Sumter County)	31	14.8%	\$240,000	25.0%	14	27.3%	\$158,450	8.5%

\* 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.