

Florida Residential Market Sales Activity - May 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	25,518	4.5%	\$221,050	10.5%	10,455	0.1%	\$165,000	4.4%
Cape Coral-Fort Myers MSA (Lee County)	1,294	-0.1%	\$225,000	4.7%	621	-6.2%	\$185,000	-2.6%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	596	7.0%	\$259,950	15.8%	181	2.3%	\$289,000	0.5%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	1,082	8.0%	\$176,750	17.8%	256	-7.2%	\$174,950	-2.8%
Gainesville MSA (Alachua and Gilchrist counties)	304	3.8%	\$210,000	7.7%	80	27.0%	\$105,000	11.8%
Homosassa Springs MSA (Citrus County)	296	9.6%	\$125,500	8.2%	33	13.8%	\$92,000	26.0%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	2,063	3.9%	\$219,000	9.5%	449	15.7%	\$145,000	9.0%
Lakeland-Winter Haven MSA (Polk County)	822	8.7%	\$160,000	9.4%	88	1.1%	\$93,500	3.9%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	4,499	-0.7%	\$308,000	6.2%	4,100	-0.8%	\$170,000	4.3%
Naples-Immokalee-Marco Island MSA (Collier County)	442	-10.3%	\$465,000	8.1%	532	-17.9%	\$280,000	-1.4%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,356	-2.2%	\$270,000	12.5%	627	1.0%	\$195,000	3.2%
Ocala MSA (Marion County)	577	8.7%	\$128,500	13.7%	32	-3.0%	\$75,500	7.5%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	3,156	7.1%	\$225,000	12.5%	831	2.7%	\$133,000	16.2%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	942	2.6%	\$185,000	11.4%	262	10.5%	\$140,000	-3.4%
Panama City MSA (Bay and Gulf counties)	322	13.0%	\$195,000	1.6%	126	-8.7%	\$213,450	5.5%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	760	13.9%	\$165,000	3.1%	82	-10.9%	\$242,300	45.7%
Port St. Lucie MSA (Martin and St. Lucie counties)	759	6.3%	\$209,950	20.0%	237	6.3%	\$140,000	1.4%
Punta Gorda MSA (Charlotte County)	436	-4.0%	\$191,000	10.9%	114	11.8%	\$158,250	-6.0%
Sebastian-Vero Beach MSA (Indian River County)	253	-11.2%	\$204,000	-4.7%	93	-2.1%	\$160,500	45.9%
Sebring MSA (Highlands County)	137	16.1%	\$115,000	15.6%	20	-20.0%	\$56,250	-35.7%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	405	17.7%	\$187,000	0.8%	78	18.2%	\$101,450	28.4%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	4,429	9.6%	\$199,000	12.5%	1,511	4.2%	\$129,900	6.3%
The Villages MSA (Sumter County)	72	56.5%	\$230,200	14.3%	17	41.7%	\$177,000	-14.1%

* 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.