

Florida Residential Market Sales Activity - October 2015

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	21,328	-0.4%	\$197,000	11.3%	9,067	-2.3%	\$149,000	7.4%
Cape Coral-Fort Myers MSA (Lee County)	1,027	0.1%	\$207,900	15.0%	490	6.1%	\$169,950	6.2%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	436	-5.0%	\$213,000	2.2%	128	-12.9%	\$283,000	3.9%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	931	1.1%	\$150,000	13.6%	221	-3.1%	\$170,100	20.2%
Gainesville MSA (Alachua and Gilchrist counties)	180	-16.3%	\$189,900	8.4%	44	46.7%	\$99,000	15.1%
Homosassa Springs MSA (Citrus County)	230	-12.9%	\$131,950	21.1%	24	71.4%	\$95,500	38.4%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,692	4.2%	\$198,500	8.5%	375	1.9%	\$126,625	7.7%
Lakeland-Winter Haven MSA (Polk County)	736	7.1%	\$149,000	11.6%	73	9.0%	\$95,000	-4.0%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	4,015	-1.3%	\$282,000	6.8%	4,013	-2.0%	\$155,000	9.2%
Naples-Immokalee-Marco Island MSA (Collier County)	347	-10.3%	\$390,000	12.6%	362	-15.8%	\$235,000	7.8%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,112	-10.6%	\$245,000	17.1%	474	2.8%	\$177,000	9.3%
Ocala MSA (Marion County)	481	4.8%	\$110,000	8.9%	26	4.0%	\$75,450	39.7%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,660	0.8%	\$199,897	11.5%	706	-10.9%	\$120,000	20.0%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	743	-10.7%	\$163,000	16.4%	206	0.5%	\$135,000	3.8%
Panama City MSA (Bay and Gulf counties)	254	7.6%	\$185,000	19.4%	120	-9.8%	\$207,000	11.9%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	561	2.4%	\$160,900	7.3%	94	-1.1%	\$249,500	18.8%
Port St. Lucie MSA (Martin and St. Lucie counties)	665	-0.6%	\$180,000	13.6%	195	-7.1%	\$130,000	0.8%
Punta Gorda MSA (Charlotte County)	393	6.5%	\$172,900	19.3%	77	5.5%	\$125,000	-9.1%
Sebastian-Vero Beach MSA (Indian River County)	223	-10.8%	\$198,950	24.3%	59	-13.2%	\$107,000	44.6%
Sebring MSA (Highlands County)	115	-21.2%	\$107,500	20.1%	22	4.8%	\$57,500	-7.3%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	261	-2.6%	\$174,950	5.2%	64	42.2%	\$92,000	13.6%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,765	4.3%	\$173,000	8.1%	1,220	-0.3%	\$120,000	3.9%
The Villages MSA (Sumter County)	63	8.6%	\$168,000	-4.0%	19	35.7%	\$177,000	-2.5%

* 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.