

Florida Residential Market Sales Activity - September 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	20,553	14.9%	\$180,000	5.9%	8,556	2.2%	\$140,000	7.7%
Cape Coral-Fort Myers MSA (Lee County)	945	6.2%	\$170,000	3.4%	434	10.2%	\$169,750	19.3%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	480	31.1%	\$228,250	3.3%	133	-15.3%	\$251,000	0.8%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	906	15.1%	\$135,000	1.1%	225	3.2%	\$151,000	3.2%
Gainesville MSA (Alachua and Gilchrist counties)	202	16.1%	\$169,750	9.1%	37	-21.3%	\$66,518	-11.3%
Homosassa Springs MSA (Citrus County)	217	9.0%	\$106,889	-5.4%	23	76.9%	\$63,500	1.6%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,630	13.4%	\$188,000	8.7%	346	-5.7%	\$130,000	0.1%
Lakeland-Winter Haven MSA (Polk County)	613	5.9%	\$140,000	7.7%	53	-11.7%	\$84,000	2.4%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,811	12.2%	\$265,000	3.9%	3,774	2.6%	\$149,900	13.7%
Naples-Immokalee-Marco Island MSA (Collier County)	358	-3.8%	\$330,920	5.9%	366	-5.2%	\$220,000	15.8%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,175	23.0%	\$205,000	3.0%	410	-10.5%	\$176,000	13.5%
Ocala MSA (Marion County)	477	2.1%	\$104,900	-0.1%	29	7.4%	\$63,000	26.0%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,588	19.9%	\$182,500	6.1%	712	13.2%	\$110,675	14.1%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	774	25.4%	\$130,000	8.3%	189	3.8%	\$111,825	6.5%
Panama City MSA (Bay and Gulf counties)	236	16.8%	\$195,000	7.3%	138	-17.9%	\$177,250	3.7%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	541	7.3%	\$154,900	-0.1%	74	-6.3%	\$242,500	18.3%
Port St. Lucie MSA (Martin and St. Lucie counties)	692	32.8%	\$155,000	7.0%	197	16.6%	\$127,500	3.7%
Punta Gorda MSA (Charlotte County)	376	24.5%	\$148,450	-2.3%	75	5.6%	\$115,000	21.1%
Sebastian-Vero Beach MSA (Indian River County)	221	0.5%	\$174,500	20.8%	65	35.4%	\$110,000	4.8%
Sebring MSA (Highlands County)	128	-5.2%	\$89,200	15.8%	15	-31.8%	\$61,000	20.8%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	283	26.3%	\$184,500	5.4%	62	34.8%	\$77,500	-13.4%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,438	13.4%	\$160,000	3.2%	1,133	4.2%	\$104,000	8.0%
The Villages MSA (Sumter County)	44	10.0%	\$219,500	21.3%	14	0.0%	\$179,000	16.8%

* 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 Tuesday, October 21, 2014. Data revised on Friday, February 26, 2015. Next data release is Thursday, November 20, 2014.