

Florida Residential Market Sales Activity - Q4 2015

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	61,044	0.4%	\$200,000	11.1%	25,723	-0.3%	\$150,525	6.0%
Cape Coral-Fort Myers MSA (Lee County)	2,951	-3.4%	\$219,950	18.9%	1,395	-2.7%	\$177,750	5.3%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	1,316	1.9%	\$230,000	3.3%	369	-9.1%	\$270,000	-0.6%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	2,672	-1.7%	\$156,000	13.7%	645	2.4%	\$172,000	11.0%
Gainesville MSA (Alachua and Gilchrist counties)	606	-1.3%	\$180,000	2.9%	134	-2.9%	\$99,000	11.9%
Homosassa Springs MSA (Citrus County)	688	-5.5%	\$123,000	17.1%	67	31.4%	\$79,900	12.7%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	4,982	4.7%	\$198,000	5.9%	1,086	5.7%	\$133,990	9.2%
Lakeland-Winter Haven MSA (Polk County)	2,091	11.6%	\$149,000	8.8%	226	26.3%	\$92,000	2.2%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	11,281	0.6%	\$285,000	7.5%	10,820	-2.6%	\$155,000	6.5%
Naples-Immokalee-Marco Island MSA (Collier County)	1,015	-10.3%	\$416,000	14.6%	1,182	-7.4%	\$255,000	10.9%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	3,210	-4.5%	\$249,000	15.9%	1,344	3.1%	\$181,250	8.5%
Ocala MSA (Marion County)	1,359	-1.7%	\$116,900	16.9%	78	5.4%	\$75,000	38.9%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	7,595	0.4%	\$205,000	13.9%	2,081	-0.3%	\$119,950	14.2%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	2,185	-3.4%	\$165,000	19.6%	586	0.7%	\$138,000	10.4%
Panama City MSA (Bay and Gulf counties)	719	12.2%	\$183,000	8.3%	347	0.0%	\$218,500	12.9%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	1,615	5.8%	\$159,900	6.6%	222	-7.1%	\$264,950	32.5%
Port St. Lucie MSA (Martin and St. Lucie counties)	1,803	-5.6%	\$184,000	15.0%	555	-4.0%	\$135,000	8.3%
Punta Gorda MSA (Charlotte County)	1,068	2.7%	\$175,000	18.6%	236	4.0%	\$135,000	-2.5%
Sebastian-Vero Beach MSA (Indian River County)	601	-12.9%	\$190,000	15.5%	169	-9.1%	\$113,000	6.9%
Sebring MSA (Highlands County)	366	-1.3%	\$112,000	24.0%	57	7.5%	\$79,000	27.4%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	777	-5.4%	\$170,500	0.3%	172	10.3%	\$94,250	-0.7%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	10,721	2.4%	\$178,500	10.3%	3,749	7.1%	\$123,000	11.2%
The Villages MSA (Sumter County)	179	16.2%	\$215,000	4.9%	51	30.8%	\$181,000	0.6%

* 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.

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