

# Florida Residential Market Sales Activity - February 2018

## Closed Sales and Median Sale Prices Statewide by Metropolitan Statistical Area\*



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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>18,620</b>	<b>3.3%</b>	<b>\$246,500</b>	<b>9.6%</b>	<b>8,457</b>	<b>6.4%</b>	<b>\$179,500</b>	<b>7.2%</b>
Cape Coral-Fort Myers MSA (Lee County)	912	10.7%	\$250,223	2.1%	511	16.7%	\$190,000	3.8%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	471	14.3%	\$264,950	6.4%	148	0.7%	\$334,750	9.6%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	835	5.4%	\$205,000	14.0%	201	-13.7%	\$185,000	12.2%
Gainesville MSA (Alachua and Gilchrist counties)	175	0.0%	\$215,000	17.6%	58	3.6%	\$117,000	3.1%
Homosassa Springs MSA (Citrus County)	227	4.1%	\$150,000	14.5%	28	115.4%	\$111,500	-5.5%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,554	5.7%	\$241,500	10.8%	360	25.9%	\$153,745	9.9%
Lakeland-Winter Haven MSA (Polk County)	684	1.9%	\$188,500	12.5%	89	25.4%	\$114,950	17.9%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,060	1.0%	\$336,000	6.7%	3,188	3.7%	\$183,000	6.1%
Naples-Immokalee-Marco Island MSA (Collier County)	327	-6.6%	\$491,000	15.9%	419	4.8%	\$295,000	6.8%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,010	9.3%	\$286,995	4.7%	517	10.5%	\$215,000	7.9%
Ocala MSA (Marion County)	476	14.7%	\$155,000	14.9%	39	5.4%	\$98,500	40.7%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,220	-0.5%	\$255,000	13.3%	760	11.4%	\$163,250	20.9%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	694	6.9%	\$230,000	12.2%	225	21.6%	\$156,500	11.9%
Panama City MSA (Bay and Gulf counties)	263	4.4%	\$205,900	6.3%	141	14.6%	\$220,000	-0.9%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	562	5.2%	\$194,900	12.9%	76	13.4%	\$225,000	-16.4%
Port St. Lucie MSA (Martin and St. Lucie counties)	555	3.4%	\$235,000	4.7%	189	9.2%	\$150,000	7.1%
Punta Gorda MSA (Charlotte County)	355	7.9%	\$215,000	16.2%	91	7.1%	\$154,200	-22.9%
Sebastian-Vero Beach MSA (Indian River County)	216	9.1%	\$242,450	12.0%	62	6.9%	\$130,000	5.3%
Sebring MSA (Highlands County)	106	-10.9%	\$140,000	8.9%	20	25.0%	\$94,000	1.1%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	266	9.9%	\$210,009	13.0%	68	38.8%	\$119,700	2.4%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,205	0.2%	\$228,000	8.6%	1,201	-2.1%	\$154,000	7.3%
The Villages MSA (Sumter County)	77	2.7%	\$310,000	26.8%	22	10.0%	\$222,624	20.7%

\* 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 Wednesday, March 21, 2018. Next data release is Monday, April 23, 2018.