

Single-Family Home Market Sales Activity - February 2023

Closed Sales and Median Sale Prices

Statewide by Metropolitan Statistical Area*



State / Metropolitan Statistical Area	February 2023				Year-to-Date			
	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	18,627	-21.3%	\$395,000	3.5%	33,393	-26.7%	\$391,953	3.3%
Cape Coral-Fort Myers MSA <i>(Lee County)</i>	1,024	-17.4%	\$447,500	9.1%	1,892	-19.1%	\$432,200	4.8%
Crestview-Fort Walton Beach-Destin MSA <i>(Okaloosa and Walton counties)</i>	477	-34.7%	\$410,000	2.5%	866	-38.3%	\$399,900	-1.4%
Deltona-Daytona Beach-Ormond Beach MSA <i>(Flagler and Volusia counties)</i>	861	-19.9%	\$340,000	3.0%	1,510	-26.7%	\$340,000	4.6%
Gainesville MSA <i>(Alachua and Gilchrist counties)</i>	196	-20.6%	\$330,000	6.5%	370	-17.8%	\$325,000	8.3%
Homosassa Springs MSA <i>(Citrus County)</i>	289	-7.1%	\$265,000	1.9%	484	-21.0%	\$273,325	5.1%
Jacksonville MSA <i>(Baker, Clay, Duval, Nassau, and St. Johns counties)</i>	1,547	-21.1%	\$367,900	2.5%	2,719	-27.9%	\$369,490	4.1%
Lakeland-Winter Haven MSA <i>(Polk County)</i>	979	-13.3%	\$329,650	1.5%	1,695	-19.5%	\$326,990	2.3%
Miami-Fort Lauderdale-West Palm Beach MSA <i>(Broward, Miami-Dade, and Palm Beach counties)</i>	2,535	-26.4%	\$552,000	4.2%	4,599	-31.9%	\$550,000	5.3%
Naples-Immokalee-Marco Island MSA <i>(Collier County)</i>	390	-14.7%	\$775,000	10.7%	676	-25.0%	\$755,000	7.1%
North Port-Sarasota-Bradenton MSA <i>(Manatee and Sarasota counties)</i>	1,023	-18.2%	\$490,000	6.9%	1,802	-26.2%	\$490,000	5.5%
Ocala MSA <i>(Marion County)</i>	561	-13.0%	\$279,500	3.9%	1,032	-18.4%	\$279,000	7.3%
Orlando-Kissimmee-Sanford MSA <i>(Lake, Orange, Osceola, and Seminole counties)</i>	2,121	-23.8%	\$415,000	5.3%	3,704	-30.1%	\$415,000	6.4%
Palm Bay-Melbourne-Titusville MSA <i>(Brevard County)</i>	760	-11.5%	\$350,000	6.8%	1,345	-17.0%	\$350,000	7.6%
Panama City MSA <i>(Bay and Gulf counties)</i>	304	-22.6%	\$350,000	6.1%	569	-26.2%	\$361,250	9.5%
Pensacola-Ferry Pass-Brent MSA <i>(Escambia and Santa Rosa counties)</i>	602	-28.8%	\$322,250	0.7%	1,134	-28.3%	\$315,000	1.6%
Port St. Lucie MSA <i>(Martin and St. Lucie counties)</i>	540	-23.8%	\$388,578	5.0%	1,010	-24.6%	\$388,745	3.8%
Punta Gorda MSA <i>(Charlotte County)</i>	267	-37.3%	\$370,000	-4.8%	524	-36.3%	\$366,790	-0.9%
Sebastian-Vero Beach MSA <i>(Indian River County)</i>	182	-15.0%	\$361,135	0.3%	331	-24.6%	\$375,000	4.2%
Sebring MSA <i>(Highlands County)</i>	112	-19.4%	\$250,000	5.9%	202	-28.1%	\$252,450	5.6%
Tallahassee MSA <i>(Gadsden, Jefferson, Leon, and Wakulla counties)</i>	248	-17.3%	\$307,750	0.3%	452	-27.7%	\$307,500	2.5%
Tampa-St.Petersburg-Clearwater MSA <i>(Hernando, Hillsborough, Pasco, and Pinellas counties)</i>	3,048	-19.4%	\$389,995	3.1%	5,494	-24.6%	\$385,000	3.4%
The Villages MSA <i>(Sumter County)</i>	104	2.0%	\$341,990	-8.8%	180	-13.5%	\$350,000	-3.0%

* 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 Tuesday, March 21, 2023. Next data release is Thursday, April 20, 2023.

