

Florida Residential Market Sales Activity - April 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	24,144	-0.6%	\$213,000	9.2%	10,738	-5.3%	\$160,000	4.4%
Cape Coral-Fort Myers MSA (Lee County)	1,216	-8.2%	\$235,000	4.7%	699	-9.7%	\$192,500	10.0%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	556	10.3%	\$249,900	11.1%	126	-26.3%	\$311,250	11.2%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	1,016	-6.8%	\$162,900	8.6%	265	6.9%	\$160,000	4.6%
Gainesville MSA (Alachua and Gilchrist counties)	284	17.8%	\$200,500	14.6%	67	15.5%	\$91,000	0.0%
Homosassa Springs MSA (Citrus County)	293	6.2%	\$132,000	20.8%	19	-29.6%	\$75,000	-1.3%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,971	5.3%	\$203,000	4.1%	416	-2.3%	\$130,000	-1.5%
Lakeland-Winter Haven MSA (Polk County)	833	7.9%	\$152,000	5.6%	103	6.2%	\$94,500	1.1%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	4,199	-5.2%	\$300,000	7.1%	4,165	-7.3%	\$165,000	7.8%
Naples-Immokalee-Marco Island MSA (Collier County)	457	-17.1%	\$465,000	16.3%	594	-23.3%	\$273,750	-2.2%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,267	-4.7%	\$260,000	8.8%	688	-2.5%	\$194,900	11.1%
Ocala MSA (Marion County)	534	-7.0%	\$127,000	15.5%	21	-34.4%	\$88,000	50.4%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,927	0.7%	\$213,000	12.1%	772	-1.7%	\$125,000	13.6%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	881	-3.6%	\$179,900	16.1%	257	8.4%	\$140,000	0.0%
Panama City MSA (Bay and Gulf counties)	269	0.7%	\$185,000	7.9%	121	-20.9%	\$210,000	9.4%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	680	9.3%	\$165,500	9.1%	88	-2.2%	\$248,500	-4.4%
Port St. Lucie MSA (Martin and St. Lucie counties)	738	-3.4%	\$204,537	14.6%	275	3.4%	\$140,500	16.1%
Punta Gorda MSA (Charlotte County)	435	-4.6%	\$190,000	19.1%	136	-12.3%	\$160,000	6.7%
Sebastian-Vero Beach MSA (Indian River County)	259	-17.3%	\$199,500	12.3%	93	-25.0%	\$131,000	5.6%
Sebring MSA (Highlands County)	141	2.2%	\$115,000	27.8%	28	-24.3%	\$68,500	10.5%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	375	12.6%	\$180,000	5.9%	76	8.6%	\$93,750	3.7%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	4,212	3.8%	\$190,000	11.8%	1,629	7.9%	\$131,000	8.2%
The Villages MSA (Sumter County)	95	48.4%	\$235,000	17.5%	20	0.0%	\$182,250	0.7%

* 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, May 20, 2016. Historical data revised on Friday, February 26, 2015. Next data release is Wednesday, June 22, 2016.