

Florida Residential Market Sales Activity - July 2014

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	22,099	5.0%	\$185,000	3.6%	8,984	-6.7%	\$137,500	7.4%
Cape Coral-Fort Myers MSA (Lee County)	1,042	3.7%	\$179,900	10.4%	449	-13.0%	\$159,950	14.3%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa County)	301	5.2%	\$192,500	-7.9%	80	-24.5%	\$220,500	9.2%
Deltona-Daytona Beach-Ormond Beach MSA (Volusia County)	752	0.9%	\$140,000	12.9%	214	-1.4%	\$128,250	2.6%
Gainesville MSA (Alachua and Gilchrist Counties)	268	4.3%	\$189,950	11.7%	63	-13.7%	\$88,000	17.3%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns Counties)	1,785	16.6%	\$185,000	-2.6%	310	1.6%	\$117,875	2.5%
Lakeland-Winter Haven MSA (Polk County)	608	-9.5%	\$135,000	8.0%	83	12.2%	\$76,000	-10.5%
Miami-Fort Lauderdale-Pompano Beach MSA (Broward, Miami-Dade, and Palm Beach Counties)	4,260	6.1%	\$275,000	5.8%	3,877	-9.5%	\$145,000	11.5%
Naples-Marco Island MSA (Collier County)	406	-7.9%	\$325,000	17.1%	425	-5.6%	\$235,000	19.9%
North Port-Bradenton-Sarasota MSA (Manatee and Sarasota Counties)	1,149	-3.4%	\$220,000	7.3%	451	-5.6%	\$172,000	9.6%
Ocala MSA (Marion County)	572	17.7%	\$112,000	5.7%	22	-24.1%	\$95,300	67.2%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole Counties)	2,584	-4.0%	\$190,000	10.5%	696	-5.0%	\$99,450	-4.4%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	890	7.9%	\$148,500	19.8%	199	-2.0%	\$129,261	10.5%
Palm Coast MSA (Flagler County)	221	-0.5%	\$165,000	6.5%	39	-7.1%	\$144,000	-21.4%
Panama City-Lynn Haven-Panama City Beach MSA (Bay County)	236	25.5%	\$178,950	-2.6%	141	-1.4%	\$180,000	4.7%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa Counties)	634	20.8%	\$154,900	-6.1%	78	0.0%	\$169,250	-5.3%
Port St. Lucie MSA (Martin and St. Lucie Counties)	735	18.2%	\$160,000	14.3%	195	-5.3%	\$107,500	-10.0%
Punta Gorda MSA (Charlotte County)	354	6.9%	\$151,950	1.4%	79	-14.1%	\$113,000	13.6%
Sebastian-Vero Beach MSA (Indian River County)	282	-3.1%	\$158,000	-14.5%	73	4.3%	\$113,000	20.6%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla Counties)	334	20.1%	\$172,750	-4.0%	64	-1.5%	\$81,000	2.5%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas Counties)	3,517	-0.5%	\$168,110	1.9%	1,236	-2.3%	\$115,000	8.2%

* 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 Thursday, August 21, 2014. Next data release is Monday, September 22, 2014.