

Florida Residential Market Sales Activity - Q1 2016

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	57,913	0.3%	\$203,500	11.8%	24,534	-6.1%	\$153,000	5.5%
Cape Coral-Fort Myers MSA (Lee County)	2,713	-10.9%	\$220,070	8.7%	1,370	-18.4%	\$180,000	4.7%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	1,215	-2.9%	\$242,000	3.0%	350	-14.6%	\$272,000	-6.7%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	2,607	3.3%	\$160,000	15.5%	610	-3.0%	\$154,450	4.0%
Gainesville MSA (Alachua and Gilchrist counties)	557	6.3%	\$179,414	5.6%	154	12.4%	\$96,000	20.0%
Homosassa Springs MSA (Citrus County)	666	-6.9%	\$125,500	19.5%	57	-18.6%	\$74,900	-6.4%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	4,842	10.4%	\$195,000	8.4%	977	-1.0%	\$127,250	7.4%
Lakeland-Winter Haven MSA (Polk County)	1,997	12.3%	\$154,000	12.4%	211	11.1%	\$88,000	1.1%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	10,378	-1.3%	\$286,629	8.2%	10,153	-6.1%	\$159,000	6.7%
Naples-Immokalee-Marco Island MSA (Collier County)	1,030	-13.0%	\$435,000	9.0%	1,144	-19.2%	\$272,500	5.8%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	3,080	-5.9%	\$255,000	12.3%	1,480	1.8%	\$180,000	3.4%
Ocala MSA (Marion County)	1,340	-1.5%	\$117,500	14.1%	68	23.6%	\$63,250	-10.3%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	7,042	-1.7%	\$207,500	11.6%	1,968	-0.1%	\$120,000	14.3%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	2,174	-2.1%	\$169,000	16.4%	584	-7.9%	\$139,000	11.2%
Panama City MSA (Bay and Gulf counties)	684	13.8%	\$174,900	-2.0%	307	-21.5%	\$214,000	14.4%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	1,599	10.7%	\$159,900	8.8%	192	0.0%	\$182,000	-21.9%
Port St. Lucie MSA (Martin and St. Lucie counties)	1,671	-4.9%	\$195,000	18.2%	529	-13.4%	\$136,075	8.9%
Punta Gorda MSA (Charlotte County)	942	-15.1%	\$180,000	12.5%	270	-7.8%	\$150,000	7.1%
Sebastian-Vero Beach MSA (Indian River County)	592	-12.0%	\$185,250	12.3%	152	-30.0%	\$109,250	-8.2%
Sebring MSA (Highlands County)	395	2.1%	\$109,600	21.8%	65	16.1%	\$72,000	16.1%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	822	9.5%	\$175,000	3.0%	180	19.2%	\$87,500	0.6%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	10,153	5.3%	\$180,000	14.6%	3,489	-0.9%	\$124,900	16.0%
The Villages MSA (Sumter County)	203	26.9%	\$219,500	-0.2%	52	2.0%	\$176,375	-2.0%

* 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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