

Florida Residential Market Sales Activity - May 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	22,355	0.9%	\$180,000	4.7%	10,420	-8.5%	\$142,500	11.8%
Cape Coral-Fort Myers MSA (Lee County)	1,259	2.9%	\$191,000	9.1%	747	3.9%	\$167,000	5.7%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	470	6.6%	\$232,500	-2.7%	178	-12.7%	\$312,500	61.5%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	982	6.4%	\$135,300	4.9%	247	-9.5%	\$145,000	16.0%
Gainesville MSA (Alachua and Gilchrist counties)	247	-0.8%	\$172,100	-2.2%	72	7.5%	\$82,000	13.9%
Homosassa Springs MSA (Citrus County)	273	11.9%	\$119,900	13.2%	18	-37.9%	\$59,000	-31.8%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,774	3.1%	\$185,000	4.1%	394	-6.6%	\$114,221	-0.7%
Lakeland-Winter Haven MSA (Polk County)	720	-0.8%	\$130,000	4.0%	77	-12.5%	\$86,000	4.9%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	4,164	0.2%	\$270,000	8.0%	4,319	-12.1%	\$145,900	12.3%
Naples-Immokalee-Marco Island MSA (Collier County)	517	0.6%	\$395,000	12.9%	719	8.8%	\$227,500	5.8%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,292	-1.8%	\$210,000	5.0%	563	-9.0%	\$166,000	10.7%
Ocala MSA (Marion County)	474	-0.6%	\$105,000	10.5%	31	-6.1%	\$40,000	3.9%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,568	-3.5%	\$180,000	9.1%	693	-17.6%	\$105,000	10.6%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	824	2.0%	\$135,000	3.8%	225	-4.3%	\$116,500	11.0%
Panama City MSA (Bay and Gulf counties)	246	-2.8%	\$165,000	2.3%	144	-12.2%	\$167,000	-7.7%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	548	1.3%	\$153,710	-0.8%	89	-2.2%	\$235,625	17.2%
Port St. Lucie MSA (Martin and St. Lucie counties)	808	18.3%	\$148,000	7.2%	270	4.7%	\$112,000	-2.6%
Punta Gorda MSA (Charlotte County)	408	3.3%	\$157,250	8.4%	104	-8.0%	\$137,250	8.5%
Sebastian-Vero Beach MSA (Indian River County)	274	-2.5%	\$159,000	-1.9%	85	-9.6%	\$117,500	42.4%
Sebring MSA (Highlands County)	131	3.1%	\$80,764	-5.0%	23	27.8%	\$67,500	22.7%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	301	-4.1%	\$170,000	-7.0%	73	5.8%	\$75,600	0.5%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,587	-0.7%	\$156,005	-1.9%	1,248	-10.2%	\$109,950	12.9%
The Villages MSA (Sumter County)	56	-11.1%	\$227,750	29.4%	20	5.3%	\$179,500	23.8%

* 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 Monday, June 23, 2014. Data revised on Friday, February 26, 2015. Next data release is Tuesday, July 22, 2014.