

# Florida Residential Market Sales Activity - January 2016

## 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>15,996</b>	<b>1.5%</b>	<b>\$199,000</b>	<b>13.8%</b>	<b>6,800</b>	<b>-5.2%</b>	<b>\$150,962</b>	<b>11.2%</b>
Cape Coral-Fort Myers MSA (Lee County)	773	-5.5%	\$227,000	22.2%	384	-8.6%	\$185,000	13.7%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	308	-7.5%	\$221,750	-5.8%	91	-12.5%	\$265,000	-2.7%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	722	6.0%	\$155,000	14.9%	175	-6.4%	\$150,724	11.6%
Gainesville MSA (Alachua and Gilchrist counties)	141	2.9%	\$180,650	9.8%	42	-2.3%	\$78,500	-13.7%
Homosassa Springs MSA (Citrus County)	190	4.4%	\$126,000	21.2%	18	12.5%	\$66,500	-19.1%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,308	10.2%	\$190,000	11.8%	273	7.9%	\$131,000	13.9%
Lakeland-Winter Haven MSA (Polk County)	537	4.5%	\$150,000	17.4%	54	58.8%	\$72,875	0.5%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	2,950	-0.6%	\$280,000	7.7%	2,835	-8.9%	\$155,000	7.7%
Naples-Immokalee-Marco Island MSA (Collier County)	313	-6.8%	\$442,000	15.0%	344	-2.3%	\$284,995	3.6%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	905	-1.7%	\$252,000	15.9%	372	-2.4%	\$193,750	9.6%
Ocala MSA (Marion County)	378	3.6%	\$105,000	9.7%	18	28.6%	\$63,750	-30.3%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	1,986	3.9%	\$202,000	14.1%	542	-4.9%	\$112,000	17.9%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	584	-3.3%	\$164,950	17.8%	149	-9.1%	\$136,500	17.7%
Panama City MSA (Bay and Gulf counties)	188	16.0%	\$178,500	4.5%	85	-36.1%	\$212,000	63.4%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	401	5.2%	\$148,933	-1.4%	67	13.6%	\$174,000	-17.1%
Port St. Lucie MSA (Martin and St. Lucie counties)	474	-7.8%	\$198,000	23.2%	144	-9.4%	\$143,750	22.3%
Punta Gorda MSA (Charlotte County)	262	-12.1%	\$179,500	8.7%	77	37.5%	\$145,000	2.7%
Sebastian-Vero Beach MSA (Indian River County)	162	-19.4%	\$180,000	12.5%	40	-21.6%	\$110,500	-10.9%
Sebring MSA (Highlands County)	108	-5.3%	\$107,000	22.2%	25	31.6%	\$72,000	34.6%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	219	15.3%	\$182,750	14.2%	49	22.5%	\$85,000	-1.2%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	2,710	7.4%	\$175,000	19.9%	952	1.3%	\$124,900	24.9%
The Villages MSA (Sumter County)	44	-22.8%	\$214,500	0.2%	17	6.3%	\$190,000	13.9%

\* 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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