

# Florida Residential Market Sales Activity - Q4 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>60,791</b>	<b>14.0%</b>	<b>\$180,000</b>	<b>5.9%</b>	<b>25,811</b>	<b>4.6%</b>	<b>\$142,000</b>	<b>7.6%</b>
Cape Coral-Fort Myers MSA (Lee County)	3,054	15.3%	\$185,000	12.1%	1,434	8.4%	\$168,800	12.5%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	1,292	28.3%	\$222,550	3.5%	406	-9.0%	\$271,750	16.1%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	2,717	15.7%	\$137,250	3.2%	630	-0.5%	\$155,000	13.2%
Gainesville MSA (Alachua and Gilchrist counties)	614	8.9%	\$175,000	4.5%	138	14.0%	\$88,500	26.5%
Homosassa Springs MSA (Citrus County)	728	21.3%	\$105,000	4.5%	51	8.5%	\$70,900	9.9%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	4,759	7.8%	\$187,000	6.4%	1,027	4.1%	\$122,658	2.2%
Lakeland-Winter Haven MSA (Polk County)	1,874	11.8%	\$137,000	7.7%	179	-5.8%	\$90,000	26.8%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	11,212	10.1%	\$265,000	2.9%	11,113	-0.3%	\$145,527	7.8%
Naples-Immokalee-Marco Island MSA (Collier County)	1,132	5.8%	\$363,000	14.1%	1,276	14.9%	\$230,000	9.0%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	3,361	10.1%	\$214,900	7.4%	1,303	2.1%	\$167,000	4.4%
Ocala MSA (Marion County)	1,382	2.4%	\$100,000	4.2%	74	7.2%	\$54,000	-13.5%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	7,562	19.8%	\$180,000	4.3%	2,087	10.0%	\$105,000	5.0%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	2,263	10.2%	\$138,000	6.2%	582	16.9%	\$125,000	12.6%
Panama City MSA (Bay and Gulf counties)	641	12.3%	\$169,000	-0.5%	347	-9.2%	\$193,500	-4.4%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	1,527	5.5%	\$150,000	3.4%	239	7.7%	\$199,900	-5.7%
Port St. Lucie MSA (Martin and St. Lucie counties)	1,910	11.5%	\$160,000	14.3%	578	12.7%	\$124,600	24.6%
Punta Gorda MSA (Charlotte County)	1,040	22.6%	\$147,500	6.9%	227	-0.4%	\$138,450	20.4%
Sebastian-Vero Beach MSA (Indian River County)	690	8.7%	\$164,500	9.7%	186	23.2%	\$105,750	0.7%
Sebring MSA (Highlands County)	371	20.5%	\$90,299	12.9%	53	17.8%	\$62,000	8.8%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	821	19.3%	\$170,000	1.8%	156	-0.6%	\$94,900	19.4%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	10,470	20.9%	\$161,800	5.1%	3,502	15.7%	\$110,625	9.5%
The Villages MSA (Sumter County)	154	6.2%	\$205,000	20.6%	39	-31.6%	\$179,900	7.4%

\* 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 latest (2013) MSAs as delineated by the U.S. Office of Management and Budget.

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