

# Florida Residential Market Sales Activity - March 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.  |
| <b>State of Florida</b>   | <b>23,902</b>       | <b>22.0%</b> | <b>\$190,000</b>  | <b>9.2%</b> | <b>10,843</b>         | <b>12.0%</b> | <b>\$150,100</b>  | <b>8.0%</b> |
| Cape Coral-Fort Myers MSA<br>(Lee County)   | 1,284               | 21.4%        | \$216,000         | 18.0%       | 738                   | 8.4%         | \$180,000         | 11.1%       |
| Crestview-Fort Walton Beach-Destin MSA<br>(Okaloosa and Walton counties)                      | 504                 | 28.2%        | \$240,820         | 14.7%       | 182                   | 35.8%        | \$298,500         | 3.8%        |
| Deltona-Daytona Beach-Ormond Beach MSA<br>(Flagler and Volusia counties)                      | 1,026               | 23.5%        | \$143,999         | 4.3%        | 254                   | 6.7%         | \$150,000         | 11.2%       |
| Gainesville MSA<br>(Alachua and Gilchrist counties)   | 241                 | 26.2%        | \$173,300         | 4.2%        | 51                    | 21.4%        | \$60,000          | -33.3%      |
| Homosassa Springs MSA<br>(Citrus County)  | 294                 | 19.5%        | \$107,000         | 9.2%        | 32                    | 18.5%        | \$75,000          | 23.0%       |
| Jacksonville MSA<br>(Baker, Clay, Duval, Nassau, and St. Johns counties)                      | 1,866               | 20.2%        | \$183,500         | 2.5%        | 423                   | 27.4%        | \$122,000         | -2.8%       |
| Lakeland-Winter Haven MSA<br>(Polk County)  | 724                 | 14.4%        | \$140,000         | 9.2%        | 80                    | 31.1%        | \$95,250          | 30.5%       |
| Miami-Fort Lauderdale-West Palm Beach MSA<br>(Broward, Miami-Dade, and Palm Beach counties)   | 4,313               | 21.5%        | \$275,000         | 5.6%        | 4,362                 | 6.5%         | \$153,500         | 7.3%        |
| Naples-Immokalee-Marco Island MSA<br>(Collier County)   | 491                 | -2.8%        | \$405,000         | 6.6%        | 652                   | 9.2%         | \$252,000         | 9.6%        |
| North Port-Sarasota-Bradenton MSA<br>(Manatee and Sarasota counties)                          | 1,340               | 15.9%        | \$233,000         | 16.3%       | 658                   | 17.5%        | \$172,250         | 11.9%       |
| Ocala MSA<br>(Marion County)  | 575                 | 12.7%        | \$108,000         | 13.5%       | 21                    | -27.6%       | \$59,700          | -23.5%      |
| Orlando-Kissimmee-Sanford MSA<br>(Lake, Orange, Osceola, and Seminole counties)               | 2,953               | 32.4%        | \$197,000         | 9.4%        | 761                   | 14.3%        | \$112,000         | 5.7%        |
| Palm Bay-Melbourne-Titusville MSA<br>(Brevard County)   | 915                 | 20.4%        | \$150,000         | 12.8%       | 283                   | 32.2%        | \$126,000         | 3.3%        |
| Panama City MSA<br>(Bay and Gulf counties)  | 262                 | 22.4%        | \$194,413         | 29.6%       | 156                   | 15.6%        | \$224,450         | 24.7%       |
| Pensacola-Ferry Pass-Brent MSA<br>(Escambia and Santa Rosa counties)                          | 607                 | 29.7%        | \$149,565         | 0.2%        | 77                    | 51.0%        | \$221,000         | 2.4%        |
| Port St. Lucie MSA<br>(Martin and St. Lucie counties)   | 697                 | 7.7%         | \$169,950         | 17.2%       | 258                   | 10.7%        | \$124,450         | 8.2%        |
| Punta Gorda MSA<br>(Charlotte County)   | 467                 | 34.2%        | \$165,000         | 15.8%       | 139                   | 14.9%        | \$145,000         | 21.8%       |
| Sebastian-Vero Beach MSA<br>(Indian River County)   | 248                 | 3.3%         | \$172,000         | 7.5%        | 96                    | 1.1%         | \$122,000         | 21.8%       |
| Sebring MSA<br>(Highlands County)   | 142                 | -6.0%        | \$110,000         | 37.5%       | 22                    | -33.3%       | \$61,000          | 5.2%        |
| Tallahassee MSA<br>(Gadsden, Jefferson, Leon, and Wakulla counties)                           | 347                 | 35.5%        | \$172,900         | 8.2%        | 60                    | -11.8%       | \$82,500          | 0.7%        |
| Tampa-St. Petersburg-Clearwater MSA<br>(Hernando, Hillsborough, Pasco, and Pinellas counties) | 3,988               | 26.1%        | \$169,000         | 11.6%       | 1,439                 | 22.4%        | \$115,000         | 9.8%        |
| The Villages MSA<br>(Sumter County)   | 69                  | 72.5%        | \$219,000         | 20.8%       | 21                    | 75.0%        | \$181,000         | 0.7%        |

\* 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.