

Florida Residential Market Sales Activity - November 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	17,351	7.0%	\$176,101	3.6%	7,145	-6.1%	\$139,950	7.7%
Cape Coral-Fort Myers MSA (Lee County)	882	13.5%	\$192,088	13.7%	399	-2.9%	\$165,000	16.4%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	364	14.8%	\$217,250	-0.8%	120	-12.4%	\$262,500	28.0%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	815	8.1%	\$138,750	5.1%	177	-7.3%	\$163,000	21.9%
Gainesville MSA (Alachua and Gilchrist counties)	167	9.9%	\$173,000	-1.6%	53	51.4%	\$95,500	24.0%
Homosassa Springs MSA (Citrus County)	198	-3.4%	\$96,750	-10.8%	15	-16.7%	\$58,500	0.9%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,384	8.3%	\$185,000	5.7%	279	-8.5%	\$118,000	-1.7%
Lakeland-Winter Haven MSA (Polk County)	529	5.6%	\$138,900	7.7%	46	-22.0%	\$79,000	-4.2%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,069	0.5%	\$259,000	0.0%	3,046	-11.5%	\$145,000	7.4%
Naples-Immokalee-Marco Island MSA (Collier County)	344	9.6%	\$338,313	16.7%	331	-6.0%	\$218,000	-0.9%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	907	-0.5%	\$215,000	10.1%	360	-6.0%	\$163,950	9.3%
Ocala MSA (Marion County)	423	-0.7%	\$95,000	0.6%	21	-19.2%	\$54,000	-15.2%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,177	14.1%	\$179,900	6.4%	595	-1.3%	\$105,000	5.0%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	641	1.4%	\$133,000	-7.6%	166	4.4%	\$129,000	17.3%
Panama City MSA (Bay and Gulf counties)	183	5.8%	\$173,000	1.8%	92	-5.2%	\$184,000	1.7%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	449	-7.6%	\$155,940	6.1%	62	-11.4%	\$225,259	0.7%
Port St. Lucie MSA (Martin and St. Lucie counties)	572	4.0%	\$151,000	10.8%	157	-2.5%	\$115,001	8.2%
Punta Gorda MSA (Charlotte County)	292	22.2%	\$151,412	16.5%	57	-28.8%	\$140,000	45.1%
Sebastian-Vero Beach MSA (Indian River County)	199	5.9%	\$160,000	13.1%	32	-30.4%	\$116,500	-2.5%
Sebring MSA (Highlands County)	88	10.0%	\$85,000	18.1%	16	0.0%	\$77,750	40.7%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	221	7.3%	\$165,000	1.2%	38	-9.5%	\$103,750	32.2%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,048	12.6%	\$161,900	6.2%	1,019	9.8%	\$104,000	6.4%
The Villages MSA (Sumter County)	44	-10.2%	\$219,500	29.1%	13	-13.3%	\$180,000	20.0%

* 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 Monday, December 22, 2014. Data revised on Friday, February 26, 2015. Next data release is Friday, January 23, 2015.