

Florida Housing Forecast

2021

Florida's real estate market in August saw an increase in closed and new pending sales, higher median house prices and growing new listings in August compared with August of last year.

The fact is, a lot of people want to move to the Sunshine State. In the next 8 months, as the pandemic eases, experts will begin to notice this migration. In the meantime, August sales and prices rose while home supply continues to run out. Another report from Florida Realtors showed 400k fewer homes were listed for sale in Florida due to the pandemic.

Fewer listings is typical of the national housing market, or housing markets in Boston, New York, California, Dallas , Denver, or San Diego. Homeowners are very reluctant to sell in this economic climate. More stats on Florida homes for sale below.

Listings may have dropped, but interest in buying Florida homes has not. Condo sales were up year over year as well so it's evidence buyers want residential real estate in the state of Florida in any shape or form.

"Florida's housing market continues to gain momentum and provide support for the state's economy, even as we all remain vigilant in protecting our health, safeguarding our communities and trying to keep businesses going during the ongoing pandemic," said 2020 Florida Realtors President Barry Grooms

Why the demand for Florida real estate?

Here's a few good reasons why the brisk search for Florida homes for sale:

- *low mortgage rates*
- *low Florida taxes*
- *people getting in before the boom and rocketing Florida prices*
- *greater square footage living*
- *economic concerns and debt in Northeastern states*
- *more houses in the south vs apartments in the north*
- *Covid 19 outbreaks are easing*
- *cold winter and Covid depression is making buyers seek warmth, sunshine, beaches and water, and year round activity; no -40 or shovelling snow in Florida*
- *economic diversity in the Sunshine state*
- *coming boom of recreation and travel*
- *pent up consumer demand returns in a wave*
- *falling USD value*

- *the reduction of work shutdowns*

*These and more might be the key factors driving the relentless growth of the **Florida housing market**. It should keep Florida [Realtors](#) busy and happier.*

The Much Desired Florida Real Estate Market

Florida has a lot going for it. Lower income and property taxes, warm weather, no estate taxes, and incredible recreation and beaches makes this state the most desirable place (i.e, for New Yorkers and Manhattanites). While California cities are in freefall from evaders, Florida cities including Boca Raton, Miami and Tampa, are often among the best cities to buy real estate. See all the stats below to compare to home prices in Texas, Georgia, Colorado, or California.

Monthly Market Detail - August 2020
Single Family Homes
Florida



Summary Statistics	August 2020	August 2019	Percent Change Year-over-Year
Closed Sales	29,495	27,107	8.8%
Paid in Cash	6,084	6,250	-2.7%
Median Sale Price	\$300,000	\$265,000	13.2%
Average Sale Price	\$414,446	\$339,003	22.3%
Dollar Volume	\$12.2 Billion	\$9.2 Billion	33.0%
Median Percent of Original List Price Received	97.8%	96.8%	1.0%
Median Time to Contract	29 Days	37 Days	-21.6%
Median Time to Sale	73 Days	78 Days	-6.4%
New Pending Sales	32,300	26,591	21.5%
New Listings	30,282	29,683	2.0%
Pending Inventory	48,826	37,588	29.9%
Inventory (Active Listings)	55,464	85,953	-35.5%
Months Supply of Inventory	2.3	3.6	-36.1%

Florida Real Estate Sales and Prices Summary. Screenshot courtesy of Florida Realtors®.

The key stats below might be active listings and initial listing prices. They show a severe downward trend in homes for sale available, particularly at cheaper prices, and that listings are only growing in the upper price tiers.



Single Family House inventory in Florida. Screenshot courtesy of Florida Realtors.

*Brad O'Connor of the Florida Realtor's Association speaks of the improving recovery of the **Florida real estate market**. Given the devastation of the Corona Virus pandemic shutdown, Realtors did a good job keeping the market thriving. From Boca Raton, to Miami to Tampa, the market is waiting for a full return.*

Across Florida, house sales grew 8.8% from July to 29,495 units. The median home price for single-family homes rose 13.2% to \$300,000. New pending sales rose 21.5% to 32,300 units while new listings grew only 2% to 30,282 units. Inventory of houses for sale dropped by 30,490 units (-35.5%) to 55,464 units.

