

Florida Residential Market Sales Activity - 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	268,731	0.9%	\$219,900	12.2%	107,953	-4.2%	\$160,000	6.7%
Cape Coral-Fort Myers MSA (Lee County)	12,538	-6.0%	\$227,400	8.3%	5,831	-10.6%	\$181,000	2.8%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	6,202	5.8%	\$251,975	6.3%	1,663	-5.0%	\$295,000	2.4%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	11,413	-0.9%	\$172,500	15.0%	2,808	-0.6%	\$170,000	5.4%
Gainesville MSA (Alachua and Gilchrist counties)	3,005	5.4%	\$195,000	7.2%	797	17.0%	\$100,000	12.5%
Homosassa Springs MSA (Citrus County)	2,973	-3.8%	\$132,000	11.9%	254	-1.9%	\$79,950	-0.1%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	22,597	3.9%	\$211,000	8.2%	4,661	2.6%	\$138,000	7.8%
Lakeland-Winter Haven MSA (Polk County)	9,363	10.2%	\$163,000	12.4%	1,050	12.2%	\$97,500	6.0%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	47,835	-2.2%	\$305,000	8.9%	43,431	-7.0%	\$165,000	7.1%
Naples-Immokalee-Marco Island MSA (Collier County)	4,563	-8.2%	\$420,356	3.8%	4,898	-15.8%	\$262,000	1.7%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	13,882	-4.0%	\$262,500	9.4%	6,209	0.6%	\$190,000	5.6%
Ocala MSA (Marion County)	6,015	1.0%	\$128,000	14.3%	388	30.2%	\$76,000	8.6%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	33,012	0.4%	\$224,000	12.6%	8,907	0.4%	\$129,775	13.2%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	9,925	0.7%	\$185,500	14.5%	2,646	-2.4%	\$144,000	8.3%
Panama City MSA (Bay and Gulf counties)	3,267	8.7%	\$189,000	6.8%	1,375	-9.8%	\$220,000	7.3%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	8,027	13.0%	\$169,400	7.6%	958	3.7%	\$221,500	-1.1%
Port St. Lucie MSA (Martin and St. Lucie counties)	7,703	-2.4%	\$205,000	15.2%	2,264	-7.6%	\$139,900	5.2%
Punta Gorda MSA (Charlotte County)	4,444	-5.2%	\$189,900	13.0%	1,130	1.3%	\$149,950	5.6%
Sebastian-Vero Beach MSA (Indian River County)	2,794	-5.1%	\$201,025	11.1%	736	-16.8%	\$127,500	8.1%
Sebring MSA (Highlands County)	1,524	-2.9%	\$120,000	20.0%	230	-6.5%	\$74,500	11.2%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	3,978	8.6%	\$187,000	5.9%	855	12.6%	\$96,903	7.3%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	47,245	4.4%	\$198,000	13.9%	15,971	2.0%	\$135,000	13.9%
The Villages MSA (Sumter County)	948	34.3%	\$221,000	4.2%	221	-0.5%	\$179,900	-1.3%

* 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, February 9, 2017. Data revised on Monday, January 16, 2017. Next yearly data release is TBD.