

# Florida Residential Market Sales Activity - September 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>22,704</b>	<b>-0.5%</b>	<b>\$222,500</b>	<b>11.3%</b>	<b>8,818</b>	<b>-3.9%</b>	<b>\$160,000</b>	<b>6.7%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,005	-6.8%	\$225,164	7.2%	425	-9.6%	\$180,000	-3.0%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	565	9.3%	\$249,500	6.2%	118	-27.2%	\$326,250	10.2%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	929	-4.6%	\$176,500	11.0%	265	6.4%	\$175,500	21.0%
Gainesville MSA (Alachua and Gilchrist counties)	214	-5.7%	\$187,500	4.2%	53	29.3%	\$97,450	14.6%
Homosassa Springs MSA (Citrus County)	239	-11.5%	\$140,500	17.7%	22	46.7%	\$90,250	12.8%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,964	-5.7%	\$218,250	16.2%	442	16.6%	\$140,995	12.8%
Lakeland-Winter Haven MSA (Polk County)	801	8.8%	\$167,000	11.3%	93	12.0%	\$92,500	-6.6%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,964	-5.0%	\$319,900	12.1%	3,543	-9.1%	\$170,000	9.7%
Naples-Immokalee-Marco Island MSA (Collier County)	354	-16.3%	\$399,588	0.7%	324	-15.8%	\$251,000	5.5%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,172	3.9%	\$259,200	8.0%	475	-0.8%	\$188,000	4.4%
Ocala MSA (Marion County)	537	5.3%	\$137,000	14.2%	37	48.0%	\$87,500	13.6%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,844	0.9%	\$226,000	10.2%	814	6.7%	\$130,000	8.3%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	849	-0.7%	\$197,100	15.9%	220	-7.9%	\$138,700	15.6%
Panama City MSA (Bay and Gulf counties)	286	1.8%	\$189,000	5.0%	100	-14.5%	\$215,000	11.7%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	711	10.7%	\$169,000	3.8%	94	56.7%	\$220,000	-3.9%
Port St. Lucie MSA (Martin and St. Lucie counties)	612	-7.4%	\$204,900	10.8%	185	-1.6%	\$145,900	8.1%
Punta Gorda MSA (Charlotte County)	362	-7.4%	\$195,000	22.0%	101	3.1%	\$155,000	7.8%
Sebastian-Vero Beach MSA (Indian River County)	240	-6.6%	\$185,900	4.4%	51	-26.1%	\$128,000	8.9%
Sebring MSA (Highlands County)	131	3.1%	\$121,000	21.0%	17	54.5%	\$60,000	-20.5%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	304	-5.0%	\$191,450	8.5%	73	25.9%	\$75,000	-5.7%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	4,096	7.0%	\$204,340	13.6%	1,307	-0.5%	\$132,500	12.3%
The Villages MSA (Sumter County)	82	15.5%	\$214,500	12.9%	14	-36.4%	\$174,250	-10.4%

\* 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.