

Florida Residential Market Sales Activity - Q3 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	71,857	-0.4%	\$224,900	12.5%	27,236	-4.3%	\$160,000	6.7%
Cape Coral-Fort Myers MSA (Lee County)	3,173	-6.0%	\$225,000	8.4%	1,312	-7.6%	\$175,000	0.0%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	1,745	8.7%	\$254,506	2.6%	418	-6.3%	\$315,000	5.2%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	3,055	-1.8%	\$175,000	12.9%	778	4.0%	\$175,000	7.7%
Gainesville MSA (Alachua and Gilchrist counties)	823	-0.5%	\$193,250	7.4%	236	14.0%	\$98,250	9.2%
Homosassa Springs MSA (Citrus County)	748	-11.3%	\$136,000	12.7%	73	49.0%	\$84,900	-0.1%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	6,214	-0.8%	\$219,000	12.3%	1,284	5.8%	\$139,900	10.2%
Lakeland-Winter Haven MSA (Polk County)	2,514	10.6%	\$167,000	12.8%	290	15.1%	\$100,500	5.2%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	12,701	-3.5%	\$315,000	8.7%	10,899	-9.6%	\$170,000	9.7%
Naples-Immokalee-Marco Island MSA (Collier County)	1,136	-7.1%	\$395,000	0.6%	1,058	-14.1%	\$250,000	4.2%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	3,670	-4.2%	\$260,000	8.3%	1,443	-1.0%	\$190,000	5.6%
Ocala MSA (Marion County)	1,560	0.1%	\$135,000	13.5%	107	42.7%	\$80,000	24.0%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	9,102	-0.1%	\$229,900	14.2%	2,499	3.3%	\$130,000	13.0%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	2,617	-2.1%	\$196,950	18.6%	667	-10.5%	\$147,000	12.8%
Panama City MSA (Bay and Gulf counties)	869	4.4%	\$195,000	9.6%	346	0.3%	\$224,750	17.1%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	2,146	6.5%	\$172,000	6.8%	275	18.5%	\$206,500	-0.1%
Port St. Lucie MSA (Martin and St. Lucie counties)	1,993	-4.8%	\$205,000	12.6%	545	-4.0%	\$141,000	3.3%
Punta Gorda MSA (Charlotte County)	1,177	-0.4%	\$189,317	11.4%	258	5.7%	\$147,475	3.5%
Sebastian-Vero Beach MSA (Indian River County)	771	-1.9%	\$200,000	11.7%	150	-24.2%	\$130,000	16.1%
Sebring MSA (Highlands County)	374	-9.2%	\$122,750	19.2%	55	17.0%	\$61,750	-10.1%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	1,045	0.9%	\$193,900	7.7%	271	29.0%	\$93,800	10.4%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	12,712	3.1%	\$205,000	15.2%	4,086	1.1%	\$134,900	14.1%
The Villages MSA (Sumter County)	263	29.6%	\$214,000	0.9%	51	-27.1%	\$178,500	-5.3%

* 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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