### Florida Residential Market Sales Activity - May 2016
Closed Sales and Median Sale Prices Statewide by Metropolitan Statistical Area*

<table>
<thead>
<tr>
<th>State / Metropolitan Statistical Area</th>
<th>Closed Sales</th>
<th>Single Family Homes</th>
<th>Townhouses and Condos</th>
</tr>
</thead>
<tbody>
<tr>
<td>State of Florida</td>
<td>25,518</td>
<td>4.5% $221,050 10.5%</td>
<td>10,455 0.1% $165,000 4.4%</td>
</tr>
<tr>
<td>Cape Coral-Fort Myers MSA (Lee County)</td>
<td>1,294</td>
<td>-0.1% $225,000 4.7%</td>
<td>621 -6.2% $185,000 -2.6%</td>
</tr>
<tr>
<td>Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)</td>
<td>596</td>
<td>7.0% $259,950 15.8%</td>
<td>181 2.3% $289,000 0.5%</td>
</tr>
<tr>
<td>Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)</td>
<td>1,082</td>
<td>8.0% $176,750 17.8%</td>
<td>256 -7.2% $174,950 -2.8%</td>
</tr>
<tr>
<td>Gainesville MSA (Alachua and Gilchrist counties)</td>
<td>304</td>
<td>3.8% $210,000 7.7%</td>
<td>80 27.0% $105,000 11.8%</td>
</tr>
<tr>
<td>Homosassa Springs MSA (Citrus County)</td>
<td>296</td>
<td>9.6% $125,500 8.2%</td>
<td>33 13.8% $92,000 26.0%</td>
</tr>
<tr>
<td>Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)</td>
<td>2,063</td>
<td>3.9% $219,000 9.5%</td>
<td>449 15.7% $145,000 9.0%</td>
</tr>
<tr>
<td>Lakeland-Winter Haven MSA (Polk County)</td>
<td>822</td>
<td>8.7% $160,000 9.4%</td>
<td>88 1.1% $93,500 3.9%</td>
</tr>
<tr>
<td>Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)</td>
<td>4,499</td>
<td>-0.7% $308,000 6.2%</td>
<td>4,100 -0.8% $170,000 4.3%</td>
</tr>
<tr>
<td>Naples-Immokalee-Marco Island MSA (Collier County)</td>
<td>442</td>
<td>-10.3% $465,000 8.1%</td>
<td>532 -17.9% $280,000 -1.4%</td>
</tr>
<tr>
<td>North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)</td>
<td>1,356</td>
<td>-2.2% $270,000 12.5%</td>
<td>627 1.0% $195,000 3.2%</td>
</tr>
<tr>
<td>Ocala MSA (Marion County)</td>
<td>577</td>
<td>8.7% $128,500 13.7%</td>
<td>32 -3.0% $75,500 7.5%</td>
</tr>
<tr>
<td>Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)</td>
<td>3,156</td>
<td>7.1% $225,000 12.5%</td>
<td>831 2.7% $133,000 16.2%</td>
</tr>
<tr>
<td>Palm Bay-Melbourne-Titusville MSA (Brevard County)</td>
<td>942</td>
<td>2.6% $185,000 11.4%</td>
<td>262 10.5% $140,000 3.4%</td>
</tr>
<tr>
<td>Panama City MSA (Bay and Gulf counties)</td>
<td>322</td>
<td>13.0% $195,000 1.6%</td>
<td>126 -8.7% $213,450 5.5%</td>
</tr>
<tr>
<td>Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)</td>
<td>760</td>
<td>13.9% $165,000 3.1%</td>
<td>82 -10.9% $242,300 45.7%</td>
</tr>
<tr>
<td>Port St. Lucie MSA (Martin and St. Lucie counties)</td>
<td>759</td>
<td>6.3% $209,950 20.0%</td>
<td>237 6.3% $140,000 1.4%</td>
</tr>
<tr>
<td>Punta Gorda MSA (Charlotte County)</td>
<td>436</td>
<td>-4.0% $191,000 10.9%</td>
<td>114 11.8% $158,250 -6.0%</td>
</tr>
<tr>
<td>Sebastian-Vero Beach MSA (Indian River County)</td>
<td>253</td>
<td>-11.2% $204,000 -4.7%</td>
<td>93 -2.1% $160,500 45.9%</td>
</tr>
<tr>
<td>Sebring MSA (Highlands County)</td>
<td>137</td>
<td>16.1% $115,000 15.6%</td>
<td>20 -20.0% $56,250 -35.7%</td>
</tr>
<tr>
<td>Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)</td>
<td>405</td>
<td>17.7% $187,000 0.8%</td>
<td>78 18.2% $101,450 28.4%</td>
</tr>
<tr>
<td>Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)</td>
<td>4,429</td>
<td>9.6% $199,000 12.5%</td>
<td>1,511 4.2% $129,900 6.3%</td>
</tr>
<tr>
<td>The Villages MSA (Sumter County)</td>
<td>72</td>
<td>56.5% $230,200 14.3%</td>
<td>17 41.7% $177,000 -14.1%</td>
</tr>
</tbody>
</table>

* 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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