

# Florida Residential Market Sales Activity - Q1 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>57,742</b>       | <b>15.8%</b> | <b>\$182,000</b>  | <b>8.3%</b> | <b>26,116</b>         | <b>5.4%</b> | <b>\$145,000</b>  | <b>7.5%</b> |
| Cape Coral-Fort Myers MSA<br>(Lee County)   | 3,045               | 19.3%        | \$202,500         | 13.1%       | 1,679                 | 7.4%        | \$172,000         | 7.5%        |
| Crestview-Fort Walton Beach-Destin MSA<br>(Okaloosa and Walton counties)                      | 1,251               | 26.2%        | \$234,950         | 8.3%        | 410                   | 15.8%       | \$291,500         | 13.9%       |
| Deltona-Daytona Beach-Ormond Beach MSA<br>(Flagler and Volusia counties)                      | 2,524               | 15.8%        | \$138,500         | 6.5%        | 629                   | 8.1%        | \$148,500         | 8.0%        |
| Gainesville MSA<br>(Alachua and Gilchrist counties)   | 524                 | 15.2%        | \$169,900         | 5.5%        | 137                   | 39.8%       | \$80,000          | 5.3%        |
| Homosassa Springs MSA<br>(Citrus County)  | 715                 | 19.6%        | \$105,000         | 11.7%       | 70                    | -2.8%       | \$80,000          | 24.0%       |
| Jacksonville MSA<br>(Baker, Clay, Duval, Nassau, and St. Johns counties)                      | 4,387               | 8.4%         | \$179,900         | 7.3%        | 987                   | 10.3%       | \$118,500         | 5.8%        |
| Lakeland-Winter Haven MSA<br>(Polk County)  | 1,778               | 9.3%         | \$137,000         | 9.6%        | 190                   | 9.2%        | \$87,000          | 19.3%       |
| Miami-Fort Lauderdale-West Palm Beach MSA<br>(Broward, Miami-Dade, and Palm Beach counties)   | 10,511              | 15.5%        | \$265,000         | 3.9%        | 10,814                | -0.2%       | \$149,000         | 6.4%        |
| Naples-Immokalee-Marco Island MSA<br>(Collier County)   | 1,184               | -1.9%        | \$399,000         | 6.4%        | 1,416                 | -1.0%       | \$257,500         | 16.2%       |
| North Port-Sarasota-Bradenton MSA<br>(Manatee and Sarasota counties)                          | 3,272               | 10.5%        | \$227,000         | 13.5%       | 1,454                 | 5.2%        | \$174,000         | 10.5%       |
| Ocala MSA<br>(Marion County)  | 1,360               | 1.9%         | \$103,000         | 8.5%        | 55                    | -20.3%      | \$70,500          | 13.3%       |
| Orlando-Kissimmee-Sanford MSA<br>(Lake, Orange, Osceola, and Seminole counties)               | 7,162               | 25.2%        | \$186,000         | 6.6%        | 1,969                 | 11.1%       | \$105,000         | 0.2%        |
| Palm Bay-Melbourne-Titusville MSA<br>(Brevard County)   | 2,220               | 14.5%        | \$145,200         | 12.6%       | 634                   | 13.0%       | \$125,000         | 8.7%        |
| Panama City MSA<br>(Bay and Gulf counties)  | 601                 | 17.6%        | \$178,500         | 10.9%       | 391                   | 4.5%        | \$187,000         | 7.6%        |
| Pensacola-Ferry Pass-Brent MSA<br>(Escambia and Santa Rosa counties)                          | 1,445               | 19.1%        | \$147,000         | 5.8%        | 192                   | 45.5%       | \$233,000         | 19.5%       |
| Port St. Lucie MSA<br>(Martin and St. Lucie counties)   | 1,758               | 3.9%         | \$165,000         | 19.4%       | 611                   | 6.6%        | \$125,000         | 11.6%       |
| Punta Gorda MSA<br>(Charlotte County)   | 1,109               | 20.5%        | \$160,000         | 14.4%       | 293                   | 7.7%        | \$140,000         | 40.0%       |
| Sebastian-Vero Beach MSA<br>(Indian River County)   | 673                 | 7.5%         | \$165,000         | 6.5%        | 217                   | 0.9%        | \$119,000         | 20.2%       |
| Sebring MSA<br>(Highlands County)   | 387                 | 5.4%         | \$90,000          | 15.4%       | 56                    | -15.2%      | \$62,000          | 17.0%       |
| Tallahassee MSA<br>(Gadsden, Jefferson, Leon, and Wakulla counties)                           | 751                 | 18.3%        | \$169,950         | 5.2%        | 151                   | -3.2%       | \$87,000          | 7.4%        |
| Tampa-St. Petersburg-Clearwater MSA<br>(Hernando, Hillsborough, Pasco, and Pinellas counties) | 9,644               | 21.1%        | \$157,000         | 7.7%        | 3,519                 | 17.8%       | \$107,700         | 9.9%        |
| The Villages MSA<br>(Sumter County)   | 160                 | 40.4%        | \$220,000         | 14.6%       | 51                    | 41.7%       | \$179,900         | 6.9%        |

\* 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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