

# Florida Residential Market Sales Activity - Q4 2012

## 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>52,379</b>	<b>21.3%</b>	<b>\$150,000</b>	<b>11.1%</b>	<b>25,076</b>	<b>14.4%</b>	<b>\$112,000</b>	<b>24.2%</b>
Cape Coral-Fort Myers MSA (Lee County)	2,751	1.1%	\$140,025	22.0%	1,275	10.5%	\$137,500	22.8%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa County)	577	1.2%	\$190,000	5.6%	237	-2.5%	\$180,500	12.1%
Deltona-Daytona Beach-Ormond Beach MSA (Volusia County)	1,765	13.1%	\$105,000	9.4%	487	11.4%	\$137,750	24.9%
Gainesville MSA (Alachua and Gilchrist Counties)	454	24.0%	\$157,400	-2.8%	123	24.2%	\$65,000	0.8%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns Counties)	3,637	20.8%	\$155,000	5.2%	848	21.0%	\$95,000	26.7%
Lakeland-Winter Haven MSA (Polk County)	1,796	29.1%	\$111,900	13.0%	177	11.3%	\$70,100	4.6%
Miami-Fort Lauderdale-Pompano Beach MSA (Broward, Miami-Dade, and Palm Beach Counties)	10,253	21.2%	\$215,000	16.8%	11,487	12.5%	\$112,000	26.6%
Naples-Marco Island MSA (Collier County)	1,111	16.9%	\$262,000	21.9%	1,191	25.8%	\$189,000	23.9%
North Port-Bradenton-Sarasota MSA (Manatee and Sarasota Counties)	3,025	25.4%	\$175,000	17.1%	1,309	22.7%	\$140,000	16.7%
Ocala MSA (Marion County)	1,062	13.0%	\$92,250	8.5%	55	5.8%	\$60,001	0.0%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole Counties)	6,807	19.5%	\$142,000	9.2%	2,053	0.4%	\$80,000	13.2%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	1,827	22.0%	\$119,900	11.0%	500	21.7%	\$105,000	11.7%
Palm Coast MSA (Flagler County)	509	3.7%	\$130,000	8.3%	128	40.7%	\$144,000	25.2%
Panama City-Lynn Haven-Panama City Beach MSA (Bay County)	476	40.0%	\$153,000	7.1%	320	7.4%	\$175,000	-1.7%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa Counties)	1,287	20.6%	\$140,000	0.0%	213	32.3%	\$189,900	-0.1%
Port St. Lucie MSA (Martin and St. Lucie Counties)	1,749	25.1%	\$124,000	10.7%	548	23.4%	\$92,500	6.3%
Punta Gorda MSA (Charlotte County)	767	0.4%	\$124,900	26.2%	214	32.9%	\$98,000	8.9%
Sebastian-Vero Beach MSA (Indian River County)	605	33.8%	\$140,850	10.0%	176	63.0%	\$101,000	51.9%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla Counties)	624	37.4%	\$165,000	5.1%	114	3.6%	\$68,500	-6.2%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas Counties)	8,991	33.4%	\$135,000	13.4%	3,110	17.8%	\$87,000	12.7%

\* 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 official 2010 MSAs delineated by the U.S. Office of Management and Budget, which will be the nationwide standard through 2020.

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 Monday, February 11, 2013. Data revised on Wednesday, July 24, 2013. Next quarterly data release is Thursday, May 9, 2013.