

Florida Residential Market Sales Activity - February 2014

Closed Sales and Median Sale Prices Statewide by Metropolitan Statistical Area*



FloridaRealtors®
The Voice for Real Estate® in Florida

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	15,826	1.5%	\$165,000	10.0%	7,578	-6.8%	\$132,500	15.2%
Cape Coral-Fort Myers MSA (Lee County)	779	-13.7%	\$185,000	19.4%	463	-10.4%	\$155,000	10.7%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa County)	197	-2.0%	\$166,155	-5.1%	48	-37.7%	\$210,000	37.7%
Deltona-Daytona Beach-Ormond Beach MSA (Volusia County)	554	1.3%	\$127,039	15.9%	160	-6.4%	\$136,550	6.7%
Gainesville MSA (Alachua and Gilchrist Counties)	138	-12.1%	\$156,000	9.5%	26	-40.9%	\$62,498	-6.0%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns Counties)	1,257	11.5%	\$162,274	3.6%	261	2.0%	\$103,490	10.4%
Lakeland-Winter Haven MSA (Polk County)	527	-4.2%	\$125,000	14.7%	53	-1.9%	\$74,000	8.0%
Miami-Fort Lauderdale-Pompano Beach MSA (Broward, Miami-Dade, and Palm Beach Counties)	2,859	1.1%	\$250,500	13.9%	3,266	-8.2%	\$140,000	24.9%
Naples-Marco Island MSA (Collier County)	344	0.0%	\$390,000	34.5%	434	3.1%	\$219,000	4.3%
North Port-Bradenton-Sarasota MSA (Manatee and Sarasota Counties)	937	3.5%	\$200,000	12.2%	408	-16.0%	\$163,875	15.2%
Ocala MSA (Marion County)	435	31.0%	\$95,000	-2.7%	22	15.8%	\$47,500	-20.8%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole Counties)	1,796	-12.0%	\$175,000	17.6%	543	-17.9%	\$104,000	26.1%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	621	13.1%	\$124,900	11.5%	175	20.7%	\$116,500	13.1%
Palm Coast MSA (Flagler County)	176	14.3%	\$150,000	21.6%	24	-36.8%	\$142,000	2.2%
Panama City-Lynn Haven-Panama City Beach MSA (Bay County)	153	14.2%	\$168,000	3.1%	116	-10.1%	\$170,500	-7.8%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa Counties)	429	19.5%	\$133,400	-4.7%	47	-7.8%	\$208,000	24.2%
Port St. Lucie MSA (Martin and St. Lucie Counties)	566	11.6%	\$135,000	11.1%	179	-4.3%	\$111,250	11.3%
Punta Gorda MSA (Charlotte County)	301	6.0%	\$139,000	11.3%	77	-7.2%	\$87,000	-30.4%
Sebastian-Vero Beach MSA (Indian River County)	239	29.2%	\$149,375	18.6%	70	9.4%	\$101,250	13.4%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla Counties)	197	33.1%	\$158,500	-4.2%	43	16.2%	\$74,900	4.0%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas Counties)	2,498	-3.1%	\$147,500	9.3%	993	2.5%	\$94,950	11.8%

* 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 Thursday, March 20, 2014. Next data release is Tuesday, April 22, 2014.