

Florida Residential Market Sales Activity - July 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. |
| State of Florida | 21,980 | 3.8% | \$185,000 | 3.9% | 8,961 | -7.4% | \$137,000 | 6.6% |
| Cape Coral-Fort Myers MSA (Lee County) | 1,038 | 3.0% | \$178,206 | 9.7% | 439 | -13.9% | \$159,900 | 14.2% |
| Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties) | 483 | 10.8% | \$237,500 | -1.7% | 148 | -22.9% | \$227,588 | -10.3% |
| Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties) | 925 | -3.3% | \$145,000 | 11.5% | 238 | -9.2% | \$126,500 | -12.8% |
| Gainesville MSA (Alachua and Gilchrist counties) | 265 | 1.9% | \$189,900 | 11.7% | 63 | -16.0% | \$88,000 | 17.3% |
| Homosassa Springs MSA (Citrus County) | 237 | 12.9% | \$115,000 | 4.5% | 29 | 107.1% | \$65,000 | -18.3% |
| Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties) | 1,844 | 13.4% | \$189,000 | -1.0% | 347 | -2.3% | \$121,568 | 2.6% |
| Lakeland-Winter Haven MSA (Polk County) | 630 | -6.7% | \$134,900 | 7.9% | 87 | 20.8% | \$74,000 | -12.4% |
| Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties) | 4,272 | 6.0% | \$275,000 | 5.8% | 3,871 | -9.8% | \$145,000 | 11.5% |
| Naples-Immokalee-Marco Island MSA (Collier County) | 398 | -11.6% | \$321,000 | 16.7% | 409 | -9.7% | \$233,000 | 18.0% |
| North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties) | 1,166 | -2.3% | \$223,493 | 9.0% | 457 | -4.2% | \$172,000 | 8.9% |
| Ocala MSA (Marion County) | 557 | 13.9% | \$110,000 | 3.8% | 24 | -14.3% | \$111,800 | 107.0% |
| Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties) | 2,638 | -2.2% | \$190,000 | 10.5% | 721 | -2.8% | \$99,000 | -4.6% |
| Palm Bay-Melbourne-Titusville MSA (Brevard County) | 880 | 6.7% | \$149,000 | 20.2% | 198 | -2.0% | \$135,000 | 14.4% |
| Panama City MSA (Bay and Gulf counties) | 250 | 22.5% | \$178,950 | -3.3% | 134 | -6.9% | \$169,500 | 0.6% |
| Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties) | 613 | 17.7% | \$153,900 | -6.6% | 77 | -3.8% | \$168,500 | -5.7% |
| Port St. Lucie MSA (Martin and St. Lucie counties) | 711 | 14.7% | \$156,500 | 11.8% | 194 | -4.4% | \$107,500 | -10.0% |
| Punta Gorda MSA (Charlotte County) | 357 | 8.2% | \$155,000 | 3.4% | 84 | -7.7% | \$122,250 | 22.3% |
| Sebastian-Vero Beach MSA (Indian River County) | 253 | -8.3% | \$156,000 | -9.3% | 64 | 0.0% | \$104,750 | 11.8% |
| Sebring MSA (Highlands County) | 135 | 10.7% | \$83,000 | -3.8% | 8 | -61.9% | \$70,000 | 220.0% |
| Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties) | 334 | 16.8% | \$172,750 | -4.0% | 64 | -1.5% | \$81,000 | 2.5% |
| Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties) | 3,504 | -0.6% | \$169,000 | 2.4% | 1,238 | -2.2% | \$114,950 | 7.9% |
| The Villages MSA (Sumter County) | 56 | 5.7% | \$191,750 | -4.1% | 11 | -26.7% | \$153,000 | 0.7% |

* 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 latest (2013) MSAs as delineated by the U.S. Office of Management and Budget.

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