Total dollar volume of sales in August in Florida rose \$3 billion to 13.2 Billion. The biggest issue in the Florida house market is this fast shrinking

supply, particularly at the affordable level. It is creating a crisis that push home prices well up in September.

Florida Condo Sales Stats

August's existing condo-townhouse closed sales rose 10% year-over-year to 11,100 units sold. New pending sales of condos and townhouses in Florida grew 20.7% to 12,713 units while new listings actually rose 1800 or 15% year over year. Median condo townhouse price rose to \$217,500 which is up 14.5% YoY. Did the pandemic even happen?

Sales in Miami, Fort Lauderdale, Orlando, Tampa, Sarasota, Clearwater and St Petes were all up substantially.

Businesses and real estate offices continue to open, and more business is being done online. Search data for real estate shows buyers are doing a lot of searches online for houses for sale.

Economic Challenges ahead for the Sunshine State

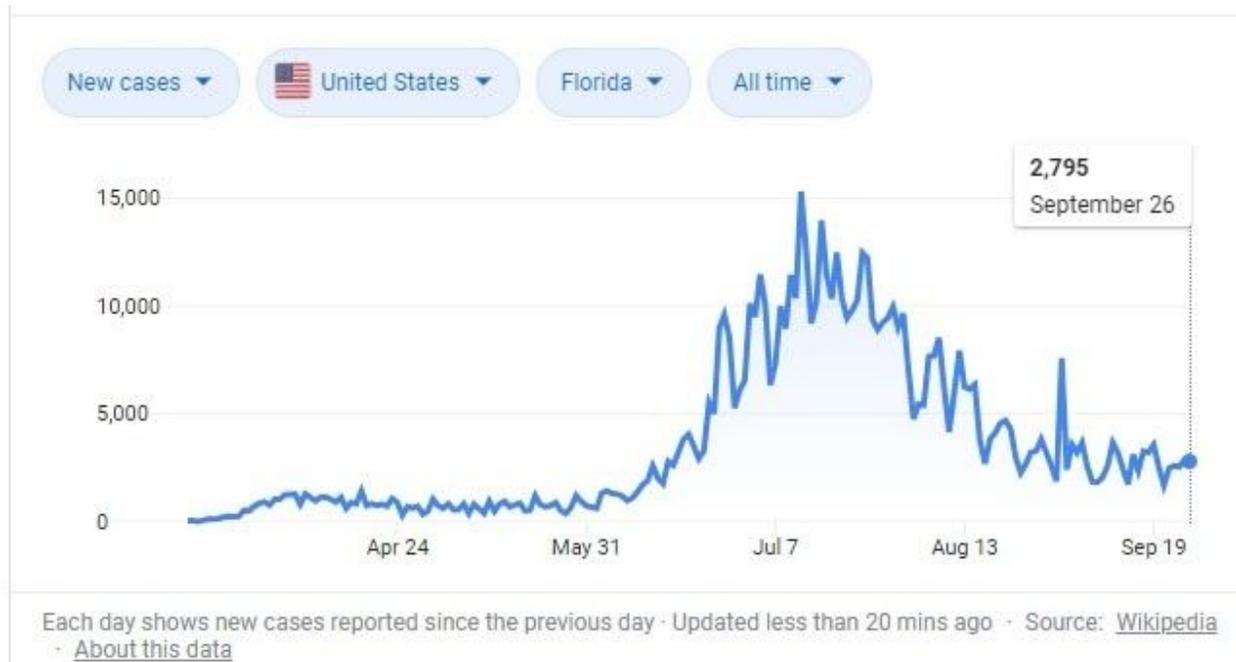
Slowing Tourism: What will happen with prices in 2021 if there is a vaccine and travel to Florida returns full tilt?

Disney World closing, Cruise lines docked, NHL hockey and NBA basketball cut short, MLB baseball training cancelled, spring break vacation cancelled, and restaurants closing. Florida's \$40 billion tourist industry is primed to return.

