

Florida Residential Market Sales Activity - August 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	26,273	4.2%	\$254,290	6.0%	10,365	6.6%	\$185,000	8.8%
Cape Coral-Fort Myers MSA (Lee County)	1,237	10.3%	\$251,000	4.6%	561	17.9%	\$188,000	7.4%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	629	-4.1%	\$274,900	0.0%	188	6.2%	\$326,500	9.2%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	1,147	14.2%	\$213,250	7.7%	334	3.1%	\$214,500	7.8%
Gainesville MSA (Alachua and Gilchrist counties)	298	2.8%	\$225,000	15.4%	77	-9.4%	\$115,000	25.7%
Homosassa Springs MSA (Citrus County)	320	24.0%	\$159,925	6.3%	29	20.8%	\$105,000	2.4%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	2,289	2.8%	\$244,000	8.0%	522	7.2%	\$167,250	6.1%
Lakeland-Winter Haven MSA (Polk County)	1,011	9.8%	\$202,000	12.2%	121	0.8%	\$137,500	25.0%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	4,293	3.5%	\$353,000	3.2%	3,936	9.0%	\$192,000	6.7%
Naples-Immokalee-Marco Island MSA (Collier County)	377	-12.1%	\$415,000	-4.8%	424	20.1%	\$258,200	1.3%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,309	-0.6%	\$290,000	5.5%	589	17.3%	\$210,000	4.3%
Ocala MSA (Marion County)	656	19.1%	\$164,950	10.7%	41	-8.9%	\$103,000	14.6%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	3,313	4.2%	\$265,000	7.7%	944	-0.4%	\$165,750	8.3%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	969	0.8%	\$235,000	5.6%	245	2.1%	\$180,000	17.6%
Panama City MSA (Bay and Gulf counties)	400	9.6%	\$229,900	6.9%	183	11.6%	\$242,500	-3.0%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	915	13.4%	\$205,000	6.3%	101	-12.2%	\$282,500	13.0%
Port St. Lucie MSA (Martin and St. Lucie counties)	741	3.8%	\$245,000	4.3%	216	3.3%	\$164,000	10.8%
Punta Gorda MSA (Charlotte County)	371	-7.9%	\$218,000	3.8%	78	-3.7%	\$165,000	-4.6%
Sebastian-Vero Beach MSA (Indian River County)	293	11.4%	\$245,000	3.8%	65	-7.1%	\$152,000	19.0%
Sebring MSA (Highlands County)	121	-28.8%	\$152,000	12.6%	24	-17.2%	\$97,750	52.7%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	389	-5.6%	\$225,000	6.6%	125	11.6%	\$115,000	-4.1%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	4,589	2.8%	\$236,000	4.9%	1,466	-1.3%	\$160,000	8.1%
The Villages MSA (Sumter County)	102	32.5%	\$247,000	3.8%	24	41.2%	\$192,500	-3.8%

* 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, September 20, 2018. Historical data revised on Friday, September 7, 2018. Next data release is Friday, October 19, 2018.