

Florida Residential Market Sales Activity - November 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	17,523	1.0%	\$199,990	13.6%	7,487	4.8%	\$150,000	7.2%
Cape Coral-Fort Myers MSA (Lee County)	824	-6.6%	\$225,500	17.4%	371	-7.0%	\$176,000	6.7%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	385	5.8%	\$235,000	8.2%	109	-9.2%	\$287,000	9.3%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	759	-6.9%	\$154,438	11.3%	180	1.7%	\$171,000	4.9%
Gainesville MSA (Alachua and Gilchrist counties)	178	6.6%	\$180,000	4.0%	42	-20.8%	\$105,250	10.2%
Homosassa Springs MSA (Citrus County)	210	6.1%	\$132,500	37.0%	19	26.7%	\$70,000	19.7%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,465	5.9%	\$192,000	3.8%	299	7.2%	\$129,450	9.7%
Lakeland-Winter Haven MSA (Polk County)	586	10.8%	\$150,000	8.0%	69	50.0%	\$86,000	8.9%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,237	5.5%	\$284,950	10.0%	3,096	1.6%	\$151,000	4.1%
Naples-Immokalee-Marco Island MSA (Collier County)	292	-15.1%	\$449,500	32.9%	354	6.9%	\$265,500	21.8%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	904	-0.3%	\$245,000	14.0%	400	11.1%	\$177,250	8.1%
Ocala MSA (Marion County)	396	-6.4%	\$119,900	26.2%	26	23.8%	\$72,500	34.3%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,169	-0.4%	\$199,900	11.1%	630	5.9%	\$117,625	12.0%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	634	-1.1%	\$168,750	26.9%	173	4.2%	\$137,500	6.6%
Panama City MSA (Bay and Gulf counties)	223	21.9%	\$177,000	2.3%	114	23.9%	\$227,750	23.8%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	451	0.4%	\$150,010	-3.8%	66	6.5%	\$264,950	17.6%
Port St. Lucie MSA (Martin and St. Lucie counties)	529	-7.5%	\$182,500	20.9%	157	0.0%	\$136,500	18.7%
Punta Gorda MSA (Charlotte County)	284	-2.7%	\$172,770	14.1%	70	22.8%	\$141,000	0.7%
Sebastian-Vero Beach MSA (Indian River County)	175	-12.1%	\$190,000	18.8%	49	53.1%	\$117,500	0.9%
Sebring MSA (Highlands County)	115	30.7%	\$110,950	30.5%	10	-37.5%	\$76,250	-1.9%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	223	0.9%	\$172,500	4.5%	36	-5.3%	\$79,000	-23.9%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,056	0.3%	\$178,500	10.3%	1,159	13.7%	\$122,000	17.3%
The Villages MSA (Sumter County)	56	27.3%	\$229,500	4.6%	14	7.7%	\$191,500	6.4%

* 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.