

Florida Residential Market Sales Activity - December 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	20,633	-9.9%	\$255,000	4.2%	8,156	-11.4%	\$185,000	2.8%
Cape Coral-Fort Myers MSA (Lee County)	900	-15.0%	\$246,803	3.5%	407	-23.6%	\$205,000	7.9%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	521	-0.8%	\$260,000	-1.9%	112	-22.2%	\$300,000	-9.4%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	922	-6.2%	\$211,000	7.1%	235	0.0%	\$219,900	20.8%
Gainesville MSA (Alachua and Gilchrist counties)	219	-22.6%	\$241,750	12.5%	54	10.2%	\$120,000	3.4%
Homosassa Springs MSA (Citrus County)	229	0.0%	\$163,500	5.5%	11	-26.7%	\$99,000	-13.9%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,906	-12.0%	\$250,000	3.5%	377	-9.2%	\$161,298	4.4%
Lakeland-Winter Haven MSA (Polk County)	787	-2.2%	\$201,999	7.5%	93	1.1%	\$137,900	17.9%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,387	-9.5%	\$350,000	2.9%	3,260	-8.6%	\$190,000	0.6%
Naples-Immokalee-Marco Island MSA (Collier County)	379	-2.3%	\$431,000	-4.1%	379	-5.0%	\$259,900	3.4%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,030	-10.4%	\$300,000	0.8%	423	-22.8%	\$214,400	-4.9%
Ocala MSA (Marion County)	504	1.4%	\$165,000	12.3%	35	-10.3%	\$119,500	22.6%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,617	-7.9%	\$269,000	5.5%	693	-13.3%	\$173,000	6.1%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	749	-10.4%	\$229,000	0.5%	192	-10.7%	\$185,000	5.7%
Panama City MSA (Bay and Gulf counties)	248	-10.5%	\$213,500	-1.5%	81	-32.5%	\$232,500	-10.6%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	658	-14.3%	\$212,831	12.9%	79	5.3%	\$244,940	27.6%
Port St. Lucie MSA (Martin and St. Lucie counties)	573	-15.1%	\$242,500	5.0%	161	-15.7%	\$165,000	10.0%
Punta Gorda MSA (Charlotte County)	339	-14.6%	\$220,000	1.1%	81	-4.7%	\$180,400	9.3%
Sebastian-Vero Beach MSA (Indian River County)	258	-8.2%	\$242,505	1.0%	46	-36.1%	\$152,500	10.1%
Sebring MSA (Highlands County)	120	6.2%	\$148,500	8.0%	20	0.0%	\$92,250	-20.1%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	293	-7.0%	\$209,900	2.4%	72	12.5%	\$117,000	41.0%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,585	-10.3%	\$235,000	4.4%	1,286	-11.4%	\$167,750	4.9%
The Villages MSA (Sumter County)	67	-38.5%	\$257,000	4.9%	23	-20.7%	\$195,000	-0.6%

* 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 22, 2019. Next data release is Thursday, February 21, 2019.