

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.
State of Florida	22,193	0.7%	\$206,265	11.5%	9,169	-2.4%	\$155,000	5.1%
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.

Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Friday, January 22, 2016. Data revised on Friday, February 26, 2015. Next data release is Tuesday, February 23, 2016.