

# Single Family Home Market Sales Activity - October 2019

## Closed Sales and Median Sale Prices

### Statewide by Metropolitan Statistical Area\*



State / Metropolitan Statistical Area	October 2019				Year-to-Date			
	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>23,371</b>	<b>4.9%</b>	<b>\$263,764</b>	<b>3.9%</b>	<b>246,652</b>	<b>4.2%</b>	<b>\$262,942</b>	<b>3.5%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,084	10.4%	\$255,934	3.6%	11,566	0.6%	\$257,995	2.4%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	613	21.1%	\$265,900	-5.7%	6,706	12.5%	\$285,000	1.1%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	965	2.8%	\$225,000	4.7%	10,338	2.8%	\$224,000	7.2%
Gainesville MSA (Alachua and Gilchrist counties)	217	-4.0%	\$241,000	6.5%	2,790	2.5%	\$238,000	3.6%
Homosassa Springs MSA (Citrus County)	289	12.9%	\$167,900	1.8%	2,975	8.7%	\$169,000	5.6%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,961	2.8%	\$255,000	4.5%	21,600	7.0%	\$255,000	3.2%
Lakeland-Winter Haven MSA (Polk County)	946	0.1%	\$215,000	8.9%	9,843	10.5%	\$210,000	7.7%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,859	0.1%	\$360,000	2.9%	39,467	0.5%	\$360,000	2.9%
Naples-Immokalee-Marco Island MSA (Collier County)	410	5.7%	\$420,000	-5.5%	4,508	7.9%	\$430,000	-4.4%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,230	12.3%	\$303,600	7.3%	13,105	6.2%	\$300,943	3.8%
Ocala MSA (Marion County)	602	8.3%	\$174,500	5.4%	5,994	7.3%	\$170,000	6.6%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,840	1.4%	\$276,500	5.9%	30,331	4.2%	\$275,000	3.8%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	739	-8.7%	\$240,000	4.3%	8,548	0.7%	\$237,000	3.5%
Panama City MSA (Bay and Gulf counties)	365	223.0%	\$240,000	-6.6%	3,836	21.3%	\$226,600	1.2%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	769	10.6%	\$215,900	5.3%	7,998	3.2%	\$219,000	8.3%
Port St. Lucie MSA (Martin and St. Lucie counties)	721	11.3%	\$255,000	5.4%	6,923	2.3%	\$250,000	4.2%
Punta Gorda MSA (Charlotte County)	356	3.5%	\$229,000	-0.4%	4,021	4.3%	\$229,485	4.3%
Sebastian-Vero Beach MSA (Indian River County)	266	7.7%	\$246,687	4.9%	2,805	3.2%	\$248,000	3.8%
Sebring MSA (Highlands County)	130	0.8%	\$153,500	-0.9%	1,421	0.6%	\$153,000	5.5%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	340	28.8%	\$228,750	8.2%	3,638	4.3%	\$225,000	4.7%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	4,062	0.7%	\$245,000	4.7%	42,271	3.7%	\$244,900	4.2%
The Villages MSA (Sumter County)	102	-3.8%	\$260,000	2.0%	982	0.0%	\$249,900	-1.4%

\* 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.

# Townhouse and Condo Market Sales Activity - October 2019

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### Statewide by Metropolitan Statistical Area\*



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	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>9,295</b>	<b>0.3%</b>	<b>\$190,663</b>	<b>5.9%</b>	<b>98,022</b>	<b>-1.8%</b>	<b>\$190,000</b>	<b>2.7%</b>
Cape Coral-Fort Myers MSA (Lee County)	512	17.4%	\$180,000	-5.0%	5,829	0.8%	\$190,000	0.0%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	174	18.4%	\$365,000	1.4%	1,595	-8.6%	\$332,000	-2.4%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	281	12.4%	\$202,000	6.8%	2,657	-0.2%	\$202,000	2.5%
Gainesville MSA (Alachua and Gilchrist counties)	48	-17.2%	\$128,500	7.1%	744	-7.0%	\$128,375	8.6%
Homosassa Springs MSA (Citrus County)	15	-21.1%	\$117,500	13.3%	148	-41.3%	\$112,500	-0.7%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	468	-2.7%	\$189,000	23.6%	4,634	2.9%	\$173,000	6.5%
Lakeland-Winter Haven MSA (Polk County)	92	-17.1%	\$123,200	-3.0%	986	-4.0%	\$130,000	7.4%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,540	-5.9%	\$195,000	2.6%	37,147	-2.9%	\$198,000	4.2%
Naples-Immokalee-Marco Island MSA (Collier County)	402	15.2%	\$259,938	-5.4%	4,771	0.1%	\$269,000	-2.2%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	538	13.7%	\$217,750	-1.0%	5,648	-5.3%	\$220,000	0.7%
Ocala MSA (Marion County)	41	-10.9%	\$118,500	21.5%	467	18.8%	\$105,000	9.4%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	862	-1.8%	\$185,000	10.1%	8,467	-1.9%	\$180,000	7.5%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	220	-6.0%	\$185,000	5.7%	2,414	-1.0%	\$185,000	7.2%
Panama City MSA (Bay and Gulf counties)	145	52.6%	\$260,000	-1.5%	1,447	-10.1%	\$249,900	2.0%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	100	5.3%	\$302,250	-5.5%	959	2.5%	\$254,900	2.0%
Port St. Lucie MSA (Martin and St. Lucie counties)	170	-5.0%	\$160,000	-3.0%	1,921	-9.3%	\$168,250	7.2%
Punta Gorda MSA (Charlotte County)	79	14.5%	\$175,900	-1.2%	886	-11.0%	\$167,500	4.7%
Sebastian-Vero Beach MSA (Indian River County)	57	-10.9%	\$140,000	-11.4%	715	4.1%	\$160,250	9.8%
Sebring MSA (Highlands County)	16	-20.0%	\$100,000	5.3%	227	3.7%	\$100,000	17.6%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	87	67.3%	\$122,000	11.7%	905	-0.2%	\$115,715	7.4%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	1,387	0.4%	\$172,000	11.0%	14,557	1.8%	\$170,000	6.3%
The Villages MSA (Sumter County)	27	12.5%	\$205,000	-5.7%	271	-1.8%	\$213,245	6.6%

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