

Florida Residential Market Sales Activity - Q4 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	63,483	0.1%	\$255,000	6.3%	26,069	1.9%	\$184,000	5.1%
Cape Coral-Fort Myers MSA (Lee County)	2,821	2.5%	\$249,900	4.1%	1,295	-7.4%	\$192,500	4.6%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	1,514	0.9%	\$279,000	5.7%	384	-6.1%	\$330,000	8.2%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	2,755	2.2%	\$213,000	10.4%	722	9.2%	\$199,500	5.7%
Gainesville MSA (Alachua and Gilchrist counties)	652	-10.2%	\$233,000	8.4%	159	1.3%	\$122,000	2.6%
Homosassa Springs MSA (Citrus County)	710	3.0%	\$163,750	9.2%	40	-38.5%	\$110,850	0.8%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	5,678	-0.9%	\$246,936	7.1%	1,271	7.5%	\$155,300	0.2%
Lakeland-Winter Haven MSA (Polk County)	2,512	6.2%	\$200,000	8.2%	290	4.3%	\$130,000	9.7%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	10,575	0.7%	\$350,000	4.5%	10,400	5.4%	\$190,000	4.4%
Naples-Immokalee-Marco Island MSA (Collier County)	1,110	7.1%	\$432,750	-1.3%	1,098	7.8%	\$267,000	4.7%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	3,193	-0.4%	\$295,000	2.1%	1,418	-3.1%	\$215,450	-2.1%
Ocala MSA (Marion County)	1,620	11.5%	\$162,000	8.0%	120	6.2%	\$105,500	11.9%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	7,998	1.7%	\$265,000	6.0%	2,359	0.5%	\$171,750	10.8%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	2,241	-1.8%	\$228,000	5.8%	618	2.5%	\$175,000	6.1%
Panama City MSA (Bay and Gulf counties)	517	-35.9%	\$225,000	6.3%	269	-29.0%	\$260,000	10.6%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	2,008	-4.4%	\$206,000	9.6%	265	19.4%	\$276,000	14.6%
Port St. Lucie MSA (Martin and St. Lucie counties)	1,801	-3.0%	\$239,900	3.4%	494	-10.8%	\$163,000	8.7%
Punta Gorda MSA (Charlotte County)	992	-3.4%	\$228,250	8.7%	220	-1.3%	\$180,200	17.8%
Sebastian-Vero Beach MSA (Indian River County)	712	-2.7%	\$239,950	5.7%	162	-6.4%	\$158,500	15.1%
Sebring MSA (Highlands County)	395	12.5%	\$147,250	8.4%	60	-1.6%	\$93,500	4.5%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	813	-8.4%	\$214,500	5.7%	171	-8.6%	\$117,000	11.4%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	11,422	1.0%	\$235,000	5.4%	4,051	0.4%	\$163,500	5.5%
The Villages MSA (Sumter County)	265	-8.6%	\$249,900	6.3%	70	16.7%	\$205,000	3.5%

* 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.

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