

# Florida Residential Market Sales Activity - August 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>21,252</b>	<b>3.0%</b>	<b>\$180,000</b>	<b>2.9%</b>	<b>8,788</b>	<b>-9.2%</b>	<b>\$135,000</b>	<b>3.8%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,008	-3.1%	\$178,250	9.4%	453	0.0%	\$159,000	9.7%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	458	6.5%	\$228,000	-5.0%	141	-28.8%	\$235,000	5.6%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	951	6.7%	\$140,000	6.9%	262	-6.4%	\$150,000	-9.8%
Gainesville MSA (Alachua and Gilchrist counties)	220	-3.9%	\$189,900	12.4%	73	-2.7%	\$78,800	14.2%
Homosassa Springs MSA (Citrus County)	239	14.4%	\$108,000	-10.0%	15	-42.3%	\$80,000	4.2%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,734	5.6%	\$187,990	-2.3%	395	0.8%	\$119,500	2.4%
Lakeland-Winter Haven MSA (Polk County)	661	0.6%	\$140,000	7.8%	64	1.6%	\$84,500	19.0%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,923	1.2%	\$269,520	3.7%	3,673	-13.7%	\$140,000	1.4%
Naples-Immokalee-Marco Island MSA (Collier County)	402	1.3%	\$350,000	14.8%	425	-3.6%	\$225,000	16.9%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,200	6.1%	\$208,586	-0.7%	457	-9.9%	\$155,000	6.9%
Ocala MSA (Marion County)	486	8.5%	\$100,000	0.1%	13	-48.0%	\$44,000	-49.7%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,540	-0.3%	\$185,000	7.6%	725	-10.5%	\$105,000	-1.9%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	847	9.7%	\$155,000	19.2%	203	-1.9%	\$125,000	13.6%
Panama City MSA (Bay and Gulf counties)	243	-3.6%	\$167,500	-4.3%	145	-5.8%	\$190,000	20.1%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	607	7.8%	\$153,000	-1.6%	98	14.0%	\$229,000	55.3%
Port St. Lucie MSA (Martin and St. Lucie counties)	702	9.3%	\$156,210	7.7%	196	1.0%	\$120,000	9.1%
Punta Gorda MSA (Charlotte County)	323	4.2%	\$140,000	-3.2%	82	-6.8%	\$125,000	3.7%
Sebastian-Vero Beach MSA (Indian River County)	222	-7.1%	\$160,000	0.0%	53	-3.6%	\$103,000	11.4%
Sebring MSA (Highlands County)	130	4.0%	\$90,000	4.4%	13	-43.5%	\$52,000	-14.8%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	299	-9.4%	\$169,950	-3.2%	54	-26.0%	\$76,825	1.8%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,554	3.2%	\$162,500	1.6%	1,175	-1.3%	\$114,900	15.2%
The Villages MSA (Sumter County)	38	-29.6%	\$188,500	-10.2%	13	-23.5%	\$202,000	29.9%

\* 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, September 22, 2014. Data revised on Friday, February 26, 2015. Next data release is Tuesday, October 21, 2014.