

Florida Residential Market Sales Activity - Q4 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	62,174	2.0%	\$224,000	11.9%	24,412	-4.9%	\$164,000	8.5%
Cape Coral-Fort Myers MSA (Lee County)	2,942	-0.3%	\$235,470	7.1%	1,301	-6.7%	\$184,000	3.5%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	1,431	8.7%	\$251,000	9.1%	426	15.4%	\$305,500	13.1%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	2,553	-4.3%	\$180,000	15.4%	605	-6.2%	\$180,000	4.7%
Gainesville MSA (Alachua and Gilchrist counties)	669	10.4%	\$195,000	8.3%	140	4.5%	\$108,500	9.6%
Homosassa Springs MSA (Citrus County)	672	-2.3%	\$136,000	10.6%	58	-13.4%	\$77,000	-3.6%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	5,113	2.6%	\$213,500	7.8%	1,012	-6.8%	\$143,000	6.7%
Lakeland-Winter Haven MSA (Polk County)	2,319	11.4%	\$169,900	13.5%	270	20.5%	\$99,000	7.6%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	10,959	-2.9%	\$310,500	8.9%	9,754	-9.9%	\$167,000	7.7%
Naples-Immokalee-Marco Island MSA (Collier County)	1,017	0.2%	\$415,000	-0.2%	1,043	-11.8%	\$260,000	2.0%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	3,125	-2.4%	\$268,000	7.2%	1,387	3.4%	\$195,000	7.1%
Ocala MSA (Marion County)	1,408	3.6%	\$132,000	12.9%	124	59.0%	\$77,700	3.6%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	7,654	1.3%	\$227,650	11.0%	1,996	-3.3%	\$135,000	12.5%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	2,262	3.6%	\$190,000	15.2%	609	3.9%	\$145,000	5.1%
Panama City MSA (Bay and Gulf counties)	788	9.7%	\$189,000	3.3%	329	-5.2%	\$227,500	4.1%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	1,933	19.7%	\$170,000	6.3%	235	5.9%	\$257,250	-2.9%
Port St. Lucie MSA (Martin and St. Lucie counties)	1,732	-3.9%	\$214,475	16.6%	441	-20.5%	\$136,050	0.8%
Punta Gorda MSA (Charlotte County)	1,017	-4.8%	\$195,000	11.4%	238	0.8%	\$145,000	7.4%
Sebastian-Vero Beach MSA (Indian River County)	651	8.3%	\$205,000	7.9%	171	1.2%	\$123,500	9.3%
Sebring MSA (Highlands County)	343	-6.3%	\$125,500	12.1%	46	-19.3%	\$85,000	7.6%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	863	11.1%	\$193,625	13.6%	182	5.8%	\$104,250	10.6%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	11,216	5.1%	\$205,000	14.5%	3,863	3.7%	\$145,000	16.9%
The Villages MSA (Sumter County)	227	27.5%	\$220,000	1.6%	54	5.9%	\$181,250	0.1%

* 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 Thursday, February 9, 2017. Historical data revised on Friday, September 7, 2018. Next data release is Monday, May 15, 2017.