

# Florida Residential Market Sales Activity - Q1 2018

## 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>60,204</b>	<b>-0.9%</b>	<b>\$248,000</b>	<b>9.7%</b>	<b>27,088</b>	<b>2.8%</b>	<b>\$180,000</b>	<b>7.8%</b>
Cape Coral-Fort Myers MSA (Lee County)	3,088	4.3%	\$251,500	0.6%	1,751	7.6%	\$190,000	0.0%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	1,508	9.0%	\$270,000	6.5%	514	12.5%	\$347,000	17.6%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	2,574	-1.5%	\$200,000	10.5%	663	-4.1%	\$195,000	14.7%
Gainesville MSA (Alachua and Gilchrist counties)	613	-1.4%	\$222,750	22.2%	192	10.3%	\$119,500	6.7%
Homosassa Springs MSA (Citrus County)	678	-3.1%	\$155,000	14.0%	76	33.3%	\$111,500	-1.5%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	4,895	-1.2%	\$240,500	11.9%	1,117	11.1%	\$157,000	9.8%
Lakeland-Winter Haven MSA (Polk County)	2,188	-0.2%	\$191,761	14.1%	262	-0.4%	\$114,900	17.2%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	10,128	-3.2%	\$340,000	6.9%	10,125	-1.1%	\$183,000	7.6%
Naples-Immokalee-Marco Island MSA (Collier County)	1,123	-2.1%	\$465,000	6.9%	1,452	6.5%	\$302,750	8.1%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	3,274	5.0%	\$287,000	4.8%	1,741	12.0%	\$220,000	7.3%
Ocala MSA (Marion County)	1,414	3.0%	\$152,500	10.6%	96	-4.0%	\$92,600	18.0%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	7,313	-2.4%	\$255,000	10.9%	2,278	7.9%	\$160,000	18.3%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	2,192	1.6%	\$226,323	15.3%	709	13.4%	\$158,000	9.0%
Panama City MSA (Bay and Gulf counties)	834	5.2%	\$215,000	10.3%	468	23.5%	\$245,000	8.4%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	1,828	2.9%	\$192,700	10.5%	237	1.3%	\$239,750	5.6%
Port St. Lucie MSA (Martin and St. Lucie counties)	1,744	-2.1%	\$237,500	6.7%	570	3.4%	\$152,000	8.6%
Punta Gorda MSA (Charlotte County)	1,073	1.2%	\$215,000	8.9%	311	11.9%	\$165,000	3.1%
Sebastian-Vero Beach MSA (Indian River County)	705	4.1%	\$233,000	6.4%	173	-12.2%	\$130,000	6.6%
Sebring MSA (Highlands County)	391	0.0%	\$140,000	11.1%	56	-6.7%	\$91,500	23.2%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	889	5.3%	\$210,000	13.5%	252	45.7%	\$107,702	2.1%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	10,238	-4.3%	\$225,000	8.4%	3,828	-4.5%	\$154,000	10.0%
The Villages MSA (Sumter County)	268	2.3%	\$276,000	20.5%	60	5.3%	\$199,000	7.6%

\* 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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