

# Florida Residential Market Sales Activity - May 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>22,355</b>	<b>0.9%</b>	<b>\$180,000</b>	<b>4.7%</b>	<b>10,420</b>	<b>-8.5%</b>	<b>\$142,500</b>	<b>11.8%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,259	2.9%	\$191,000	9.1%	747	3.9%	\$167,000	5.7%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	470	6.6%	\$232,500	-2.7%	178	-12.7%	\$312,500	61.5%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	982	6.4%	\$135,300	4.9%	247	-9.5%	\$145,000	16.0%
Gainesville MSA (Alachua and Gilchrist counties)	247	-0.8%	\$172,100	-2.2%	72	7.5%	\$82,000	13.9%
Homosassa Springs MSA (Citrus County)	273	11.9%	\$119,900	13.2%	18	-37.9%	\$59,000	-31.8%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,774	3.1%	\$185,000	4.1%	394	-6.6%	\$114,221	-0.7%
Lakeland-Winter Haven MSA (Polk County)	720	-0.8%	\$130,000	4.0%	77	-12.5%	\$86,000	4.9%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	4,164	0.2%	\$270,000	8.0%	4,319	-12.1%	\$145,900	12.3%
Naples-Immokalee-Marco Island MSA (Collier County)	517	0.6%	\$395,000	12.9%	719	8.8%	\$227,500	5.8%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,292	-1.8%	\$210,000	5.0%	563	-9.0%	\$166,000	10.7%
Ocala MSA (Marion County)	474	-0.6%	\$105,000	10.5%	31	-6.1%	\$40,000	3.9%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,568	-3.5%	\$180,000	9.1%	693	-17.6%	\$105,000	10.6%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	824	2.0%	\$135,000	3.8%	225	-4.3%	\$116,500	11.0%
Panama City MSA (Bay and Gulf counties)	246	-2.8%	\$165,000	2.3%	144	-12.2%	\$167,000	-7.7%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	548	1.3%	\$153,710	-0.8%	89	-2.2%	\$235,625	17.2%
Port St. Lucie MSA (Martin and St. Lucie counties)	808	18.3%	\$148,000	7.2%	270	4.7%	\$112,000	-2.6%
Punta Gorda MSA (Charlotte County)	408	3.3%	\$157,250	8.4%	104	-8.0%	\$137,250	8.5%
Sebastian-Vero Beach MSA (Indian River County)	274	-2.5%	\$159,000	-1.9%	85	-9.6%	\$117,500	42.4%
Sebring MSA (Highlands County)	131	3.1%	\$80,764	-5.0%	23	27.8%	\$67,500	22.7%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	301	-4.1%	\$170,000	-7.0%	73	5.8%	\$75,600	0.5%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,587	-0.7%	\$156,005	-1.9%	1,248	-10.2%	\$109,950	12.9%
The Villages MSA (Sumter County)	56	-11.1%	\$227,750	29.4%	20	5.3%	\$179,500	23.8%

\* 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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