Of course, the good news is regarding a couple of breakthroughs in a Covid 19 vaccine. If 2020's housing market is subdued, it may allow some buyers

in who otherwise wouldn't have had a hope of buying. Make sure you check out the latest mortgage rates if you're considering buying a house or condo.

Covid 19 Curve Flattening



Screenshot courtesy of Google and Wikipedia.

Avoiding a Mortgage and Housing Disaster

Stimulus money could reduce the chance of a severe prolonged Florida recession, stock market crash, and potentially a housing market crash. 40% of buyers are millennials looking for homes in the affordable range for a mortgage. Florida's homes are cheap enough that stimulus helps, whereas

Source: <https://gordcollins.com/>

homes in California for instance, are far out of the reach of wage earning millennials.

Florida Home Prices Rise

The median house sales price rose \$5000 from last month's price of \$295,000 to \$300,000 (+10.1%). The average price for condo townhouses was up 9.6% to \$200,000. Statewide condo inventory was up 14.5% to \$217,500.

Florida August Median Home Prices

Monthly Market Detail - August 2020
Single Family Homes
Florida



Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

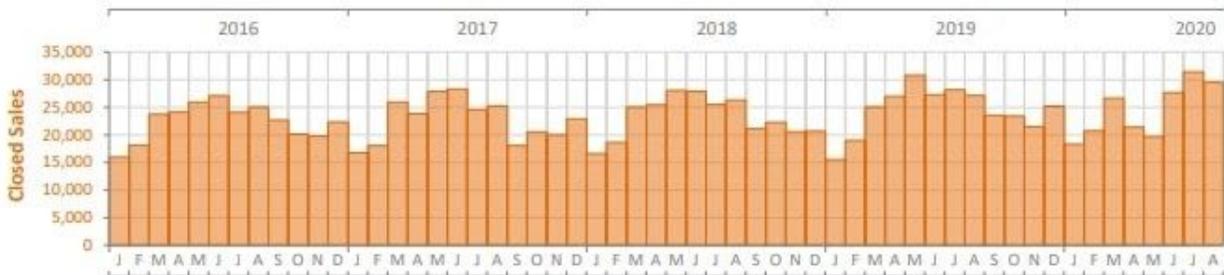
Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$280,000	6.9%
August 2020	\$300,000	13.2%
July 2020	\$295,000	10.1%
June 2020	\$282,000	4.4%
May 2020	\$270,000	1.5%
April 2020	\$275,000	6.0%
March 2020	\$275,000	7.4%
February 2020	\$270,000	8.0%
January 2020	\$265,000	6.0%
December 2019	\$270,000	5.9%
November 2019	\$267,300	4.8%
October 2019	\$263,764	3.9%
September 2019	\$265,000	5.3%
August 2019	\$265,000	4.2%



Florida Median Home Price. Screenshot courtesy of Florida Realtors®

Closed Sales in July



Florida Closed House Sales. Screenshot courtesy of Florida Realtors®

New Pending Sales Rise

Pending sales tell us the demand may be brisk in August, September and October despite falling listings.



Florida New Pending Home Sales. Screenshot courtesy of Florida Realtors®

New and Active House Listings

On the positive side, **new house listings dropped YoY. Active listings fell 31.8% in July.** Months of supply dropped and the issue of low

Source: <https://gordcollins.com/>

availability of houses for sales could generate upward price pressure in August, September and October.

New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	239,930	-6.3%
August 2020	30,282	2.0%
July 2020	31,063	-0.9%
June 2020	29,242	-1.9%
May 2020	31,115	-8.7%
April 2020	24,093	-27.2%
March 2020	32,218	-3.6%
February 2020	30,288	-2.4%
January 2020	31,629	-6.2%
December 2019	21,542	4.3%
November 2019	25,879	-5.2%
October 2019	31,798	2.9%
September 2019	27,367	0.5%
August 2019	29,683	-7.4%



