

# Florida Residential Market Sales Activity - March 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.
<b>State of Florida</b>	<b>20,081</b>	<b>2.8%</b>	<b>\$173,000</b>	<b>7.1%</b>	<b>9,580</b>	<b>-5.2%</b>	<b>\$140,000</b>	<b>16.7%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,068	-7.1%	\$185,000	8.8%	702	5.9%	\$162,000	15.7%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa County)	236	11.3%	\$163,000	-24.1%	70	-25.5%	\$246,250	42.8%
Deltona-Daytona Beach-Ormond Beach MSA (Volusia County)	737	8.5%	\$135,000	17.4%	226	9.7%	\$134,900	7.5%
Gainesville MSA (Alachua and Gilchrist Counties)	193	7.8%	\$165,330	2.7%	43	4.9%	\$90,000	38.5%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns Counties)	1,495	9.8%	\$177,495	10.2%	289	-9.7%	\$125,000	27.6%
Lakeland-Winter Haven MSA (Polk County)	635	-13.3%	\$127,675	6.4%	61	-22.8%	\$73,000	-10.4%
Miami-Fort Lauderdale-Pompano Beach MSA (Broward, Miami-Dade, and Palm Beach Counties)	3,708	6.3%	\$257,000	7.1%	3,964	-10.5%	\$145,000	23.1%
Naples-Marco Island MSA (Collier County)	535	24.4%	\$400,000	19.4%	622	20.1%	\$236,287	2.7%
North Port-Bradenton-Sarasota MSA (Manatee and Sarasota Counties)	1,156	-5.4%	\$201,884	3.5%	560	-5.7%	\$154,000	5.5%
Ocala MSA (Marion County)	547	24.9%	\$98,500	-6.2%	29	16.0%	\$78,000	3.3%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole Counties)	2,215	-8.3%	\$180,000	13.2%	667	-13.2%	\$105,750	18.8%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	773	25.7%	\$132,000	10.1%	215	13.8%	\$121,000	2.5%
Palm Coast MSA (Flagler County)	189	-9.1%	\$146,000	8.2%	27	3.8%	\$155,000	37.8%
Panama City-Lynn Haven-Panama City Beach MSA (Bay County)	205	28.9%	\$151,000	-13.7%	133	-5.0%	\$183,000	1.7%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa Counties)	484	3.9%	\$149,500	-1.0%	50	-35.9%	\$220,432	52.1%
Port St. Lucie MSA (Martin and St. Lucie Counties)	691	2.2%	\$145,000	7.4%	215	-25.9%	\$125,000	15.7%
Punta Gorda MSA (Charlotte County)	350	12.9%	\$142,500	7.1%	121	13.1%	\$115,500	2.2%
Sebastian-Vero Beach MSA (Indian River County)	286	12.6%	\$162,000	-5.8%	108	18.7%	\$106,250	29.6%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla Counties)	258	3.6%	\$158,750	-6.1%	69	60.5%	\$82,000	2.5%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas Counties)	3,220	-2.4%	\$150,000	4.1%	1,186	-0.3%	\$105,000	14.1%

\* 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, April 22, 2014. Next data release is Thursday, May 22, 2014.