

Florida Residential Market Sales Activity - December 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	22,314	0.7%	\$226,000	9.2%	8,691	-5.0%	\$166,500	7.4%
Cape Coral-Fort Myers MSA (Lee County)	1,039	-5.5%	\$249,900	8.7%	479	-10.3%	\$187,500	-0.3%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	501	1.2%	\$255,000	8.5%	143	8.3%	\$300,000	23.2%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	912	-6.9%	\$178,299	8.7%	220	-9.8%	\$175,400	-0.9%
Gainesville MSA (Alachua and Gilchrist counties)	255	2.8%	\$205,000	19.5%	42	-12.5%	\$104,000	19.2%
Homosassa Springs MSA (Citrus County)	241	-2.8%	\$128,000	16.4%	21	-12.5%	\$74,000	-6.6%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,904	4.3%	\$217,500	8.8%	348	-15.5%	\$149,250	2.2%
Lakeland-Winter Haven MSA (Polk County)	812	6.0%	\$169,000	15.8%	84	0.0%	\$98,200	4.7%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,900	-3.2%	\$315,000	6.8%	3,451	-7.0%	\$170,000	6.3%
Naples-Immokalee-Marco Island MSA (Collier County)	383	1.9%	\$450,000	6.2%	395	-15.2%	\$285,000	3.4%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,108	-7.0%	\$275,073	8.3%	518	10.4%	\$206,000	2.0%
Ocala MSA (Marion County)	518	7.5%	\$136,250	13.3%	46	76.9%	\$68,500	-12.7%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,822	2.4%	\$230,000	8.5%	719	-2.8%	\$137,000	14.2%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	833	3.1%	\$191,000	15.2%	223	7.7%	\$145,000	0.5%
Panama City MSA (Bay and Gulf counties)	281	16.1%	\$190,200	2.0%	108	-4.4%	\$238,081	0.0%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	666	10.4%	\$176,900	10.4%	76	22.6%	\$211,625	-29.2%
Port St. Lucie MSA (Martin and St. Lucie counties)	673	10.5%	\$220,000	16.1%	155	-23.6%	\$137,000	-1.4%
Punta Gorda MSA (Charlotte County)	339	-13.3%	\$195,000	8.3%	89	0.0%	\$155,000	14.8%
Sebastian-Vero Beach MSA (Indian River County)	229	12.8%	\$205,000	10.8%	61	0.0%	\$125,000	10.6%
Sebring MSA (Highlands County)	123	-9.6%	\$131,000	10.8%	21	-16.0%	\$82,000	-13.2%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	315	7.5%	\$203,000	20.8%	66	-8.3%	\$102,750	-0.8%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,936	1.4%	\$212,000	14.7%	1,370	0.7%	\$149,000	16.8%
The Villages MSA (Sumter County)	88	49.2%	\$215,300	-6.4%	13	-27.8%	\$187,000	-11.9%

* 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.

Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Tuesday, January 24, 2017. Historical data revised on Friday, September 7, 2018. Next data release is Wednesday, February 22, 2017.