

# Florida Residential Market Sales Activity - July 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.
<b>State of Florida</b>	<b>24,083</b>	<b>-8.0%</b>	<b>\$223,238</b>	<b>11.6%</b>	<b>8,934</b>	<b>-11.5%</b>	<b>\$160,000</b>	<b>6.8%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,064	-17.3%	\$230,000	9.6%	424	-9.2%	\$175,500	3.5%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	578	7.8%	\$255,000	-3.0%	143	-0.7%	\$315,000	1.3%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	1,029	-7.6%	\$174,000	12.3%	237	-6.7%	\$172,900	-3.5%
Gainesville MSA (Alachua and Gilchrist counties)	313	-8.2%	\$200,000	11.1%	99	16.5%	\$101,800	10.7%
Homosassa Springs MSA (Citrus County)	242	-13.3%	\$136,500	11.9%	23	53.3%	\$80,000	17.6%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	2,056	-6.2%	\$220,000	7.8%	428	-1.4%	\$136,000	8.5%
Lakeland-Winter Haven MSA (Polk County)	827	3.5%	\$164,900	13.8%	92	0.0%	\$106,000	15.3%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	4,157	-13.8%	\$314,250	6.9%	3,571	-17.4%	\$170,000	9.7%
Naples-Immokalee-Marco Island MSA (Collier County)	378	-6.7%	\$401,200	1.6%	366	-18.8%	\$256,250	4.6%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,258	-12.8%	\$258,272	11.7%	469	-11.5%	\$196,000	11.7%
Ocala MSA (Marion County)	483	-13.8%	\$140,000	21.8%	26	-18.8%	\$82,000	36.7%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	3,108	-6.0%	\$230,000	15.0%	831	-1.2%	\$129,000	12.2%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	889	-6.5%	\$196,000	22.5%	189	-30.8%	\$140,000	1.8%
Panama City MSA (Bay and Gulf counties)	290	1.8%	\$195,850	12.9%	104	-8.8%	\$236,250	38.6%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	743	-0.7%	\$174,500	5.8%	88	-2.2%	\$173,750	-16.1%
Port St. Lucie MSA (Martin and St. Lucie counties)	693	-9.2%	\$207,605	13.9%	172	-10.4%	\$134,900	-1.5%
Punta Gorda MSA (Charlotte County)	410	-4.9%	\$178,250	1.3%	77	5.5%	\$157,000	4.7%
Sebastian-Vero Beach MSA (Indian River County)	248	-15.6%	\$210,000	20.0%	51	-21.5%	\$173,000	64.8%
Sebring MSA (Highlands County)	108	-32.1%	\$120,000	18.9%	17	-10.5%	\$72,000	4.8%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	388	-1.8%	\$198,700	10.4%	119	36.8%	\$100,000	17.6%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	4,276	-4.3%	\$201,500	12.6%	1,341	-5.5%	\$135,000	15.4%
The Villages MSA (Sumter County)	88	14.3%	\$219,950	7.3%	21	-19.2%	\$176,000	1.7%

\* 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.