Florida New Home Listings. Screenshot courtesy of Florida Realtors®

Months of Housing Inventory in Florida

Monthly Market Detail - August 2020
 Single Family Homes
 Florida



Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	73,486	-21.6%
August 2020	55,464	-35.5%
July 2020	60,021	-32.3%
June 2020	65,471	-27.4%
May 2020	76,614	-18.3%
April 2020	82,724	-12.9%
March 2020	83,614	-14.0%
February 2020	80,997	-19.1%
January 2020	82,983	-16.4%
December 2019	81,822	-12.3%
November 2019	85,144	-11.4%
October 2019	86,977	-7.6%
September 2019	85,238	-5.7%
August 2019	85,953	-5.1%



Florida Housing inventory August. Screenshot courtesy of Florida Realtors®

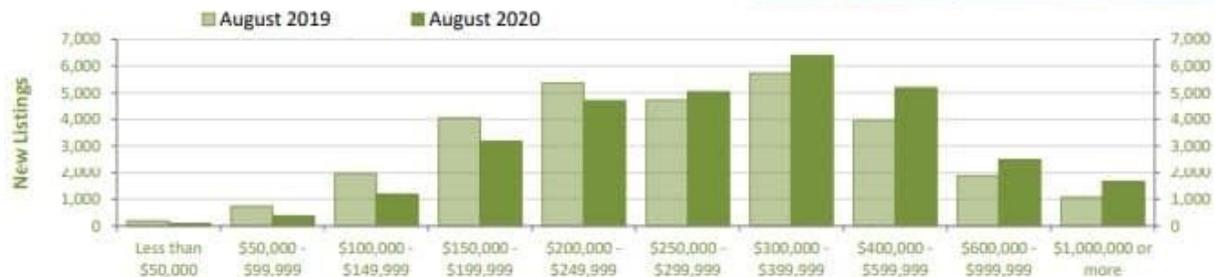
New Listings

New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	88	-52.7%
\$50,000 - \$99,999	377	-48.8%
\$100,000 - \$149,999	1,180	-40.2%
\$150,000 - \$199,999	3,176	-21.5%
\$200,000 - \$249,999	4,697	-12.4%
\$250,000 - \$299,999	5,035	6.6%
\$300,000 - \$399,999	6,398	11.6%
\$400,000 - \$599,999	5,182	30.7%
\$600,000 - \$999,999	2,486	32.4%
\$1,000,000 or more	1,663	53.8%



New house for sale listings. Screenshot courtesy of Florida Realtors®

Home Prices and Sales by City

Florida Cities (some of the best cities to buy real estate) which saw the highest growth in house prices include Crestview Fort Walton, Deltona Daytona Beach, Panama City, Sebring and the Villages. Home sales were strongest in Crestview Fort Walton, Jacksonville, Sarasota Bradenton, Naples, Palm Bay, Port St Lucie and Tallahassee.

