

Florida Residential Market Sales Activity - May 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	23,013	3.6%	\$180,000	4.3%	10,558	-7.0%	\$145,000	13.7%
Cape Coral-Fort Myers MSA (Lee County)	1,293	3.0%	\$195,000	10.6%	776	4.4%	\$169,990	6.2%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa County)	305	14.7%	\$190,000	-2.6%	82	-32.2%	\$260,000	62.5%
Deltona-Daytona Beach-Ormond Beach MSA (Volusia County)	875	14.8%	\$135,000	8.0%	224	-8.6%	\$152,000	23.6%
Gainesville MSA (Alachua and Gilchrist Counties)	254	2.0%	\$171,000	-2.8%	73	9.0%	\$84,000	16.7%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns Counties)	1,749	5.9%	\$185,000	4.6%	339	-4.0%	\$110,500	0.5%
Lakeland-Winter Haven MSA (Polk County)	720	-0.4%	\$130,000	4.0%	79	-9.2%	\$86,000	5.5%
Miami-Fort Lauderdale-Pompano Beach MSA (Broward, Miami-Dade, and Palm Beach Counties)	4,196	1.2%	\$271,000	8.4%	4,368	-11.0%	\$147,750	14.5%
Naples-Marco Island MSA (Collier County)	556	8.4%	\$410,000	16.2%	763	14.9%	\$230,000	6.7%
North Port-Bradenton-Sarasota MSA (Manatee and Sarasota Counties)	1,294	-1.6%	\$210,000	4.2%	558	-9.3%	\$166,500	11.0%
Ocala MSA (Marion County)	503	1.8%	\$108,000	8.8%	32	-11.1%	\$46,000	-2.5%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole Counties)	2,576	-2.9%	\$180,000	9.1%	684	-18.7%	\$105,000	10.5%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	851	5.7%	\$135,000	3.8%	229	-1.3%	\$118,000	12.4%
Palm Coast MSA (Flagler County)	237	16.7%	\$154,000	10.0%	36	12.5%	\$142,000	1.4%
Panama City-Lynn Haven-Panama City Beach MSA (Bay County)	234	-2.9%	\$165,000	3.1%	159	-7.0%	\$175,000	-4.4%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa Counties)	602	6.9%	\$159,900	2.0%	91	-1.1%	\$235,625	25.7%
Port St. Lucie MSA (Martin and St. Lucie Counties)	870	25.4%	\$150,500	8.2%	286	12.6%	\$115,000	0.0%
Punta Gorda MSA (Charlotte County)	411	2.8%	\$157,000	8.3%	104	-7.1%	\$139,000	9.2%
Sebastian-Vero Beach MSA (Indian River County)	380	29.7%	\$159,000	-3.6%	94	-6.0%	\$119,500	33.9%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla Counties)	302	-1.3%	\$170,000	-6.8%	74	1.4%	\$76,050	1.4%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas Counties)	3,670	1.1%	\$156,000	-1.3%	1,256	-9.8%	\$110,000	12.9%

* 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 Monday, June 23, 2014. Next data release is Tuesday, July 22, 2014.