

# Florida Residential Market Sales Activity - December 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>22,193</b>	<b>0.7%</b>	<b>\$206,265</b>	<b>11.5%</b>	<b>9,169</b>	<b>-2.4%</b>	<b>\$155,000</b>	<b>5.1%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,100	-4.0%	\$230,000	22.8%	534	-6.8%	\$188,000	4.4%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	495	5.5%	\$235,000	2.2%	132	-5.0%	\$243,500	-14.6%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	982	0.1%	\$164,000	17.1%	244	8.4%	\$177,000	4.4%
Gainesville MSA (Alachua and Gilchrist counties)	248	6.9%	\$171,500	-2.4%	48	-12.7%	\$87,250	1.5%
Homosassa Springs MSA (Citrus County)	248	-6.8%	\$110,000	4.8%	24	9.1%	\$79,200	-7.9%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,825	4.2%	\$200,000	2.6%	412	8.4%	\$146,000	11.5%
Lakeland-Winter Haven MSA (Polk County)	769	16.9%	\$145,900	4.2%	84	27.3%	\$93,750	4.7%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	4,029	-1.2%	\$295,000	9.3%	3,711	-6.5%	\$160,000	6.5%
Naples-Immokalee-Marco Island MSA (Collier County)	376	-6.2%	\$423,750	8.9%	466	-9.5%	\$275,750	10.7%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,194	-1.3%	\$253,825	16.4%	470	-2.5%	\$201,000	16.2%
Ocala MSA (Marion County)	482	-3.6%	\$120,237	20.2%	26	-7.1%	\$78,450	50.9%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,766	0.8%	\$211,025	14.1%	745	6.4%	\$120,000	6.9%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	808	2.3%	\$165,750	18.5%	207	-1.9%	\$144,250	19.8%
Panama City MSA (Bay and Gulf counties)	242	9.0%	\$186,500	1.0%	113	-7.4%	\$238,000	19.6%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	603	13.8%	\$160,250	6.8%	62	-24.4%	\$298,950	81.4%
Port St. Lucie MSA (Martin and St. Lucie counties)	609	-9.0%	\$189,500	13.0%	203	-3.8%	\$139,000	16.6%
Punta Gorda MSA (Charlotte County)	391	3.2%	\$180,000	21.6%	89	-8.2%	\$135,000	-0.7%
Sebastian-Vero Beach MSA (Indian River County)	203	-15.8%	\$185,000	5.7%	61	-29.1%	\$113,000	-7.0%
Sebring MSA (Highlands County)	136	-0.7%	\$118,250	24.1%	25	56.3%	\$94,500	78.3%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	293	-11.7%	\$168,000	-4.3%	72	-1.4%	\$103,600	9.1%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,900	2.3%	\$183,747	12.7%	1,370	8.8%	\$127,000	11.4%
The Villages MSA (Sumter County)	60	15.4%	\$227,500	6.1%	18	50.0%	\$212,250	20.9%

\* 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.