

Florida Residential Market Sales Activity - January 2019

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	15,526	-6.2%	\$249,900	4.1%	6,739	-10.9%	\$182,500	2.8%
Cape Coral-Fort Myers MSA (Lee County)	728	-18.7%	\$264,498	8.2%	422	-10.4%	\$189,495	-0.8%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	440	8.6%	\$278,500	-2.3%	100	-20.6%	\$350,500	13.6%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	647	-5.3%	\$215,000	15.0%	164	-14.1%	\$177,375	-13.5%
Gainesville MSA (Alachua and Gilchrist counties)	151	-2.6%	\$218,000	-4.8%	41	-22.6%	\$104,000	-9.6%
Homosassa Springs MSA (Citrus County)	204	7.4%	\$167,950	8.4%	9	-47.1%	\$87,500	-19.0%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,312	5.3%	\$232,090	1.9%	321	2.9%	\$157,500	0.3%
Lakeland-Winter Haven MSA (Polk County)	565	-7.4%	\$200,000	3.6%	85	30.8%	\$128,000	32.0%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	2,502	-15.4%	\$349,450	5.9%	2,611	-13.6%	\$184,500	2.5%
Naples-Immokalee-Marco Island MSA (Collier County)	327	10.5%	\$410,000	-6.5%	309	-18.3%	\$264,500	-0.2%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	795	-13.4%	\$299,000	3.3%	367	-24.5%	\$220,000	4.5%
Ocala MSA (Marion County)	401	3.6%	\$159,900	11.0%	28	16.7%	\$105,000	6.1%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	1,956	-4.0%	\$260,000	4.0%	568	-5.6%	\$165,000	10.4%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	521	-7.5%	\$228,463	6.3%	147	-12.5%	\$169,400	13.0%
Panama City MSA (Bay and Gulf counties)	291	27.1%	\$208,500	-1.7%	92	-25.8%	\$264,900	8.1%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	498	-0.4%	\$208,900	19.5%	72	24.1%	\$276,670	16.1%
Port St. Lucie MSA (Martin and St. Lucie counties)	399	-13.8%	\$250,000	8.7%	155	13.1%	\$173,040	16.1%
Punta Gorda MSA (Charlotte County)	252	-9.4%	\$226,759	8.0%	53	-33.8%	\$173,000	9.8%
Sebastian-Vero Beach MSA (Indian River County)	160	-12.6%	\$232,000	1.3%	44	0.0%	\$143,500	12.5%
Sebring MSA (Highlands County)	99	-13.2%	\$151,925	12.5%	13	62.5%	\$94,500	-25.0%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	200	-10.3%	\$199,000	1.7%	49	14.0%	\$116,000	7.4%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	2,661	-4.2%	\$225,280	3.8%	1,046	-4.6%	\$170,000	13.8%
The Villages MSA (Sumter County)	62	-20.5%	\$209,250	-22.3%	21	10.5%	\$234,000	17.6%

* 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.