

Florida Residential Market Sales Activity - Q1 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.
State of Florida	49,845	1.2%	\$168,000	9.1%	24,767	-1.4%	\$134,900	17.3%
Cape Coral-Fort Myers MSA (Lee County)	2,552	-8.5%	\$179,000	17.0%	1,563	3.8%	\$160,000	17.6%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	991	10.7%	\$217,000	-2.9%	354	-9.0%	\$256,000	24.9%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	2,180	0.7%	\$130,000	10.6%	582	-1.7%	\$137,500	10.0%
Gainesville MSA (Alachua and Gilchrist counties)	455	-1.5%	\$161,000	0.6%	98	-30.0%	\$76,000	11.8%
Homosassa Springs MSA (Citrus County)	598	14.1%	\$94,000	1.2%	72	50.0%	\$64,500	-0.8%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	4,046	8.3%	\$167,683	5.5%	895	0.6%	\$112,000	12.1%
Lakeland-Winter Haven MSA (Polk County)	1,627	-10.0%	\$125,000	11.1%	174	-5.9%	\$72,900	-2.8%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	9,103	-0.8%	\$255,000	13.3%	10,840	-2.9%	\$140,000	21.7%
Naples-Immokalee-Marco Island MSA (Collier County)	1,207	13.9%	\$375,000	29.3%	1,431	12.1%	\$221,625	5.0%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	2,962	-0.1%	\$200,000	11.1%	1,382	-5.1%	\$157,500	15.8%
Ocala MSA (Marion County)	1,335	24.2%	\$94,900	-1.4%	69	15.0%	\$62,250	-1.2%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	5,722	-8.8%	\$174,435	16.3%	1,772	-10.6%	\$104,750	23.2%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	1,939	18.1%	\$129,000	12.2%	561	15.4%	\$115,000	10.6%
Panama City MSA (Bay and Gulf counties)	511	12.8%	\$161,000	-3.2%	374	5.6%	\$173,750	-0.7%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	1,213	10.9%	\$139,000	-4.1%	132	-29.8%	\$195,000	17.7%
Port St. Lucie MSA (Martin and St. Lucie counties)	1,692	2.7%	\$138,239	11.5%	573	-3.4%	\$112,000	12.0%
Punta Gorda MSA (Charlotte County)	920	7.1%	\$139,900	7.7%	272	9.2%	\$100,000	-14.5%
Sebastian-Vero Beach MSA (Indian River County)	626	9.8%	\$154,950	6.8%	215	12.6%	\$99,000	16.5%
Sebring MSA (Highlands County)	367	21.5%	\$78,000	-1.3%	66	0.0%	\$53,000	-17.8%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	635	15.7%	\$161,500	-2.9%	156	36.8%	\$81,000	9.9%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	7,961	-2.7%	\$145,777	8.0%	2,986	-0.2%	\$98,000	15.3%
The Villages MSA (Sumter County)	114	-18.0%	\$192,000	3.8%	36	-5.3%	\$168,250	16.4%

* 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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