

# Florida Residential Market Sales Activity - March 2014

## 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>19,597</b>	<b>0.5%</b>	<b>\$174,000</b>	<b>8.1%</b>	<b>9,680</b>	<b>-4.1%</b>	<b>\$139,000</b>	<b>15.8%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,058	-6.0%	\$183,000	10.9%	681	5.9%	\$162,000	17.5%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	393	8.3%	\$210,000	-10.1%	134	-21.2%	\$287,500	31.6%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	831	-2.9%	\$138,000	13.6%	238	6.3%	\$134,950	7.5%
Gainesville MSA (Alachua and Gilchrist counties)	191	6.1%	\$166,270	1.6%	42	2.4%	\$90,000	38.5%
Homosassa Springs MSA (Citrus County)	246	4.2%	\$98,000	-1.8%	27	17.4%	\$61,000	-14.1%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,552	8.4%	\$179,000	11.0%	332	-9.3%	\$125,500	19.8%
Lakeland-Winter Haven MSA (Polk County)	633	-13.8%	\$128,250	6.9%	61	-21.8%	\$73,000	-10.3%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,549	1.7%	\$260,500	8.9%	4,097	-7.2%	\$143,000	21.2%
Naples-Immokalee-Marco Island MSA (Collier County)	505	19.1%	\$380,000	16.7%	597	16.1%	\$230,000	0.0%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,156	-5.5%	\$200,317	2.7%	560	-5.4%	\$154,000	5.9%
Ocala MSA (Marion County)	510	19.2%	\$95,150	-9.4%	29	20.8%	\$78,000	4.0%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,231	-7.9%	\$180,000	13.0%	666	-13.8%	\$106,000	19.1%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	760	22.0%	\$133,000	12.7%	214	9.2%	\$122,000	7.3%
Panama City MSA (Bay and Gulf counties)	214	26.6%	\$150,000	-14.3%	135	-0.7%	\$180,000	1.2%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	468	3.1%	\$149,250	-0.5%	51	-35.4%	\$215,864	42.8%
Port St. Lucie MSA (Martin and St. Lucie counties)	647	-2.7%	\$145,000	7.8%	233	-15.6%	\$115,000	9.5%
Punta Gorda MSA (Charlotte County)	348	12.6%	\$142,500	6.3%	121	13.1%	\$119,000	5.3%
Sebastian-Vero Beach MSA (Indian River County)	240	-4.4%	\$160,000	-3.0%	95	9.2%	\$100,164	22.2%
Sebring MSA (Highlands County)	151	18.0%	\$80,000	0.0%	33	3.1%	\$58,000	-13.4%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	256	1.2%	\$159,750	-5.5%	68	58.1%	\$81,950	2.4%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,162	-3.6%	\$151,500	4.5%	1,176	-1.6%	\$104,700	15.3%
The Villages MSA (Sumter County)	40	-37.5%	\$181,250	-6.3%	12	-20.0%	\$179,750	20.6%

\* 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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