

# Florida Residential Market Sales Activity - 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>225,460</b>	<b>11.0%</b>	<b>\$168,500</b>	<b>16.2%</b>	<b>109,620</b>	<b>6.1%</b>	<b>\$125,990</b>	<b>20.0%</b>
Cape Coral-Fort Myers MSA (Lee County)	11,846	-0.2%	\$164,000	23.3%	6,169	8.9%	\$145,000	9.0%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	4,399	12.8%	\$230,000	6.5%	1,965	3.0%	\$220,000	10.0%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	9,793	14.1%	\$128,500	16.8%	2,771	9.9%	\$135,000	12.5%
Gainesville MSA (Alachua and Gilchrist counties)	2,414	30.5%	\$168,000	6.3%	624	12.0%	\$70,450	5.3%
Homosassa Springs MSA (Citrus County)	2,412	20.7%	\$105,000	11.7%	224	25.8%	\$74,500	8.8%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	17,778	24.2%	\$175,000	12.9%	4,182	14.6%	\$115,000	23.4%
Lakeland-Winter Haven MSA (Polk County)	7,473	12.1%	\$122,000	16.2%	805	11.0%	\$75,000	5.6%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	42,519	8.1%	\$246,500	23.3%	48,295	3.4%	\$128,000	25.5%
Naples-Immokalee-Marco Island MSA (Collier County)	4,806	-0.9%	\$310,000	19.7%	5,612	6.7%	\$210,000	13.5%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	13,054	11.4%	\$197,990	17.9%	6,006	9.5%	\$150,000	11.1%
Ocala MSA (Marion County)	5,182	24.0%	\$99,500	10.7%	296	29.3%	\$60,000	-7.0%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	27,509	6.6%	\$165,000	20.0%	8,381	-1.5%	\$95,000	25.0%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	8,262	13.7%	\$125,000	6.2%	2,202	5.6%	\$110,000	5.8%
Panama City MSA (Bay and Gulf counties)	2,349	16.1%	\$170,000	10.0%	1,681	16.1%	\$182,500	7.4%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	5,602	16.6%	\$150,000	4.9%	915	14.5%	\$185,000	-2.6%
Port St. Lucie MSA (Martin and St. Lucie counties)	7,201	7.0%	\$135,000	13.4%	2,420	9.6%	\$110,000	18.3%
Punta Gorda MSA (Charlotte County)	3,775	4.0%	\$139,900	20.7%	1,063	15.5%	\$117,000	8.8%
Sebastian-Vero Beach MSA (Indian River County)	2,702	14.2%	\$155,000	14.8%	766	11.2%	\$99,850	4.0%
Sebring MSA (Highlands County)	1,372	9.8%	\$80,000	1.3%	250	44.5%	\$58,500	13.7%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	2,936	21.8%	\$170,000	3.7%	636	19.8%	\$76,000	1.3%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	37,264	11.7%	\$150,000	16.3%	13,508	9.1%	\$96,800	15.3%
The Villages MSA (Sumter County)	595	19.7%	\$183,000	4.4%	193	37.9%	\$154,900	10.6%

\* 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 latest (2013) MSAs as delineated by the U.S. Office of Management and Budget.

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