

# Florida Residential Market Sales Activity - Q4 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>62,192</b>	<b>2.1%</b>	<b>\$223,950</b>	<b>11.9%</b>	<b>24,394</b>	<b>-5.0%</b>	<b>\$164,182</b>	<b>8.6%</b>
Cape Coral-Fort Myers MSA <i>(Lee County)</i>	2,942	-0.3%	\$235,470	7.1%	1,301	-6.7%	\$184,000	3.5%
Crestview-Fort Walton Beach-Destin MSA <i>(Okaloosa and Walton counties)</i>	1,431	8.7%	\$251,000	9.1%	426	15.4%	\$305,500	13.1%
Deltona-Daytona Beach-Ormond Beach MSA <i>(Flagler and Volusia counties)</i>	2,553	-4.3%	\$180,000	15.4%	605	-6.2%	\$180,000	4.7%
Gainesville MSA <i>(Alachua and Gilchrist counties)</i>	669	10.4%	\$195,000	8.3%	140	4.5%	\$108,500	9.6%
Homosassa Springs MSA <i>(Citrus County)</i>	672	-2.3%	\$136,000	10.6%	58	-13.4%	\$77,000	-3.6%
Jacksonville MSA <i>(Baker, Clay, Duval, Nassau, and St. Johns counties)</i>	5,113	2.6%	\$213,500	7.8%	1,012	-6.8%	\$143,000	6.7%
Lakeland-Winter Haven MSA <i>(Polk County)</i>	2,319	11.4%	\$169,900	13.5%	270	20.5%	\$99,000	7.6%
Miami-Fort Lauderdale-West Palm Beach MSA <i>(Broward, Miami-Dade, and Palm Beach counties)</i>	10,959	-2.9%	\$310,500	8.9%	9,754	-9.9%	\$167,000	7.7%
Naples-Immokalee-Marco Island MSA <i>(Collier County)</i>	1,017	0.2%	\$415,000	-0.2%	1,043	-11.8%	\$260,000	2.0%
North Port-Sarasota-Bradenton MSA <i>(Manatee and Sarasota counties)</i>	3,125	-2.4%	\$268,000	7.2%	1,387	3.4%	\$195,000	7.1%
Ocala MSA <i>(Marion County)</i>	1,408	3.6%	\$132,000	12.9%	124	59.0%	\$77,700	3.6%
Orlando-Kissimmee-Sanford MSA <i>(Lake, Orange, Osceola, and Seminole counties)</i>	7,654	1.3%	\$227,650	11.0%	1,996	-3.3%	\$135,000	12.5%
Palm Bay-Melbourne-Titusville MSA <i>(Brevard County)</i>	2,262	3.6%	\$190,000	15.2%	609	3.9%	\$145,000	5.1%
Panama City MSA <i>(Bay and Gulf counties)</i>	788	9.7%	\$189,000	3.3%	329	-5.2%	\$227,500	4.1%
Pensacola-Ferry Pass-Brent MSA <i>(Escambia and Santa Rosa counties)</i>	1,933	19.7%	\$170,000	6.3%	235	5.9%	\$257,250	-2.9%
Port St. Lucie MSA <i>(Martin and St. Lucie counties)</i>	1,732	-3.9%	\$214,475	16.6%	441	-20.5%	\$136,050	0.8%
Punta Gorda MSA <i>(Charlotte County)</i>	1,017	-4.8%	\$195,000	11.4%	238	0.8%	\$145,000	7.4%
Sebastian-Vero Beach MSA <i>(Indian River County)</i>	651	8.3%	\$205,000	7.9%	171	1.2%	\$123,500	9.3%
Sebring MSA <i>(Highlands County)</i>	343	-6.3%	\$125,500	12.1%	46	-19.3%	\$85,000	7.6%
Tallahassee MSA <i>(Gadsden, Jefferson, Leon, and Wakulla counties)</i>	863	11.1%	\$193,625	13.6%	182	5.8%	\$104,250	10.6%
Tampa-St.Petersburg-Clearwater MSA <i>(Hernando, Hillsborough, Pasco, and Pinellas counties)</i>	11,234	5.3%	\$205,000	14.5%	3,845	3.2%	\$145,350	17.2%
The Villages MSA <i>(Sumter County)</i>	227	27.5%	\$220,000	1.6%	54	5.9%	\$181,250	0.1%

\* 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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