

# Florida Residential Market Sales Activity - October 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>21,410</b>	<b>18.3%</b>	<b>\$177,000</b>	<b>4.2%</b>	<b>9,276</b>	<b>7.8%</b>	<b>\$138,794</b>	<b>8.0%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,026	10.4%	\$180,750	16.0%	462	4.5%	\$160,000	6.7%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	459	31.5%	\$208,450	1.7%	147	-8.1%	\$272,500	14.4%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	921	13.0%	\$132,000	-1.8%	228	0.9%	\$141,500	-3.7%
Gainesville MSA (Alachua and Gilchrist counties)	215	26.5%	\$175,177	7.8%	30	-18.9%	\$86,000	72.0%
Homosassa Springs MSA (Citrus County)	264	36.1%	\$109,000	10.2%	14	16.7%	\$69,000	-10.1%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,624	10.6%	\$183,000	3.9%	368	-1.6%	\$117,525	-2.0%
Lakeland-Winter Haven MSA (Polk County)	687	22.7%	\$133,500	6.9%	67	-10.7%	\$99,000	47.8%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	4,067	16.5%	\$264,000	3.9%	4,096	5.3%	\$141,900	7.1%
Naples-Immokalee-Marco Island MSA (Collier County)	387	3.5%	\$346,500	15.3%	430	25.0%	\$218,000	3.0%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,244	16.2%	\$209,200	4.7%	461	13.3%	\$162,000	4.5%
Ocala MSA (Marion County)	459	2.9%	\$101,000	-0.6%	25	-7.4%	\$54,000	-16.8%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,640	22.6%	\$179,250	2.4%	792	17.5%	\$100,000	5.3%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	832	17.2%	\$140,000	15.2%	205	2.5%	\$130,000	25.0%
Panama City MSA (Bay and Gulf counties)	236	22.3%	\$154,950	-3.2%	133	-18.9%	\$185,000	-14.4%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	548	23.7%	\$149,900	1.3%	95	39.7%	\$210,000	35.0%
Port St. Lucie MSA (Martin and St. Lucie counties)	669	23.0%	\$158,500	11.2%	210	12.9%	\$129,000	50.0%
Punta Gorda MSA (Charlotte County)	369	26.8%	\$144,900	11.5%	73	-6.4%	\$137,500	25.1%
Sebastian-Vero Beach MSA (Indian River County)	250	15.2%	\$160,000	4.6%	68	65.9%	\$73,975	-29.5%
Sebring MSA (Highlands County)	146	39.0%	\$89,500	14.0%	21	16.7%	\$62,000	-16.8%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	268	13.6%	\$166,250	-6.1%	45	-15.1%	\$81,000	10.8%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,611	22.5%	\$160,000	6.7%	1,224	15.9%	\$115,500	14.4%
The Villages MSA (Sumter County)	58	34.9%	\$174,950	3.2%	14	-26.3%	\$181,500	8.0%

\* 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 Thursday, November 20, 2014. Data revised on Friday, February 26, 2015. Next data release is Monday, December 22, 2014.