

Florida Residential Market Sales Activity - February 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	18,078	15.5%	\$179,999	9.1%	8,099	5.5%	\$142,000	7.6%
Cape Coral-Fort Myers MSA (Lee County)	943	22.5%	\$194,000	5.1%	521	12.8%	\$169,900	9.6%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	414	25.8%	\$230,200	10.0%	124	14.8%	\$277,000	11.9%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	817	17.7%	\$137,000	4.3%	188	5.0%	\$154,000	12.7%
Gainesville MSA (Alachua and Gilchrist counties)	146	8.1%	\$165,000	3.2%	43	65.4%	\$71,000	13.6%
Homosassa Springs MSA (Citrus County)	239	23.2%	\$104,000	4.0%	22	-12.0%	\$87,500	59.1%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,334	1.8%	\$185,000	12.1%	311	8.0%	\$111,500	6.2%
Lakeland-Winter Haven MSA (Polk County)	540	2.1%	\$141,000	12.8%	76	43.4%	\$85,950	16.1%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,229	17.0%	\$265,000	2.9%	3,340	-0.5%	\$145,750	4.1%
Naples-Immokalee-Marco Island MSA (Collier County)	357	4.4%	\$390,000	0.0%	412	-2.8%	\$250,000	15.5%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,011	7.9%	\$225,000	12.5%	415	1.2%	\$175,000	6.7%
Ocala MSA (Marion County)	420	-2.3%	\$102,000	7.4%	20	-9.1%	\$63,500	33.7%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,297	27.7%	\$183,000	4.6%	638	16.6%	\$105,000	1.2%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	701	13.4%	\$140,000	13.5%	187	7.5%	\$133,000	14.7%
Panama City MSA (Bay and Gulf counties)	177	8.6%	\$170,000	2.3%	102	-12.8%	\$203,750	16.8%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	457	8.8%	\$141,750	7.0%	56	19.1%	\$310,250	49.2%
Port St. Lucie MSA (Martin and St. Lucie counties)	547	0.7%	\$168,000	24.4%	194	3.7%	\$129,950	18.1%
Punta Gorda MSA (Charlotte County)	344	14.7%	\$147,000	5.8%	98	27.3%	\$122,500	40.8%
Sebastian-Vero Beach MSA (Indian River County)	224	1.4%	\$166,000	10.7%	70	12.9%	\$97,250	0.8%
Sebring MSA (Highlands County)	131	3.1%	\$88,000	17.3%	15	-34.8%	\$69,900	37.1%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	214	8.6%	\$169,900	7.2%	51	18.6%	\$99,234	32.5%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,133	26.3%	\$155,000	4.9%	1,140	15.3%	\$106,400	12.0%
The Villages MSA (Sumter County)	34	-20.9%	\$225,500	29.2%	14	40.0%	\$195,500	13.2%

* 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, March 23, 2015. Data revised on Friday, February 26, 2015. Next data release is Wednesday, April 22, 2015.