

Florida Residential Market Sales Activity - 2013

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	227,411	11.8%	\$168,000	15.9%	108,560	5.1%	\$128,000	20.1%
Cape Coral-Fort Myers MSA (Lee County)	12,144	1.1%	\$174,000	27.9%	6,430	10.7%	\$151,132	11.9%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa County)	2,755	11.9%	\$190,000	2.1%	1,084	3.7%	\$175,000	6.1%
Deltona-Daytona Beach-Ormond Beach MSA (Volusia County)	7,970	14.1%	\$124,250	17.2%	2,434	9.3%	\$136,000	11.6%
Gainesville MSA (Alachua and Gilchrist Counties)	2,430	31.4%	\$167,450	6.1%	621	13.5%	\$70,000	4.6%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns Counties)	16,619	21.1%	\$174,900	12.8%	3,562	14.7%	\$111,000	25.4%
Lakeland-Winter Haven MSA (Polk County)	7,441	11.8%	\$122,000	16.2%	812	10.9%	\$76,000	5.6%
Miami-Fort Lauderdale-Pompano Beach MSA (Broward, Miami-Dade, and Palm Beach Counties)	43,510	10.9%	\$243,000	20.3%	47,397	1.4%	\$130,000	26.2%
Naples-Marco Island MSA (Collier County)	4,879	3.3%	\$314,950	21.1%	5,697	8.4%	\$210,000	13.5%
North Port-Bradenton-Sarasota MSA (Manatee and Sarasota Counties)	13,006	11.2%	\$198,000	17.9%	5,971	8.9%	\$150,000	10.3%
Ocala MSA (Marion County)	5,369	26.8%	\$101,000	12.2%	306	31.9%	\$63,000	-3.1%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole Counties)	27,381	6.4%	\$165,000	20.0%	8,307	-1.8%	\$95,000	25.0%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	8,282	14.9%	\$125,000	6.8%	2,189	6.8%	\$109,900	5.7%
Palm Coast MSA (Flagler County)	2,265	-0.1%	\$145,000	17.9%	415	-7.6%	\$150,000	28.2%
Panama City-Lynn Haven-Panama City Beach MSA (Bay County)	2,183	17.0%	\$169,500	10.8%	1,721	18.1%	\$185,000	7.2%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa Counties)	5,822	13.2%	\$155,600	6.2%	923	10.5%	\$185,000	-3.1%
Port St. Lucie MSA (Martin and St. Lucie Counties)	7,479	10.9%	\$138,000	15.0%	2,345	5.2%	\$113,000	17.7%
Punta Gorda MSA (Charlotte County)	3,785	4.1%	\$140,000	21.7%	1,062	15.2%	\$117,000	11.4%
Sebastian-Vero Beach MSA (Indian River County)	2,951	25.5%	\$155,000	11.7%	842	21.0%	\$95,000	-12.0%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla Counties)	2,899	21.0%	\$169,900	3.9%	641	20.9%	\$76,000	1.3%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas Counties)	37,519	12.1%	\$150,000	16.3%	13,447	8.6%	\$97,000	16.2%

* 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 official 2010 MSAs delineated by the U.S. Office of Management and Budget, which will be the nationwide standard through 2020.

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, February 11, 2014. Next yearly data release is TBD.