

# Florida Residential Market Sales Activity - June 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>22,621</b>	<b>10.9%</b>	<b>\$185,000</b>	<b>5.7%</b>	<b>9,491</b>	<b>0.9%</b>	<b>\$140,000</b>	<b>7.7%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,172	10.8%	\$192,750	7.1%	555	6.9%	\$166,000	5.4%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	498	15.0%	\$224,000	-2.6%	134	-29.1%	\$257,500	17.0%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	986	26.1%	\$138,000	0.0%	260	7.4%	\$165,750	16.8%
Gainesville MSA (Alachua and Gilchrist counties)	273	-5.2%	\$176,400	-0.6%	82	36.7%	\$84,750	14.5%
Homosassa Springs MSA (Citrus County)	254	29.6%	\$101,000	-8.2%	22	22.2%	\$63,750	-17.2%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,917	17.7%	\$190,000	4.0%	360	-2.2%	\$115,500	3.3%
Lakeland-Winter Haven MSA (Polk County)	635	-3.6%	\$134,950	14.4%	75	15.4%	\$76,500	0.7%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	4,289	10.7%	\$274,900	5.7%	4,005	-1.6%	\$148,900	12.8%
Naples-Immokalee-Marco Island MSA (Collier County)	486	18.2%	\$400,000	15.3%	523	-1.9%	\$217,500	-5.4%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,243	3.5%	\$220,000	11.1%	510	-2.7%	\$174,000	14.5%
Ocala MSA (Marion County)	517	20.0%	\$106,900	6.9%	30	3.4%	\$50,750	-19.4%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,611	7.8%	\$185,000	8.8%	703	3.7%	\$98,000	3.2%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	865	11.8%	\$140,000	7.7%	219	24.4%	\$124,000	3.4%
Panama City MSA (Bay and Gulf counties)	246	11.3%	\$172,000	1.2%	130	-12.2%	\$185,500	2.5%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	580	17.4%	\$159,900	-4.8%	69	-9.2%	\$196,000	1.8%
Port St. Lucie MSA (Martin and St. Lucie counties)	753	13.7%	\$154,000	10.0%	200	7.0%	\$120,000	0.0%
Punta Gorda MSA (Charlotte County)	388	6.3%	\$158,250	10.7%	86	-7.5%	\$132,000	7.8%
Sebastian-Vero Beach MSA (Indian River County)	285	14.0%	\$163,000	-1.2%	87	10.1%	\$126,000	14.5%
Sebring MSA (Highlands County)	129	16.2%	\$87,000	13.7%	17	-10.5%	\$68,500	14.2%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	342	21.3%	\$167,500	-2.9%	139	127.9%	\$59,835	-27.5%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,642	6.1%	\$162,000	2.2%	1,217	2.2%	\$111,000	8.8%
The Villages MSA (Sumter County)	53	1.9%	\$202,500	13.3%	14	-17.6%	\$184,000	8.3%

\* 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 Tuesday, July 22, 2014. Data revised on Friday, February 26, 2015. Next data release is Thursday, August 21, 2014.