

# Florida Residential Market Sales Activity - Q3 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>64,633</b>	<b>7.6%</b>	<b>\$182,000</b>	<b>4.0%</b>	<b>26,506</b>	<b>-4.6%</b>	<b>\$139,000</b>	<b>6.9%</b>
Cape Coral-Fort Myers MSA (Lee County)	3,046	1.0%	\$180,000	8.8%	1,359	-4.1%	\$165,000	13.8%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa County)	864	9.0%	\$192,500	-1.9%	218	-25.9%	\$216,500	20.3%
Deltona-Daytona Beach-Ormond Beach MSA (Volusia County)	2,355	8.6%	\$152,000	21.6%	667	-0.6%	\$157,750	5.2%
Gainesville MSA (Alachua and Gilchrist Counties)	696	3.9%	\$181,000	7.7%	173	-11.7%	\$81,000	10.2%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns Counties)	5,059	12.5%	\$186,500	0.8%	961	0.0%	\$118,500	1.3%
Lakeland-Winter Haven MSA (Polk County)	1,852	-3.0%	\$140,180	8.7%	190	-4.5%	\$80,000	-1.2%
Miami-Fort Lauderdale-Pompano Beach MSA (Broward, Miami-Dade, and Palm Beach Counties)	12,039	6.4%	\$270,000	3.8%	11,376	-7.3%	\$145,000	7.4%
Naples-Marco Island MSA (Collier County)	1,227	-1.7%	\$342,500	15.9%	1,269	-3.1%	\$230,000	19.5%
North Port-Bradenton-Sarasota MSA (Manatee and Sarasota Counties)	3,509	7.1%	\$195,650	-5.0%	1,318	-8.6%	\$175,000	14.4%
Ocala MSA (Marion County)	1,582	10.3%	\$108,000	4.7%	65	-21.7%	\$58,750	-0.4%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole Counties)	7,625	3.0%	\$179,950	4.6%	2,085	-3.7%	\$109,000	6.1%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	2,551	14.6%	\$145,000	16.0%	599	0.3%	\$125,000	13.6%
Palm Coast MSA (Flagler County)	673	14.1%	\$157,500	5.0%	111	-7.5%	\$138,000	-25.0%
Panama City-Lynn Haven-Panama City Beach MSA (Bay County)	686	11.9%	\$178,450	-0.7%	440	-6.2%	\$180,000	7.3%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa Counties)	1,848	12.6%	\$155,000	-3.1%	255	3.7%	\$200,000	14.3%
Port St. Lucie MSA (Martin and St. Lucie Counties)	2,187	19.2%	\$160,000	10.0%	605	3.6%	\$120,000	0.6%
Punta Gorda MSA (Charlotte County)	1,052	11.0%	\$142,000	-4.7%	225	-11.1%	\$112,500	5.6%
Sebastian-Vero Beach MSA (Indian River County)	830	0.2%	\$165,000	3.1%	222	21.3%	\$114,500	20.6%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla Counties)	917	10.2%	\$175,000	-1.3%	180	-2.2%	\$79,900	3.1%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas Counties)	10,554	4.4%	\$145,000	-9.3%	3,538	-0.1%	\$107,000	6.4%

\* 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 official 2010 MSAs delineated by the U.S. Office of Management and Budget, which will be the nationwide standard through 2020.

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