

Florida Residential Market Sales Activity - August 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	25,070	8.2%	\$225,000	12.6%	9,484	3.3%	\$160,000	6.7%
Cape Coral-Fort Myers MSA (Lee County)	1,104	9.3%	\$225,000	11.3%	463	-4.1%	\$163,799	-3.6%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	602	9.1%	\$259,450	5.5%	157	12.1%	\$315,000	10.4%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	1,097	7.2%	\$175,900	15.7%	276	12.7%	\$175,000	12.1%
Gainesville MSA (Alachua and Gilchrist counties)	296	14.3%	\$193,000	10.3%	84	3.7%	\$95,000	4.4%
Homosassa Springs MSA (Citrus County)	267	-9.2%	\$131,000	5.5%	28	47.4%	\$76,500	-21.1%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	2,194	10.4%	\$220,000	12.8%	414	3.2%	\$138,950	6.1%
Lakeland-Winter Haven MSA (Polk County)	886	19.9%	\$169,900	14.0%	105	36.4%	\$101,000	9.2%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	4,580	9.8%	\$315,000	8.6%	3,785	-1.3%	\$169,000	8.3%
Naples-Immokalee-Marco Island MSA (Collier County)	404	2.3%	\$390,000	-3.7%	368	-6.8%	\$237,000	-0.8%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,240	-1.7%	\$262,950	5.2%	499	11.4%	\$190,000	0.0%
Ocala MSA (Marion County)	540	10.4%	\$130,000	9.8%	44	144.4%	\$74,250	41.4%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	3,150	5.5%	\$229,000	13.4%	854	4.9%	\$130,000	13.3%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	879	1.5%	\$195,000	14.7%	258	10.7%	\$154,000	16.7%
Panama City MSA (Bay and Gulf counties)	293	10.2%	\$199,950	9.6%	142	24.6%	\$225,500	16.5%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	692	10.7%	\$172,604	10.0%	93	13.4%	\$214,600	19.2%
Port St. Lucie MSA (Martin and St. Lucie counties)	688	2.8%	\$205,000	13.9%	188	0.0%	\$143,750	4.9%
Punta Gorda MSA (Charlotte County)	405	12.5%	\$197,000	16.9%	80	9.6%	\$116,250	-10.9%
Sebastian-Vero Beach MSA (Indian River County)	283	20.4%	\$199,700	7.9%	48	-25.0%	\$116,000	2.2%
Sebring MSA (Highlands County)	135	7.1%	\$127,000	18.2%	21	23.5%	\$61,500	-3.9%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	353	10.0%	\$187,500	2.7%	79	21.5%	\$102,500	9.8%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	4,340	7.7%	\$209,000	19.4%	1,438	9.9%	\$133,000	6.8%
The Villages MSA (Sumter County)	93	69.1%	\$210,000	-13.2%	16	-27.3%	\$184,000	-2.9%

* 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.

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 Thursday, September 22, 2016. Next data release is Thursday, October 20, 2016.