

# Florida Residential Market Sales Activity - May 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>24,426</b>	<b>9.3%</b>	<b>\$200,000</b>	<b>11.1%</b>	<b>10,443</b>	<b>0.2%</b>	<b>\$158,000</b>	<b>10.9%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,295	2.9%	\$215,000	12.6%	662	-11.4%	\$190,000	13.8%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	557	18.5%	\$224,500	-3.4%	177	-0.6%	\$287,500	-8.0%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	1,002	2.0%	\$150,000	10.9%	276	11.7%	\$180,000	24.1%
Gainesville MSA (Alachua and Gilchrist counties)	293	18.6%	\$195,000	13.3%	63	-12.5%	\$93,900	14.5%
Homosassa Springs MSA (Citrus County)	270	-1.1%	\$116,000	-3.3%	29	61.1%	\$73,000	23.7%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,985	11.9%	\$200,000	8.1%	388	-1.5%	\$133,000	16.4%
Lakeland-Winter Haven MSA (Polk County)	756	5.0%	\$146,250	12.5%	87	13.0%	\$90,000	4.7%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	4,529	8.8%	\$290,000	7.4%	4,132	-4.3%	\$163,000	11.7%
Naples-Immokalee-Marco Island MSA (Collier County)	493	-4.6%	\$430,000	8.9%	648	-9.9%	\$284,090	24.9%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,387	7.4%	\$240,000	14.3%	621	10.3%	\$189,000	13.9%
Ocala MSA (Marion County)	531	12.0%	\$113,000	7.6%	33	6.5%	\$70,200	75.5%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,948	14.8%	\$200,000	11.1%	809	16.7%	\$114,500	9.0%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	918	11.4%	\$166,000	23.0%	237	5.3%	\$145,000	24.5%
Panama City MSA (Bay and Gulf counties)	285	15.9%	\$192,000	16.4%	138	-4.2%	\$202,250	21.1%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	667	21.7%	\$160,000	4.1%	92	3.4%	\$166,250	-29.4%
Port St. Lucie MSA (Martin and St. Lucie counties)	714	-11.6%	\$175,000	18.2%	223	-17.4%	\$138,000	23.2%
Punta Gorda MSA (Charlotte County)	454	11.3%	\$172,160	9.5%	102	-1.9%	\$168,400	22.7%
Sebastian-Vero Beach MSA (Indian River County)	285	4.0%	\$214,000	34.6%	95	11.8%	\$110,000	-6.4%
Sebring MSA (Highlands County)	118	-9.9%	\$99,450	23.1%	25	8.7%	\$87,500	29.6%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	344	14.3%	\$185,550	9.1%	66	-9.6%	\$79,000	4.5%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	4,041	12.7%	\$176,895	13.4%	1,450	16.2%	\$122,200	11.1%
The Villages MSA (Sumter County)	46	-17.9%	\$201,450	-11.5%	12	-40.0%	\$206,000	14.8%

\* 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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