

# Florida Residential Market Sales Activity - Q4 2017

## 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.  |
| <b>State of Florida</b>   | <b>63,408</b>       | <b>2.0%</b> | <b>\$240,000</b>  | <b>7.1%</b> | <b>25,573</b>         | <b>4.8%</b> | <b>\$175,000</b>  | <b>6.7%</b> |
| Cape Coral-Fort Myers MSA<br>(Lee County)   | 2,753               | -6.4%       | \$240,000         | 1.9%        | 1,398                 | 7.5%        | \$184,000         | 0.0%        |
| Crestview-Fort Walton Beach-Destin MSA<br>(Okaloosa and Walton counties)                      | 1,501               | 4.9%        | \$264,000         | 5.2%        | 409                   | -4.0%       | \$305,000         | -0.2%       |
| Deltona-Daytona Beach-Ormond Beach MSA<br>(Flagler and Volusia counties)                      | 2,697               | 5.6%        | \$193,000         | 7.2%        | 661                   | 9.3%        | \$188,750         | 4.9%        |
| Gainesville MSA<br>(Alachua and Gilchrist counties)   | 726                 | 8.5%        | \$215,000         | 10.3%       | 157                   | 12.1%       | \$118,950         | 9.6%        |
| Homosassa Springs MSA<br>(Citrus County)  | 689                 | 2.5%        | \$150,000         | 10.3%       | 65                    | 12.1%       | \$110,000         | 42.9%       |
| Jacksonville MSA<br>(Baker, Clay, Duval, Nassau, and St. Johns counties)                      | 5,730               | 12.1%       | \$230,500         | 8.0%        | 1,182                 | 16.8%       | \$155,000         | 8.4%        |
| Lakeland-Winter Haven MSA<br>(Polk County)  | 2,366               | 2.0%        | \$184,900         | 8.8%        | 278                   | 3.0%        | \$118,500         | 19.7%       |
| Miami-Fort Lauderdale-West Palm Beach MSA<br>(Broward, Miami-Dade, and Palm Beach counties)   | 10,503              | -4.2%       | \$335,000         | 7.9%        | 9,863                 | 1.1%        | \$182,000         | 9.0%        |
| Naples-Immokalee-Marco Island MSA<br>(Collier County)   | 1,036               | 1.9%        | \$438,500         | 5.7%        | 1,019                 | -2.3%       | \$255,000         | -1.9%       |
| North Port-Sarasota-Bradenton MSA<br>(Manatee and Sarasota counties)                          | 3,207               | 2.6%        | \$289,000         | 7.8%        | 1,463                 | 5.5%        | \$220,000         | 12.8%       |
| Ocala MSA<br>(Marion County)  | 1,453               | 3.2%        | \$150,000         | 13.6%       | 113                   | -8.9%       | \$94,250          | 21.3%       |
| Orlando-Kissimmee-Sanford MSA<br>(Lake, Orange, Osceola, and Seminole counties)               | 7,865               | 2.8%        | \$250,000         | 9.8%        | 2,347                 | 17.6%       | \$155,000         | 14.8%       |
| Palm Bay-Melbourne-Titusville MSA<br>(Brevard County)   | 2,282               | 0.9%        | \$215,575         | 13.5%       | 603                   | -1.0%       | \$165,000         | 13.8%       |
| Panama City MSA<br>(Bay and Gulf counties)  | 806                 | 2.3%        | \$211,750         | 12.0%       | 379                   | 15.2%       | \$235,000         | 3.3%        |
| Pensacola-Ferry Pass-Brent MSA<br>(Escambia and Santa Rosa counties)                          | 2,101               | 8.7%        | \$188,000         | 10.6%       | 222                   | -5.5%       | \$240,750         | -6.4%       |
| Port St. Lucie MSA<br>(Martin and St. Lucie counties)   | 1,857               | 7.2%        | \$231,950         | 8.1%        | 554                   | 25.6%       | \$150,000         | 10.3%       |
| Punta Gorda MSA<br>(Charlotte County)   | 1,027               | 1.0%        | \$210,000         | 7.7%        | 223                   | -6.3%       | \$153,000         | 5.5%        |
| Sebastian-Vero Beach MSA<br>(Indian River County)   | 732                 | 12.4%       | \$227,000         | 10.7%       | 173                   | 1.2%        | \$137,750         | 11.5%       |
| Sebring MSA<br>(Highlands County)   | 351                 | 2.3%        | \$135,810         | 8.2%        | 61                    | 32.6%       | \$89,500          | 5.3%        |
| Tallahassee MSA<br>(Gadsden, Jefferson, Leon, and Wakulla counties)                           | 888                 | 2.9%        | \$202,950         | 4.8%        | 187                   | 2.7%        | \$105,000         | 0.7%        |
| Tampa-St. Petersburg-Clearwater MSA<br>(Hernando, Hillsborough, Pasco, and Pinellas counties) | 11,305              | 0.8%        | \$223,000         | 8.8%        | 4,035                 | 4.5%        | \$155,000         | 6.9%        |
| The Villages MSA<br>(Sumter County)   | 290                 | 27.8%       | \$235,000         | 6.8%        | 60                    | 11.1%       | \$198,075         | 9.3%        |

\* 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.