

Florida Residential Market Sales Activity - Q2 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	66,079	4.6%	\$180,000	5.9%	30,552	-4.8%	\$140,000	8.9%
Cape Coral-Fort Myers MSA (Lee County)	3,600	3.7%	\$191,000	8.5%	2,061	3.9%	\$167,750	10.0%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	1,349	6.6%	\$224,450	-4.5%	444	-23.8%	\$275,000	35.1%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	2,901	9.7%	\$135,000	4.7%	767	-2.4%	\$150,000	17.2%
Gainesville MSA (Alachua and Gilchrist counties)	720	-0.7%	\$173,000	1.8%	218	31.3%	\$83,250	14.8%
Homosassa Springs MSA (Citrus County)	773	15.4%	\$110,000	1.8%	60	-21.1%	\$65,000	-17.7%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	5,326	8.2%	\$185,050	3.1%	1,123	-5.7%	\$115,250	0.2%
Lakeland-Winter Haven MSA (Polk County)	2,043	-1.7%	\$130,000	6.6%	228	-3.0%	\$77,000	6.9%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	12,408	4.7%	\$265,000	6.0%	12,756	-7.3%	\$145,000	13.3%
Naples-Immokalee-Marco Island MSA (Collier County)	1,522	4.5%	\$394,450	14.3%	1,999	2.8%	\$225,000	3.2%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	3,799	1.1%	\$214,450	7.2%	1,757	-4.1%	\$167,000	11.3%
Ocala MSA (Marion County)	1,516	12.0%	\$100,000	1.0%	92	5.7%	\$51,500	-17.9%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	7,627	1.4%	\$182,000	10.3%	2,068	-10.8%	\$105,000	13.2%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	2,491	5.9%	\$137,500	5.9%	674	7.5%	\$118,000	4.9%
Panama City MSA (Bay and Gulf counties)	696	4.3%	\$169,950	3.9%	403	-15.9%	\$178,000	-2.7%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	1,629	10.7%	\$152,475	-1.6%	244	-6.2%	\$218,600	18.2%
Port St. Lucie MSA (Martin and St. Lucie counties)	2,245	9.1%	\$149,000	9.6%	728	-2.7%	\$115,000	-4.1%
Punta Gorda MSA (Charlotte County)	1,225	8.8%	\$154,500	10.4%	318	-5.4%	\$134,000	11.7%
Sebastian-Vero Beach MSA (Indian River County)	829	8.8%	\$162,000	1.3%	289	12.5%	\$120,000	1.7%
Sebring MSA (Highlands County)	370	-2.6%	\$87,250	9.1%	67	-8.2%	\$68,500	17.6%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	900	4.8%	\$165,000	-0.8%	271	49.7%	\$67,000	-11.8%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	10,615	1.8%	\$156,450	2.2%	3,713	-5.8%	\$109,500	11.7%
The Villages MSA (Sumter County)	156	-4.9%	\$202,500	13.8%	45	-13.5%	\$180,000	14.7%

* 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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