

# Florida Residential Market Sales Activity - October 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>22,272</b>	<b>8.5%</b>	<b>\$253,853</b>	<b>7.6%</b>	<b>9,270</b>	<b>14.1%</b>	<b>\$180,000</b>	<b>5.9%</b>
Cape Coral-Fort Myers MSA (Lee County)	982	14.6%	\$246,995	2.9%	436	-2.0%	\$189,500	6.5%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	506	-1.7%	\$282,100	6.5%	147	-2.0%	\$360,000	23.1%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	939	4.3%	\$215,000	13.2%	250	16.8%	\$189,200	-0.4%
Gainesville MSA (Alachua and Gilchrist counties)	226	-4.2%	\$226,220	6.5%	58	13.7%	\$119,950	-0.9%
Homosassa Springs MSA (Citrus County)	256	6.2%	\$165,000	10.1%	19	-9.5%	\$103,700	-13.2%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,907	4.7%	\$244,000	9.4%	481	29.3%	\$152,900	3.3%
Lakeland-Winter Haven MSA (Polk County)	945	24.3%	\$197,500	9.7%	111	13.3%	\$127,000	8.1%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,854	11.5%	\$350,000	5.1%	3,763	20.3%	\$190,000	6.7%
Naples-Immokalee-Marco Island MSA (Collier County)	388	12.5%	\$444,413	4.6%	349	11.9%	\$274,900	2.2%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,095	4.6%	\$283,000	0.0%	473	17.1%	\$220,000	4.8%
Ocala MSA (Marion County)	556	16.8%	\$165,500	7.0%	46	39.4%	\$97,500	4.8%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,800	10.7%	\$261,120	5.3%	878	10.3%	\$168,000	15.9%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	809	16.6%	\$230,000	17.9%	234	21.2%	\$175,000	9.4%
Panama City MSA (Bay and Gulf counties)	113	-59.1%	\$257,000	22.4%	95	-25.8%	\$264,000	33.3%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	695	-0.7%	\$204,950	10.1%	95	26.7%	\$320,000	29.6%
Port St. Lucie MSA (Martin and St. Lucie counties)	648	11.9%	\$242,000	3.6%	179	-0.6%	\$165,000	10.0%
Punta Gorda MSA (Charlotte County)	344	12.4%	\$230,000	11.1%	69	-8.0%	\$178,000	17.9%
Sebastian-Vero Beach MSA (Indian River County)	247	7.9%	\$235,150	6.3%	64	48.8%	\$158,000	12.9%
Sebring MSA (Highlands County)	129	6.6%	\$154,900	19.2%	20	-16.7%	\$95,000	17.3%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	264	-5.4%	\$211,343	3.9%	52	-5.5%	\$109,250	-5.8%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	4,032	9.9%	\$234,000	7.8%	1,382	9.1%	\$155,000	6.9%
The Villages MSA (Sumter County)	106	26.2%	\$255,000	11.1%	24	33.3%	\$217,500	-6.4%

\* 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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