

Florida Residential Market Sales Activity - December 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	19,497	8.6%	\$172,630	11.4%	8,364	-2.5%	\$137,500	17.0%
Cape Coral-Fort Myers MSA (Lee County)	992	-0.8%	\$177,000	24.0%	497	3.1%	\$165,000	11.9%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa County)	211	0.5%	\$180,700	0.4%	68	-29.2%	\$204,500	31.7%
Deltona-Daytona Beach-Ormond Beach MSA (Volusia County)	654	14.5%	\$131,575	17.5%	187	24.7%	\$128,000	-20.0%
Gainesville MSA (Alachua and Gilchrist Counties)	250	41.2%	\$167,325	8.0%	49	-5.8%	\$82,000	45.8%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns Counties)	1,623	27.9%	\$175,000	10.8%	274	-10.5%	\$115,500	15.6%
Lakeland-Winter Haven MSA (Polk County)	617	4.9%	\$130,000	13.0%	55	-14.1%	\$69,000	5.3%
Miami-Fort Lauderdale-Pompano Beach MSA (Broward, Miami-Dade, and Palm Beach Counties)	3,765	8.8%	\$260,000	15.6%	3,687	-4.9%	\$140,000	17.2%
Naples-Marco Island MSA (Collier County)	398	-3.6%	\$352,000	26.2%	431	-2.3%	\$205,000	2.5%
North Port-Bradenton-Sarasota MSA (Manatee and Sarasota Counties)	1,067	-2.1%	\$215,000	20.6%	485	5.4%	\$169,000	18.0%
Ocala MSA (Marion County)	513	48.7%	\$98,000	0.2%	16	-27.3%	\$59,000	31.1%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole Counties)	2,247	-2.9%	\$174,500	20.3%	620	-7.3%	\$105,000	28.9%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	724	23.8%	\$129,450	7.9%	138	-9.8%	\$120,000	12.1%
Palm Coast MSA (Flagler County)	198	8.2%	\$142,035	12.3%	44	-2.2%	\$151,000	-22.4%
Panama City-Lynn Haven-Panama City Beach MSA (Bay County)	197	10.1%	\$175,000	15.7%	130	13.0%	\$197,500	1.3%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa Counties)	558	25.7%	\$145,000	3.6%	87	20.8%	\$240,000	33.4%
Port St. Lucie MSA (Martin and St. Lucie Counties)	654	-0.2%	\$147,200	17.8%	156	-14.3%	\$138,000	31.4%
Punta Gorda MSA (Charlotte County)	321	31.6%	\$150,000	15.8%	70	-11.4%	\$138,000	65.3%
Sebastian-Vero Beach MSA (Indian River County)	277	27.1%	\$155,000	4.0%	75	41.5%	\$85,000	-22.7%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla Counties)	247	18.8%	\$164,000	-3.5%	62	37.8%	\$87,500	48.3%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas Counties)	3,060	3.0%	\$158,000	16.2%	1,046	-0.2%	\$106,069	21.9%

* 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, January 23, 2014. Next data release is Friday, February 21, 2014.