

Single-Family Home Market Sales Activity - February 2026

Closed Sales and Median Sale Prices

Statewide by Metropolitan Statistical Area*



State / Metropolitan Statistical Area	February 2026				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	18,379	3.9%	\$412,000	-0.7%	34,677	4.8%	\$410,000	-0.7%
Cape Coral-Fort Myers MSA (Lee County)	1,153	24.4%	\$405,000	-2.6%	2,090	20.2%	\$400,000	-1.2%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	482	9.8%	\$436,500	4.4%	950	16.1%	\$440,000	4.1%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	836	3.2%	\$350,000	0.0%	1,693	16.6%	\$350,000	-0.3%
Gainesville MSA (Alachua and Gilchrist counties)	186	2.8%	\$324,950	-8.8%	316	-8.7%	\$328,329	-6.2%
Homosassa Springs MSA (Citrus County)	302	14.4%	\$280,000	-1.8%	635	31.2%	\$280,000	-1.8%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	1,547	11.6%	\$391,000	-1.5%	2,843	8.8%	\$384,900	-1.3%
Lakeland-Winter Haven MSA (Polk County)	788	-4.3%	\$312,990	-5.2%	1,430	-3.0%	\$317,000	-3.5%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	2,633	4.7%	\$660,000	3.1%	4,988	4.5%	\$660,000	2.3%
Naples-Immokalee-Marco Island MSA (Collier County)	351	3.2%	\$860,000	-7.0%	707	4.7%	\$850,000	-8.1%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	1,175	7.9%	\$480,000	-0.8%	2,142	1.7%	\$485,000	-2.0%
Ocala MSA (Marion County)	653	13.4%	\$279,895	-3.5%	1,227	10.4%	\$279,900	-3.3%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	1,964	-1.0%	\$439,900	0.0%	3,674	0.2%	\$435,000	-2.2%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	681	-1.3%	\$370,000	0.0%	1,262	1.8%	\$369,945	0.0%
Panama City MSA (Bay and Gulf counties)	315	26.0%	\$360,000	2.9%	613	29.1%	\$359,000	2.6%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	617	18.9%	\$334,800	3.0%	1,156	18.1%	\$329,000	1.2%
Port St. Lucie MSA (Martin and St. Lucie counties)	535	1.3%	\$420,000	-2.2%	1,046	9.8%	\$415,020	-2.3%
Punta Gorda MSA (Charlotte County)	434	20.9%	\$350,000	0.3%	826	19.9%	\$345,175	-1.4%
Sebastian-Vero Beach MSA (Indian River County)	199	-4.3%	\$427,500	3.6%	455	20.1%	\$430,500	6.0%
Sebring MSA (Highlands County)	129	9.3%	\$279,000	-0.2%	248	15.3%	\$274,900	-1.8%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	244	8.4%	\$346,000	6.5%	445	3.0%	\$331,000	0.6%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	2,564	-10.9%	\$404,000	1.0%	4,804	-10.0%	\$399,000	0.0%
The Villages MSA (Sumter County)	107	-4.5%	\$362,860	-1.9%	198	-10.0%	\$360,500	-2.6%

* 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.

Townhouse and Condo Market Sales Activity - February 2026

Closed Sales and Median Sale Prices

Statewide by Metropolitan Statistical Area*



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	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	7,060	8.6%	\$309,000	-1.9%	13,144	6.9%	\$305,000	-3.2%
Cape Coral-Fort Myers MSA (Lee County)	506	51.0%	\$280,000	-8.2%	842	36.5%	\$285,000	-9.5%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa and Walton counties)	76	-2.6%	\$560,000	17.3%	166	18.6%	\$520,000	3.5%
Deltona-Daytona Beach-Ormond Beach MSA (Flagler and Volusia counties)	176	-15.4%	\$301,557	4.0%	405	7.7%	\$287,500	-2.5%
Gainesville MSA (Alachua and Gilchrist counties)	35	-5.4%	\$175,000	-11.2%	71	9.2%	\$195,000	-2.5%
Homosassa Springs MSA (Citrus County)	7	-22.2%	\$165,000	-17.5%	17	-26.1%	\$165,000	-4.9%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns counties)	375	13.6%	\$277,000	-0.7%	691	12.7%	\$270,000	-1.1%
Lakeland-Winter Haven MSA (Polk County)	69	-29.6%	\$234,990	-15.6%	146	-20.2%	\$244,900	-6.9%
Miami-Fort Lauderdale-West Palm Beach MSA (Broward, Miami-Dade, and Palm Beach counties)	2,370	7.2%	\$340,000	-1.4%	4,534	4.4%	\$337,000	-0.9%
Naples-Immokalee-Marco Island MSA (Collier County)	434	39.5%	\$510,000	-2.9%	780	27.7%	\$488,500	-6.1%
North Port-Sarasota-Bradenton MSA (Manatee and Sarasota counties)	526	7.8%	\$320,500	-2.0%	959	6.3%	\$319,000	-4.8%
Ocala MSA (Marion County)	47	20.5%	\$204,900	10.8%	79	6.8%	\$186,000	0.5%
Orlando-Kissimmee-Sanford MSA (Lake, Orange, Osceola, and Seminole counties)	591	-2.0%	\$285,000	-11.9%	1,073	-6.2%	\$290,000	-8.8%
Palm Bay-Melbourne-Titusville MSA (Brevard County)	189	24.3%	\$276,500	-8.6%	310	9.9%	\$279,950	-2.1%
Panama City MSA (Bay and Gulf counties)	90	30.4%	\$340,000	-4.2%	168	23.5%	\$355,000	-4.1%
Pensacola-Ferry Pass-Brent MSA (Escambia and Santa Rosa counties)	75	-8.5%	\$249,900	-3.3%	151	0.0%	\$248,900	-2.4%
Port St. Lucie MSA (Martin and St. Lucie counties)	128	6.7%	\$255,000	-9.4%	278	19.3%	\$255,000	-8.3%
Punta Gorda MSA (Charlotte County)	128	58.0%	\$242,500	-9.2%	238	71.2%	\$240,000	-5.9%
Sebastian-Vero Beach MSA (Indian River County)	78	25.8%	\$287,500	0.7%	148	29.8%	\$255,000	-7.1%
Sebring MSA (Highlands County)	13	-18.8%	\$165,000	-12.5%	33	10.0%	\$157,500	-11.9%
Tallahassee MSA (Gadsden, Jefferson, Leon, and Wakulla counties)	47	-6.0%	\$180,000	-5.6%	85	-8.6%	\$180,000	-3.5%
Tampa-St.Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, and Pinellas counties)	1,002	-1.5%	\$297,000	4.2%	1,794	-3.0%	\$295,000	3.9%
The Villages MSA (Sumter County)	36	-2.7%	\$304,500	-0.2%	66	10.0%	\$285,000	-8.7%

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