

Florida Residential Market Sales Activity - November 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	20,578	3.0%	\$255,000	6.3%	8,643	4.9%	\$185,000	5.1%
Cape Coral-Fort Myers MSA (Lee County)	939	12.2%	\$250,000	2.0%	452	7.6%	\$187,000	3.0%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	487	5.6%	\$299,950	13.2%	125	8.7%	\$320,000	10.3%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	894	9.8%	\$214,000	12.6%	237	11.8%	\$195,000	0.9%
Gainesville MSA (Alachua and Gilchrist counties)	207	0.0%	\$233,000	10.2%	47	-17.5%	\$129,000	9.3%
Homosassa Springs MSA (Citrus County)	225	2.7%	\$162,000	11.7%	10	-65.5%	\$118,000	38.8%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,865	6.9%	\$245,000	4.7%	413	4.6%	\$155,000	-6.1%
Lakeland-Winter Haven MSA (Polk County)	780	-2.6%	\$200,000	8.1%	86	-2.3%	\$133,950	11.6%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,334	0.9%	\$355,000	5.0%	3,377	6.6%	\$192,000	4.9%
Naples-Immokalee-Marco Island MSA (Collier County)	343	13.2%	\$427,500	-2.8%	370	20.1%	\$267,750	5.0%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,068	5.7%	\$305,500	7.2%	522	2.2%	\$215,950	-2.1%
Ocala MSA (Marion County)	560	16.7%	\$158,000	5.4%	39	-4.9%	\$95,000	0.0%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,581	3.4%	\$265,000	7.3%	788	4.8%	\$175,000	12.9%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	683	-9.2%	\$225,295	3.3%	192	-1.5%	\$165,250	3.3%
Panama City MSA (Bay and Gulf counties)	156	-38.3%	\$230,000	10.6%	93	-29.0%	\$265,000	3.9%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	655	3.5%	\$205,000	6.2%	91	26.4%	\$260,000	-8.5%
Port St. Lucie MSA (Martin and St. Lucie counties)	580	-3.8%	\$234,000	0.6%	154	-15.8%	\$155,000	1.3%
Punta Gorda MSA (Charlotte County)	309	-4.6%	\$232,750	11.6%	70	11.1%	\$186,709	24.9%
Sebastian-Vero Beach MSA (Indian River County)	207	-6.8%	\$240,000	9.6%	52	-10.3%	\$166,000	21.2%
Sebring MSA (Highlands County)	146	24.8%	\$144,500	3.2%	20	17.6%	\$97,750	15.0%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	256	-12.9%	\$216,000	8.1%	47	-30.9%	\$118,000	4.4%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,805	4.6%	\$238,650	5.6%	1,383	5.0%	\$166,500	5.0%
The Villages MSA (Sumter County)	92	-5.2%	\$237,500	-1.0%	23	76.9%	\$204,000	7.4%

* 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.

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, December 19, 2018. Next data release is Tuesday, January 22, 2019.