

Florida Residential Market Sales Activity - January 2019

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	15,526	-6.2%	\$249,900	4.1%	6,739	-10.9%	\$182,500	2.8%
Cape Coral-Fort Myers MSA (Lee County)	728	-18.7%	\$264,498	8.2%	422	-10.4%	\$189,495	-0.8%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	440	8.6%	\$278,500	-2.3%	100	-20.6%	\$350,500	13.6%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	647	-5.3%	\$215,000	15.0%	164	-14.1%	\$177,375	-13.5%
Gainesville MSA (Alachua and Gilchrist counties)	151	-2.6%	\$218,000	-4.8%	41	-22.6%	\$104,000	-9.6%
Homosassa Springs MSA (Citrus County)	204	7.4%	\$167,950	8.4%	9	-47.1%	\$87,500	-19.0%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,312	5.3%	\$232,090	1.9%	321	2.9%	\$157,500	0.3%
Lakeland-Winter Haven MSA (Polk County)	565	-7.4%	\$200,000	3.6%	85	30.8%	\$128,000	32.0%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	2,502	-15.4%	\$349,450	5.9%	2,611	-13.6%	\$184,500	2.5%
Naples-Immokalee-Marco Island MSA (Collier County)	327	10.5%	\$410,000	-6.5%	309	-18.3%	\$264,500	-0.2%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	795	-13.4%	\$299,000	3.3%	367	-24.5%	\$220,000	4.5%
Ocala MSA (Marion County)	401	3.6%	\$159,900	11.0%	28	16.7%	\$105,000	6.1%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	1,956	-4.0%	\$260,000	4.0%	568	-5.6%	\$165,000	10.4%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	521	-7.5%	\$228,463	6.3%	147	-12.5%	\$169,400	13.0%
Panama City MSA (Bay and Gulf counties)	291	27.1%	\$208,500	-1.7%	92	-25.8%	\$264,900	8.1%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	498	-0.4%	\$208,900	19.5%	72	24.1%	\$276,670	16.1%
Port St. Lucie MSA (Martin and St. Lucie counties)	399	-13.8%	\$250,000	8.7%	155	13.1%	\$173,040	16.1%
Punta Gorda MSA (Charlotte County)	252	-9.4%	\$226,759	8.0%	53	-33.8%	\$173,000	9.8%
Sebastian-Vero Beach MSA (Indian River County)	160	-12.6%	\$232,000	1.3%	44	0.0%	\$143,500	12.5%
Sebring MSA (Highlands County)	99	-13.2%	\$151,925	12.5%	13	62.5%	\$94,500	-25.0%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	200	-10.3%	\$199,000	1.7%	49	14.0%	\$116,000	7.4%
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	2,661	-4.2%	\$225,280	3.8%	1,046	-4.6%	\$170,000	13.8%
The Villages MSA (Sumter County)	62	-20.5%	\$209,250	-22.3%	21	10.5%	\$234,000	17.6%

* 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 latest (2013) MSAs as delineated by the U.S. Office of Management and Budget.

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, February 21, 2019. Historical data revised on Thursday, February 21, 2019. Next data release is Thursday, March 21, 2019.