

Florida Residential Market Sales Activity - March 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.
State of Florida	23,758	-0.6%	\$209,500	10.3%	10,076	-7.1%	\$155,000	3.3%
Cape Coral-Fort Myers MSA (Lee County)	1,115	-13.2%	\$225,000	4.2%	601	-18.6%	\$172,500	-4.2%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	517	2.6%	\$249,000	3.4%	153	-15.9%	\$265,000	-11.2%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	1,078	5.1%	\$165,250	14.8%	240	-5.5%	\$155,000	3.3%
Gainesville MSA (Alachua and Gilchrist counties)	253	5.0%	\$180,000	3.9%	70	37.3%	\$99,750	66.3%
Homosassa Springs MSA (Citrus County)	276	-6.1%	\$119,000	11.2%	20	-37.5%	\$78,950	5.3%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	2,071	11.0%	\$200,750	9.4%	371	-12.3%	\$134,000	9.8%
Lakeland-Winter Haven MSA (Polk County)	792	9.4%	\$159,450	13.9%	78	-2.5%	\$91,750	-3.7%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	4,128	-4.3%	\$292,250	6.3%	4,195	-3.8%	\$165,000	7.5%
Naples-Immokalee-Marco Island MSA (Collier County)	420	-14.5%	\$420,078	3.7%	476	-27.0%	\$260,500	3.4%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,287	-4.0%	\$255,000	9.4%	637	-3.2%	\$180,000	4.5%
Ocala MSA (Marion County)	515	-10.4%	\$125,000	15.7%	33	57.1%	\$72,000	20.6%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,855	-3.3%	\$215,000	9.1%	771	1.3%	\$125,000	11.6%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	906	-1.0%	\$175,000	16.7%	255	-9.9%	\$138,000	9.5%
Panama City MSA (Bay and Gulf counties)	278	6.1%	\$173,294	-10.9%	122	-21.8%	\$215,900	-3.8%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	704	16.0%	\$165,000	10.3%	72	-6.5%	\$180,000	-18.6%
Port St. Lucie MSA (Martin and St. Lucie counties)	705	1.1%	\$203,250	19.6%	214	-17.1%	\$140,050	12.5%
Punta Gorda MSA (Charlotte County)	359	-23.1%	\$194,975	18.2%	115	-17.3%	\$153,000	5.5%
Sebastian-Vero Beach MSA (Indian River County)	236	-4.8%	\$189,375	10.1%	63	-34.4%	\$108,000	-11.5%
Sebring MSA (Highlands County)	162	14.1%	\$113,750	3.4%	23	4.5%	\$90,500	48.4%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	363	4.6%	\$169,900	-1.7%	68	13.3%	\$80,950	-1.9%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	4,156	4.2%	\$187,000	10.7%	1,417	-1.5%	\$125,000	8.7%
The Villages MSA (Sumter County)	90	30.4%	\$207,000	-5.5%	20	-4.8%	\$178,500	-1.4%

* 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.

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 Wednesday, April 20, 2016. Historical data revised on Friday, February 26, 2015. Next data release is Friday, May 20, 2016.