

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.