

# Florida Residential Market Sales Activity - Q1 2013

## 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>49,267</b>	<b>11.9%</b>	<b>\$154,000</b>	<b>14.1%</b>	<b>25,121</b>	<b>3.6%</b>	<b>\$115,000</b>	<b>17.3%</b>
Cape Coral-Fort Myers MSA (Lee County)	2,790	-10.6%	\$153,000	21.2%	1,506	2.4%	\$136,000	1.5%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	895	6.3%	\$223,500	10.4%	389	-18.1%	\$205,000	17.1%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	2,165	14.3%	\$117,500	17.5%	592	7.6%	\$125,000	19.0%
Gainesville MSA (Alachua and Gilchrist counties)	462	28.7%	\$160,000	3.3%	140	50.5%	\$68,000	9.7%
Homosassa Springs MSA (Citrus County)	524	10.1%	\$92,900	13.3%	48	9.1%	\$65,000	-0.2%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	3,735	24.3%	\$159,000	12.2%	890	8.5%	\$99,900	21.8%
Lakeland-Winter Haven MSA (Polk County)	1,808	29.0%	\$112,500	18.4%	185	16.4%	\$75,000	15.4%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	9,176	10.6%	\$225,000	23.6%	11,168	2.8%	\$115,000	27.8%
Naples-Immokalee-Marco Island MSA (Collier County)	1,060	-7.2%	\$290,000	16.9%	1,277	-3.6%	\$211,000	27.9%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	2,964	15.7%	\$180,000	13.9%	1,456	8.3%	\$136,000	3.0%
Ocala MSA (Marion County)	1,075	10.7%	\$96,260	14.7%	60	9.1%	\$63,000	-10.6%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	6,273	12.8%	\$150,000	16.3%	1,983	-0.1%	\$85,000	19.7%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	1,642	3.9%	\$114,950	4.5%	486	-0.6%	\$104,000	9.5%
Panama City MSA (Bay and Gulf counties)	453	15.3%	\$166,400	23.3%	354	6.3%	\$175,000	7.5%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	1,094	11.5%	\$145,000	7.0%	188	15.3%	\$165,650	0.4%
Port St. Lucie MSA (Martin and St. Lucie counties)	1,648	19.7%	\$124,000	12.7%	593	13.8%	\$100,000	11.1%
Punta Gorda MSA (Charlotte County)	859	-9.8%	\$129,900	17.0%	249	5.5%	\$117,000	11.4%
Sebastian-Vero Beach MSA (Indian River County)	570	11.3%	\$145,050	10.9%	191	28.2%	\$85,000	3.7%
Sebring MSA (Highlands County)	302	13.1%	\$79,000	-1.3%	66	65.0%	\$64,500	5.3%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	549	17.8%	\$166,350	-0.8%	114	-5.0%	\$73,700	13.4%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	8,178	17.9%	\$135,000	14.9%	2,993	5.7%	\$85,000	12.6%
The Villages MSA (Sumter County)	139	20.9%	\$185,000	7.4%	38	22.6%	\$144,500	5.6%

\* 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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