

# Single-Family Home Market Sales Activity - December 2025

## Closed Sales and Median Sale Prices

### Statewide by Metropolitan Statistical Area\*



State / Metropolitan Statistical Area	December 2025				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.
<b>State of Florida</b>	<b>22,007</b>	<b>5.9%</b>	<b>\$415,000</b>	<b>0.0%</b>	<b>255,012</b>	<b>0.9%</b>	<b>\$413,990</b>	<b>-1.4%</b>
Cape Coral-Fort Myers MSA (Lee County)	1,165	15.2%	\$385,000	-3.8%	14,090	4.3%	\$385,000	-4.9%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	592	11.5%	\$431,950	10.9%	6,358	0.3%	\$425,000	4.5%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	1,046	10.8%	\$359,990	1.2%	11,209	0.6%	\$355,000	-1.4%
Gainesville MSA (Alachua and Gilchrist counties)	267	10.3%	\$349,990	-0.1%	2,796	1.3%	\$355,000	0.0%
Homosassa Springs MSA (Citrus County)	359	26.0%	\$280,000	-3.4%	3,758	9.5%	\$280,000	-2.5%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,900	-5.2%	\$399,990	-3.6%	21,571	-1.9%	\$395,000	-1.3%
Lakeland-Winter Haven MSA (Polk County)	946	-4.9%	\$319,945	-2.3%	11,622	-5.9%	\$324,900	-1.6%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	3,180	13.1%	\$638,250	-0.3%	36,126	-0.3%	\$640,000	0.8%
Naples-Immokalee-Marco Island MSA (Collier County)	420	30.4%	\$826,267	-1.3%	4,641	7.0%	\$780,000	-5.5%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,323	5.7%	\$487,250	-4.5%	15,704	4.9%	\$475,000	-5.0%
Ocala MSA (Marion County)	815	17.3%	\$286,350	-1.1%	8,642	-1.5%	\$289,900	0.0%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	2,417	1.4%	\$439,666	-1.4%	28,475	-0.7%	\$445,000	0.1%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	771	-1.9%	\$375,000	2.5%	9,531	1.0%	\$370,000	-1.3%
Panama City MSA (Bay and Gulf counties)	369	30.9%	\$370,000	4.2%	4,042	5.3%	\$362,944	-0.6%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	701	5.9%	\$325,000	-1.5%	8,092	-0.7%	\$330,000	0.0%
Port St. Lucie MSA (Martin and St. Lucie counties)	699	20.5%	\$431,250	2.7%	7,571	3.0%	\$420,000	-1.2%
Punta Gorda MSA (Charlotte County)	466	11.5%	\$350,000	2.3%	5,422	6.8%	\$343,725	-5.6%
Sebastian-Vero Beach MSA (Indian River County)	227	10.2%	\$396,015	-3.4%	2,686	2.4%	\$394,000	-6.2%
Sebring MSA (Highlands County)	101	-17.9%	\$276,000	-3.2%	1,480	-3.8%	\$278,500	1.6%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	305	9.3%	\$345,000	5.6%	3,580	-0.1%	\$340,000	3.2%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	3,249	-3.1%	\$410,000	0.0%	39,410	1.6%	\$400,000	-3.0%
The Villages MSA (Sumter County)	131	-1.5%	\$370,000	-2.6%	1,714	15.1%	\$365,000	-3.9%

\* 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 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 10th day of the following month. Data released on Friday, January 16, 2026. Next data release is Tuesday, February 17, 2026.

# Townhouse and Condo Market Sales Activity - December 2025

## Closed Sales and Median Sale Prices

### Statewide by Metropolitan Statistical Area\*



State / Metropolitan Statistical Area	December 2025				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.
<b>State of Florida</b>	<b>7,911</b>	<b>10.4%</b>	<b>\$310,000</b>	<b>-1.6%</b>	<b>88,793</b>	<b>-5.9%</b>	<b>\$305,000</b>	<b>-4.7%</b>
Cape Coral-Fort Myers MSA (Lee County)	404	19.2%	\$287,500	-8.7%	4,550	0.3%	\$290,000	-12.0%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	113	85.2%	\$585,000	-10.0%	1,229	5.4%	\$530,000	-8.6%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	235	18.1%	\$300,000	8.7%	2,623	2.9%	\$288,000	-6.8%
Gainesville MSA (Alachua and Gilchrist counties)	42	23.5%	\$179,000	-1.9%	612	6.6%	\$195,000	2.6%
Homosassa Springs MSA (Citrus County)	8	-42.9%	\$145,000	-7.9%	136	-9.9%	\$165,000	-10.8%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	475	17.9%	\$270,000	-0.4%	4,954	-2.5%	\$268,990	-5.6%
Lakeland-Winter Haven MSA (Polk County)	120	-25.9%	\$248,995	-8.1%	1,281	-21.6%	\$260,000	-5.5%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	2,852	13.0%	\$327,750	-4.5%	32,107	-7.5%	\$335,000	-2.9%
Naples-Immokalee-Marco Island MSA (Collier County)	419	29.7%	\$445,000	-1.1%	4,418	0.1%	\$460,000	-8.0%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	539	14.2%	\$320,000	-9.5%	6,014	-0.4%	\$320,000	-11.1%
Ocala MSA (Marion County)	47	-17.5%	\$205,000	-9.7%	546	-14.2%	\$192,250	-12.6%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	700	-7.0%	\$309,990	-6.1%	8,164	-8.5%	\$310,000	-2.4%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	201	24.1%	\$300,000	6.2%	2,027	-6.2%	\$283,750	-3.8%
Panama City MSA (Bay and Gulf counties)	78	-2.5%	\$357,500	-9.5%	976	-5.9%	\$375,000	-3.8%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	87	-2.2%	\$255,000	10.0%	1,015	-4.4%	\$267,000	-4.6%
Port St. Lucie MSA (Martin and St. Lucie counties)	175	26.8%	\$297,900	10.9%	1,900	-1.3%	\$283,450	-5.2%
Punta Gorda MSA (Charlotte County)	92	27.8%	\$229,000	-18.2%	1,090	8.8%	\$235,000	-14.5%
Sebastian-Vero Beach MSA (Indian River County)	70	27.3%	\$337,500	19.3%	815	-1.5%	\$270,000	0.0%
Sebring MSA (Highlands County)	15	-25.0%	\$173,000	-3.4%	234	17.6%	\$170,950	-2.3%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	50	2.0%	\$195,500	13.0%	747	-0.1%	\$187,750	1.5%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	1,092	2.3%	\$290,000	1.6%	12,138	-11.9%	\$275,000	-6.8%
The Villages MSA (Sumter County)	39	30.0%	\$299,000	-3.0%	430	8.3%	\$299,000	-3.5%

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