

Florida Residential Market Sales Activity - Q2 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.
State of Florida	80,711	1.0%	\$256,150	6.7%	34,376	4.7%	\$189,900	8.5%
Cape Coral-Fort Myers MSA (Lee County)	4,103	9.3%	\$259,255	5.8%	2,090	11.5%	\$195,000	0.0%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	2,120	6.4%	\$290,000	5.4%	584	6.0%	\$333,900	7.7%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	3,376	2.3%	\$209,500	10.3%	869	-5.3%	\$197,370	8.4%
Gainesville MSA (Alachua and Gilchrist counties)	1,003	-0.7%	\$232,940	6.9%	306	9.7%	\$120,000	8.6%
Homosassa Springs MSA (Citrus County)	959	9.0%	\$160,000	7.4%	85	6.3%	\$114,000	34.1%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	7,048	4.2%	\$250,000	7.5%	1,496	3.5%	\$168,400	10.4%
Lakeland-Winter Haven MSA (Polk County)	2,879	3.6%	\$194,875	9.2%	309	0.0%	\$119,000	9.2%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	13,542	-1.7%	\$353,000	5.4%	13,310	6.6%	\$198,000	8.8%
Naples-Immokalee-Marco Island MSA (Collier County)	1,573	4.6%	\$465,000	6.9%	1,800	2.0%	\$275,000	-5.2%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	4,217	1.1%	\$294,990	5.4%	2,085	10.8%	\$218,000	6.6%
Ocala MSA (Marion County)	1,857	9.4%	\$158,000	6.0%	134	11.7%	\$87,950	-2.3%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	9,473	-2.4%	\$269,000	9.8%	2,762	2.1%	\$174,900	19.0%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	2,808	-0.6%	\$226,384	7.3%	778	2.1%	\$180,000	12.5%
Panama City MSA (Bay and Gulf counties)	1,116	9.4%	\$222,825	5.9%	565	17.7%	\$238,162	8.3%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	2,698	12.6%	\$205,000	8.9%	317	2.6%	\$262,500	14.1%
Port St. Lucie MSA (Martin and St. Lucie counties)	2,324	-3.0%	\$245,000	7.0%	756	4.0%	\$153,500	1.0%
Punta Gorda MSA (Charlotte County)	1,340	2.5%	\$225,000	9.2%	378	14.2%	\$165,000	3.8%
Sebastian-Vero Beach MSA (Indian River County)	990	3.1%	\$240,000	3.3%	265	5.6%	\$160,000	-1.5%
Sebring MSA (Highlands County)	487	6.3%	\$142,450	6.1%	76	28.8%	\$75,000	-15.3%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	1,236	0.4%	\$218,000	1.4%	297	2.4%	\$105,000	5.0%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	13,675	-2.5%	\$238,665	8.4%	4,802	-2.0%	\$164,900	8.1%
The Villages MSA (Sumter County)	317	9.7%	\$237,500	1.1%	109	41.6%	\$198,500	9.0%

* 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, August 8, 2018. Next data release is Thursday, November 1, 2018.