

# Florida Residential Market Sales Activity - February 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>15,657</b>	<b>0.1%</b>	<b>\$165,000</b>	<b>10.0%</b>	<b>7,680</b>	<b>-5.9%</b>	<b>\$132,000</b>	<b>14.8%</b>
Cape Coral-Fort Myers MSA (Lee County)	770	-13.9%	\$184,500	19.0%	462	-8.5%	\$155,000	14.0%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	329	3.8%	\$209,200	-4.6%	108	-20.6%	\$247,500	46.0%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	694	-0.9%	\$131,400	12.3%	179	-15.6%	\$136,600	4.3%
Gainesville MSA (Alachua and Gilchrist counties)	135	-14.6%	\$159,900	5.9%	26	-42.2%	\$62,498	-8.1%
Homosassa Springs MSA (Citrus County)	194	15.5%	\$100,000	17.4%	25	66.7%	\$55,000	-29.5%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,310	11.8%	\$165,000	3.8%	288	-3.4%	\$105,000	5.4%
Lakeland-Winter Haven MSA (Polk County)	529	-3.8%	\$125,000	14.7%	53	0.0%	\$74,000	15.6%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	2,761	-2.8%	\$257,500	17.0%	3,356	-5.7%	\$140,000	25.0%
Naples-Immokalee-Marco Island MSA (Collier County)	342	-2.0%	\$390,000	34.9%	424	0.2%	\$216,500	5.6%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	937	3.7%	\$200,000	12.0%	410	-16.0%	\$164,000	16.5%
Ocala MSA (Marion County)	430	28.0%	\$95,000	-2.2%	22	10.0%	\$47,500	-22.8%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	1,799	-12.3%	\$175,000	18.2%	547	-17.9%	\$103,750	25.2%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	618	11.4%	\$123,375	8.2%	174	15.2%	\$116,000	12.6%
Panama City MSA (Bay and Gulf counties)	163	10.1%	\$166,250	-2.2%	117	-8.6%	\$174,500	-1.7%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	420	19.3%	\$132,500	-5.3%	47	-9.6%	\$208,000	15.6%
Port St. Lucie MSA (Martin and St. Lucie counties)	543	9.5%	\$135,000	12.5%	187	2.7%	\$110,000	15.8%
Punta Gorda MSA (Charlotte County)	300	4.9%	\$139,000	11.3%	77	-7.2%	\$87,000	-30.4%
Sebastian-Vero Beach MSA (Indian River County)	221	16.3%	\$150,000	16.5%	62	8.8%	\$96,450	12.8%
Sebring MSA (Highlands County)	127	27.0%	\$75,000	-19.8%	23	64.3%	\$51,000	-9.7%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	197	27.9%	\$158,500	-4.2%	43	19.4%	\$74,900	4.8%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	2,480	-3.2%	\$147,747	9.4%	989	2.0%	\$95,000	13.1%
The Villages MSA (Sumter County)	43	-10.4%	\$174,500	-4.1%	10	-16.7%	\$172,750	23.0%

\* 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.

Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Thursday, March 20, 2014. Data revised on Friday, February 26, 2015. Next data release is Tuesday, April 22, 2014.