

Florida Residential Market Sales Activity - Q3 2018

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	72,843	7.5%	\$255,000	6.3%	28,894	9.5%	\$182,500	6.1%
Cape Coral-Fort Myers MSA (Lee County)	3,324	15.1%	\$250,000	4.2%	1,506	15.1%	\$185,000	3.9%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	1,828	1.3%	\$275,500	2.1%	501	8.2%	\$335,600	10.0%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	3,150	11.0%	\$210,827	8.1%	881	8.9%	\$200,000	5.7%
Gainesville MSA (Alachua and Gilchrist counties)	879	12.3%	\$229,000	6.7%	244	13.0%	\$111,250	11.9%
Homosassa Springs MSA (Citrus County)	843	12.6%	\$159,950	4.5%	72	16.1%	\$112,000	6.7%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	6,339	6.0%	\$247,500	6.7%	1,411	6.8%	\$163,000	5.0%
Lakeland-Winter Haven MSA (Polk County)	2,821	16.1%	\$199,900	10.5%	332	12.9%	\$128,950	17.2%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	11,738	6.7%	\$355,000	4.4%	11,055	11.7%	\$190,000	5.6%
Naples-Immokalee-Marco Island MSA (Collier County)	1,094	5.8%	\$425,000	-1.1%	1,239	24.1%	\$259,500	2.5%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	3,650	5.1%	\$290,000	3.8%	1,604	12.8%	\$215,000	10.3%
Ocala MSA (Marion County)	1,754	18.2%	\$164,900	9.9%	117	9.3%	\$105,000	20.3%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	9,298	9.7%	\$266,000	7.3%	2,637	3.6%	\$167,500	8.6%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	2,676	5.9%	\$230,762	4.9%	716	14.4%	\$174,950	9.3%
Panama City MSA (Bay and Gulf counties)	1,099	13.2%	\$227,900	8.5%	481	5.0%	\$248,500	10.4%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	2,527	8.2%	\$207,000	7.7%	287	-7.7%	\$231,500	-13.5%
Port St. Lucie MSA (Martin and St. Lucie counties)	2,052	4.5%	\$242,000	5.3%	612	7.7%	\$167,000	15.0%
Punta Gorda MSA (Charlotte County)	1,063	-5.1%	\$215,000	2.1%	226	7.6%	\$144,100	-10.2%
Sebastian-Vero Beach MSA (Indian River County)	775	4.4%	\$239,000	3.9%	185	5.7%	\$148,950	14.6%
Sebring MSA (Highlands County)	403	8.6%	\$145,000	10.0%	67	24.1%	\$93,000	19.2%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	1,099	0.4%	\$215,500	4.1%	306	13.3%	\$108,000	-4.0%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	12,715	4.4%	\$236,000	4.9%	4,177	2.0%	\$161,000	7.4%
The Villages MSA (Sumter County)	283	15.0%	\$248,500	10.4%	82	41.4%	\$197,000	-0.5%

* 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, November 1, 2018. Historical data revised on Friday, September 7, 2018. Next data release is TBD.