Townhouse and Condo Market Sales Activity - February 2023

Closed Sales and Median Sale Prices

Statewide by Metropolitan Statistical Area*



State / Metropolitan Statistical Area	February 2023				Year-to-Date			
	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	7,665	-30.2%	\$315,000	8.6%	13,743	-35.3%	\$315,000	9.6%
Cape Coral-Fort Myers MSA <i>(Lee County)</i>	450	-18.0%	\$340,000	7.9%	788	-25.7%	\$330,000	8.2%
Crestview-Fort Walton Beach-Destin MSA <i>(Okaloosa and Walton counties)</i>	108	-52.2%	\$627,500	31.3%	194	-55.1%	\$627,000	26.7%
Deltona-Daytona Beach-Ormond Beach MSA <i>(Flagler and Volusia counties)</i>	233	-25.3%	\$320,000	10.3%	370	-36.2%	\$301,990	4.1%
Gainesville MSA <i>(Alachua and Gilchrist counties)</i>	44	-32.3%	\$181,500	23.1%	69	-50.0%	\$184,000	19.5%
Homosassa Springs MSA <i>(Citrus County)</i>	10	-47.4%	\$230,000	17.9%	18	-51.4%	\$195,000	1.6%
Jacksonville MSA <i>(Baker, Clay, Duval, Nassau, and St. Johns counties)</i>	451	-9.6%	\$285,000	14.0%	827	-12.0%	\$278,200	11.3%
Lakeland-Winter Haven MSA <i>(Polk County)</i>	97	-19.2%	\$260,000	3.0%	179	-22.8%	\$255,500	6.2%
Miami-Fort Lauderdale-West Palm Beach MSA <i>(Broward, Miami-Dade, and Palm Beach counties)</i>	2,790	-39.6%	\$320,000	6.7%	5,168	-41.4%	\$320,000	8.5%
Naples-Immokalee-Marco Island MSA <i>(Collier County)</i>	351	-16.6%	\$488,000	14.8%	662	-28.0%	\$494,000	14.2%
North Port-Sarasota-Bradenton MSA <i>(Manatee and Sarasota counties)</i>	492	-12.3%	\$380,000	8.6%	881	-22.4%	\$380,000	10.4%
Ocala MSA <i>(Marion County)</i>	39	-20.4%	\$207,500	13.7%	71	-19.3%	\$205,000	17.1%
Orlando-Kissimmee-Sanford MSA <i>(Lake, Orange, Osceola, and Seminole counties)</i>	630	-34.4%	\$290,000	20.8%	1,124	-41.2%	\$289,000	20.4%
Palm Bay-Melbourne-Titusville MSA <i>(Brevard County)</i>	186	-21.8%	\$302,500	14.2%	326	-28.2%	\$299,500	14.3%
Panama City MSA <i>(Bay and Gulf counties)</i>	96	-51.0%	\$427,500	7.1%	173	-53.5%	\$415,000	1.2%
Pensacola-Ferry Pass-Brent MSA <i>(Escambia and Santa Rosa counties)</i>	79	-33.6%	\$447,500	26.1%	126	-45.0%	\$400,000	12.7%
Port St. Lucie MSA <i>(Martin and St. Lucie counties)</i>	136	-28.4%	\$297,000	8.0%	242	-35.6%	\$290,000	11.6%
Punta Gorda MSA <i>(Charlotte County)</i>	72	-30.1%	\$295,000	11.7%	118	-35.9%	\$303,400	14.5%
Sebastian-Vero Beach MSA <i>(Indian River County)</i>	75	-2.6%	\$310,000	36.0%	126	-11.3%	\$305,000	29.8%
Sebring MSA <i>(Highlands County)</i>	23	35.3%	\$194,000	34.7%	36	-5.3%	\$181,948	36.8%
Tallahassee MSA <i>(Gadsden, Jefferson, Leon, and Wakulla counties)</i>	49	-46.2%	\$155,000	19.2%	97	-45.8%	\$165,000	18.7%
Tampa-St.Petersburg-Clearwater MSA <i>(Hernando, Hillsborough, Pasco, and Pinellas counties)</i>	1,194	-17.0%	\$295,000	11.3%	2,025	-26.5%	\$290,000	14.2%
The Villages MSA <i>(Sumter County)</i>	17	-50.0%	\$307,500	-3.9%	39	-40.0%	\$315,000	1.6%

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