

# Florida Residential Market Sales Activity - February 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>18,159</b>	<b>0.4%</b>	<b>\$200,000</b>	<b>11.1%</b>	<b>7,658</b>	<b>-5.4%</b>	<b>\$150,000</b>	<b>5.6%</b>
Cape Coral-Fort Myers MSA (Lee County)	825	-12.5%	\$216,810	11.8%	385	-26.1%	\$192,000	13.0%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	390	-5.8%	\$235,000	2.1%	106	-14.5%	\$283,000	2.2%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	807	-1.2%	\$155,200	13.3%	195	3.7%	\$165,000	7.1%
Gainesville MSA (Alachua and Gilchrist counties)	163	11.6%	\$175,000	6.1%	42	-2.3%	\$87,777	23.6%
Homosassa Springs MSA (Citrus County)	200	-16.3%	\$136,000	30.8%	19	-13.6%	\$79,900	-8.7%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,463	9.7%	\$192,000	3.8%	333	7.1%	\$122,000	9.4%
Lakeland-Winter Haven MSA (Polk County)	668	23.7%	\$151,500	7.4%	79	3.9%	\$86,000	0.1%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,300	2.2%	\$290,000	9.4%	3,123	-6.5%	\$158,000	8.4%
Naples-Immokalee-Marco Island MSA (Collier County)	297	-16.8%	\$460,000	17.9%	324	-21.4%	\$271,250	8.5%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	888	-12.2%	\$255,000	13.3%	471	13.5%	\$175,000	0.0%
Ocala MSA (Marion County)	447	6.4%	\$117,500	15.2%	17	-15.0%	\$55,000	-13.4%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,201	-4.2%	\$200,000	9.3%	655	2.7%	\$120,550	14.8%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	684	-2.4%	\$165,000	17.9%	180	-3.7%	\$143,232	7.7%
Panama City MSA (Bay and Gulf counties)	218	23.2%	\$175,000	2.9%	100	-2.0%	\$213,500	4.8%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	494	8.1%	\$159,900	12.8%	53	-5.4%	\$198,000	-36.2%
Port St. Lucie MSA (Martin and St. Lucie counties)	492	-10.1%	\$185,000	10.1%	171	-11.9%	\$130,000	0.0%
Punta Gorda MSA (Charlotte County)	321	-6.7%	\$175,000	19.0%	78	-20.4%	\$146,950	20.0%
Sebastian-Vero Beach MSA (Indian River County)	194	-13.4%	\$191,750	15.5%	49	-30.0%	\$115,000	18.3%
Sebring MSA (Highlands County)	125	-4.6%	\$113,900	29.4%	17	13.3%	\$65,000	-7.0%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	240	12.1%	\$176,000	3.6%	63	23.5%	\$96,903	-2.3%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,287	4.9%	\$180,000	16.1%	1,120	-1.8%	\$123,400	16.0%
The Villages MSA (Sumter County)	69	102.9%	\$224,000	-0.7%	15	7.1%	\$161,000	-17.6%

\* 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 Monday, March 21, 2016. Historical data revised on Friday, February 26, 2015. Next data release is Wednesday, April 20, 2016.