

Florida Residential Market Sales Activity - Q2 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 | 76,748 | 1.4% | \$220,000 | 10.0% | 31,699 | -2.7% | \$163,000 | 5.2% |
| Cape Coral-Fort Myers MSA (Lee County) | 3,687 | -6.9% | \$230,000 | 7.0% | 1,834 | -9.7% | \$185,000 | 1.6% |
| Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties) | 1,802 | 6.7% | \$255,212 | 10.1% | 466 | -11.4% | \$289,000 | -0.3% |
| Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties) | 3,214 | -0.2% | \$172,000 | 14.7% | 817 | 1.5% | \$165,000 | -1.2% |
| Gainesville MSA (Alachua and Gilchrist counties) | 950 | 6.3% | \$203,000 | 6.8% | 265 | 30.5% | \$105,000 | 16.7% |
| Homosassa Springs MSA (Citrus County) | 888 | 5.3% | \$130,663 | 12.9% | 66 | -9.6% | \$86,250 | 15.0% |
| Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties) | 6,375 | 4.1% | \$215,000 | 7.5% | 1,382 | 9.9% | \$140,000 | 5.3% |
| Lakeland-Winter Haven MSA (Polk County) | 2,557 | 6.9% | \$159,900 | 10.3% | 287 | 4.7% | \$98,000 | 5.9% |
| Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties) | 13,621 | -2.3% | \$310,000 | 7.3% | 12,445 | -4.5% | \$168,500 | 8.0% |
| Naples-Immokalee-Marco Island MSA (Collier County) | 1,374 | -11.2% | \$449,528 | 7.0% | 1,646 | -17.2% | \$272,000 | -1.1% |
| North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties) | 4,025 | -3.5% | \$265,000 | 10.4% | 1,909 | -1.0% | \$195,500 | 8.6% |
| Ocala MSA (Marion County) | 1,701 | 1.3% | \$128,000 | 13.7% | 89 | -1.1% | \$76,000 | 11.8% |
| Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties) | 9,355 | 1.9% | \$223,000 | 12.6% | 2,497 | 1.3% | \$128,000 | 13.3% |
| Palm Bay-Melbourne-Titusville MSA (Brevard County) | 2,856 | 2.7% | \$185,000 | 12.1% | 783 | 4.8% | \$146,000 | 4.3% |
| Panama City MSA (Bay and Gulf counties) | 926 | 8.3% | \$189,500 | 9.9% | 391 | -11.3% | \$220,000 | 2.3% |
| Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties) | 2,322 | 14.6% | \$171,500 | 7.3% | 255 | -8.3% | \$257,000 | 18.2% |
| Port St. Lucie MSA (Martin and St. Lucie counties) | 2,275 | 1.5% | \$209,000 | 16.1% | 739 | 3.2% | \$145,450 | 10.0% |
| Punta Gorda MSA (Charlotte County) | 1,308 | -1.8% | \$190,000 | 13.6% | 364 | 6.1% | \$155,000 | 2.6% |
| Sebastian-Vero Beach MSA (Indian River County) | 772 | -12.8% | \$210,000 | 10.5% | 257 | -14.6% | \$133,000 | 5.6% |
| Sebring MSA (Highlands County) | 412 | 2.0% | \$115,000 | 18.6% | 64 | -25.6% | \$70,000 | 6.9% |
| Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties) | 1,242 | 12.9% | \$187,252 | 3.7% | 221 | -2.2% | \$98,000 | 15.3% |
| Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties) | 13,288 | 4.3% | \$199,900 | 14.2% | 4,630 | 4.1% | \$131,292 | 9.4% |
| The Villages MSA (Sumter County) | 259 | 56.0% | \$232,000 | 16.0% | 63 | 26.0% | \$180,000 | -1.9% |

* 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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