Florida Residential Market Sales Activity - April 2014
Closed Sales and Median Sale Prices
Statewide by Metropolitan Statistical Area*

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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	21,103	2.5%	$175,000	6.1%	10,641	-6.0%	$140,000	10.2%
Cape Coral-Fort Myers MSA (Lee County)	1,169	-1.7%	$197,000	9.4%	759	1.9%	$169,405	14.9%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	381	-2.6%	$209,000	-12.9%	132	-30.5%	$234,500	15.8%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	933	-0.6%	$131,475	6.0%	260	-4.1%	$145,000	16.0%
Gainesville MSA (Alachua and Gilchrist counties)	200	6.4%	$175,450	11.0%	64	64.1%	$80,613	14.3%
Homosassa Springs MSA (Citrus County)	246	7.0%	$108,000	3.8%	20	-31.0%	$72,450	1.3%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,635	3.9%	$183,300	4.7%	369	-8.0%	$119,650	4.0%
Lakeland-Winter Haven MSA (Polk County)	688	-0.7%	$129,500	3.8%	76	-7.3%	$74,200	23.7%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,955	3.3%	$264,000	5.6%	4,432	-7.1%	$142,000	13.6%
Naples-Immokalee-Marco Island MSA (Collier County)	519	-2.4%	$380,500	8.8%	757	0.9%	$230,000	4.5%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,264	1.8%	$210,000	3.4%	684	-0.7%	$162,000	11.7%
Ocala MSA (Marion County)	525	17.7%	$92,000	-6.1%	31	24.0%	$52,000	-20.0%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,448	0.4%	$180,000	11.8%	672	-16.0%	$111,000	23.3%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	802	4.2%	$133,200	4.5%	230	6.5%	$110,000	-1.3%
Panama City MSA (Bay and Gulf counties)	204	5.7%	$168,500	8.0%	129	-22.8%	$180,000	-5.2%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	501	14.6%	$139,900	-3.5%	86	-7.5%	$200,000	27.4%
Port St. Lucie MSA (Martin and St. Lucie counties)	684	-3.9%	$147,000	11.2%	258	-14.9%	$115,000	-11.5%
Punta Gorda MSA (Charlotte County)	429	17.2%	$147,000	9.7%	128	-1.5%	$134,000	19.1%
Sebastian-Vero Beach MSA (Indian River County)	270	16.9%	$163,900	17.1%	117	39.3%	$124,000	-22.3%
Sebring MSA (Highlands County)	110	-22.5%	$92,250	22.6%	27	-25.0%	$74,800	22.6%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	257	-2.3%	$157,500	-5.7%	59	15.7%	$73,500	0.7%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,386	0.0%	$150,000	5.1%	1,248	-8.4%	$108,000	13.1%
The Villages MSA (Sumter County)	47	-4.1%	$183,500	3.1%	11	-31.3%	$184,000	15.0%

* 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.
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