

# Florida Residential Market Sales Activity - December 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>22,332</b>	<b>0.8%</b>	<b>\$226,000</b>	<b>9.2%</b>	<b>8,673</b>	<b>-5.2%</b>	<b>\$166,900</b>	<b>7.7%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,039	-5.5%	\$249,900	8.7%	479	-10.3%	\$187,500	-0.3%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	501	1.2%	\$255,000	8.5%	143	8.3%	\$300,000	23.2%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	912	-6.9%	\$178,299	8.7%	220	-9.8%	\$175,400	-0.9%
Gainesville MSA (Alachua and Gilchrist counties)	255	2.8%	\$205,000	19.5%	42	-12.5%	\$104,000	19.2%
Homosassa Springs MSA (Citrus County)	241	-2.8%	\$128,000	16.4%	21	-12.5%	\$74,000	-6.6%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,904	4.3%	\$217,500	8.8%	348	-15.5%	\$149,250	2.2%
Lakeland-Winter Haven MSA (Polk County)	812	6.0%	\$169,000	15.8%	84	0.0%	\$98,200	4.7%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,900	-3.2%	\$315,000	6.8%	3,451	-7.0%	\$170,000	6.3%
Naples-Immokalee-Marco Island MSA (Collier County)	383	1.9%	\$450,000	6.2%	395	-15.2%	\$285,000	3.4%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,108	-7.0%	\$275,073	8.3%	518	10.4%	\$206,000	2.0%
Ocala MSA (Marion County)	518	7.5%	\$136,250	13.3%	46	76.9%	\$68,500	-12.7%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,822	2.4%	\$230,000	8.5%	719	-2.8%	\$137,000	14.2%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	833	3.1%	\$191,000	15.2%	223	7.7%	\$145,000	0.5%
Panama City MSA (Bay and Gulf counties)	281	16.1%	\$190,200	2.0%	108	-4.4%	\$238,081	0.0%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	666	10.4%	\$176,900	10.4%	76	22.6%	\$211,625	-29.2%
Port St. Lucie MSA (Martin and St. Lucie counties)	673	10.5%	\$220,000	16.1%	155	-23.6%	\$137,000	-1.4%
Punta Gorda MSA (Charlotte County)	339	-13.3%	\$195,000	8.3%	89	0.0%	\$155,000	14.8%
Sebastian-Vero Beach MSA (Indian River County)	229	12.8%	\$205,000	10.8%	61	0.0%	\$125,000	10.6%
Sebring MSA (Highlands County)	123	-9.6%	\$131,000	10.8%	21	-16.0%	\$82,000	-13.2%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	315	7.5%	\$203,000	20.8%	66	-8.3%	\$102,750	-0.8%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,954	1.9%	\$211,500	14.4%	1,352	-0.6%	\$149,500	17.1%
The Villages MSA (Sumter County)	88	49.2%	\$215,300	-6.4%	13	-27.8%	\$187,000	-11.9%

\* 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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