State / Metropolitan Statistical Area	August 2020				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	29,495	8.8%	\$300,000	13.2%	195,160	-2.3%	\$280,000	6.9%
Cape Coral-Fort Myers MSA <small>(Lee County)</small>	1,401	16.5%	\$297,188	16.5%	9,507	0.9%	\$275,425	5.9%
Crestview-Fort Walton Beach-Destin MSA <small>(Walton and Walton counties)</small>	947	25.9%	\$371,977	24.0%	5,609	4.3%	\$327,000	13.5%
Deltona-Daytona Beach-Ormond Beach MSA <small>(Flagler and Volusia counties)</small>	1,301	17.0%	\$347,000	10.3%	8,627	2.0%	\$239,000	8.3%
Gainesville MSA <small>(Madison and Gilchrist counties)</small>	273	-9.0%	\$250,000	5.5%	2,241	-4.4%	\$250,000	5.0%
Homesassa Springs MSA <small>(Citrus County)</small>	335	9.5%	\$194,000	14.5%	2,363	-1.5%	\$176,900	5.8%
Jacksonville MSA <small>(Baker, Clay, Duval, Nassau, and St. Johns counties)</small>	2,559	3.1%	\$287,000	9.2%	17,700	1.0%	\$272,000	6.7%
Lakeland-Winter Haven MSA <small>(Polk County)</small>	1,161	-0.2%	\$232,500	9.7%	7,864	-0.3%	\$224,585	7.5%
Miami-Fort Lauderdale-West Palm Beach MSA <small>(Broward, Miami-Dade, and Palm Beach counties)</small>	4,843	16.3%	\$411,500	13.0%	29,157	-8.7%	\$385,000	7.2%
Naples-Immokalee-Marco Island MSA <small>(Collier County)</small>	638	41.8%	\$482,839	14.3%	3,987	7.3%	\$473,447	8.8%
North Port-Sarasota-Bradenton MSA <small>(Manatee and Sarasota counties)</small>	1,580	11.0%	\$340,000	14.5%	10,466	-1.7%	\$325,000	8.3%
Ocala MSA <small>(Marion County)</small>	658	-8.1%	\$186,000	8.5%	4,735	-2.0%	\$179,900	5.8%
Orlando-Kissimmee-Sanford MSA <small>(Lake, Orange, Osceola, and Seminole counties)</small>	3,462	1.8%	\$311,500	9.3%	22,724	-7.3%	\$295,895	7.6%
Palm Bay-Melbourne-Titusville MSA <small>(Brevard County)</small>	991	5.1%	\$268,500	14.7%	7,006	-0.4%	\$257,000	8.9%
Panama City MSA <small>(Bay and Gulf counties)</small>	446	10.1%	\$250,000	6.4%	3,034	-1.7%	\$249,000	10.9%
Pensacola-Ferry Pass-Brent MSA <small>(Escambia and Santa Rosa counties)</small>	968	6.1%	\$246,000	12.0%	6,698	4.1%	\$235,900	7.6%
Port St. Lucie MSA <small>(Martin and St. Lucie counties)</small>	905	25.0%	\$275,000	10.9%	5,643	2.5%	\$262,625	5.1%
Punta Gorda MSA <small>(Charlotte County)</small>	532	21.5%	\$258,875	13.6%	3,422	-3.8%	\$247,700	7.8%
Sebastian-Vero Beach MSA <small>(Indian River County)</small>	340	9.3%	\$265,000	8.2%	2,155	-5.3%	\$262,113	5.7%
Sebring MSA <small>(Highlands County)</small>	175	16.7%	\$180,000	17.5%	1,153	0.7%	\$166,500	9.4%
Tallahassee MSA <small>(Gadsden, Jefferson, Leon, and Wakulla counties)</small>	434	2.4%	\$250,500	2.9%	3,023	-3.0%	\$240,500	5.9%
Tampa-St. Petersburg-Clearwater MSA <small>(Hernando, Hillsborough, Pasco, and Pinellas counties)</small>	4,764	1.4%	\$282,990	13.2%	33,068	-3.1%	\$265,000	9.1%
The Villages MSA <small>(Sumter County)</small>	126	32.6%	\$289,500	-1.6%	800	1.1%	\$273,500	9.4%

House Prices Florida Cities. Screenshot courtesy of Florida Realtors®

Florida Condo Sales and Prices

Source: <https://gordcollins.com/>

Overall statewide, condo and townhouse prices rose 10% YoY and sales rose 14.5%. Crestview/Fort Walton, Homosassa, Naples, Ocala, Punta Gorda, and Pensacola saw the largest price gains. That's a marked change from July's changes. Biggest gains in condo sales in August occurred in Crestview Fort Walton, Homosassa Springs, Cape Coral, Ocala, Panama City, Sebring, Punta Gorda and the Villages.

Here are closed sales and prices for August 2020, and the second set on the right is for 2020 year to date.

State / Metropolitan Statistical Area	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	11,100	10.3%	\$217,500	14.5%	72,181	-9.5%	\$208,990	10.0%
Cape Coral-Fort Myers MSA <small>(Lee County)</small>	631	28.0%	\$205,000	13.9%	4,491	-7.8%	\$202,500	5.2%
Crestview-Fort Walton Beach-Destin MSA <small>(Okaloosa and Walton counties)</small>	220	40.1%	\$389,000	20.6%	1,372	9.0%	\$352,000	9.1%
Deltona-Daytona Beach-Ormond Beach MSA <small>(Flagler and Volusia counties)</small>	388	25.6%	\$234,000	14.1%	2,218	4.7%	\$220,000	7.4%
Gainesville MSA <small>(Alachua and Gilchrist counties)</small>	82	-13.7%	\$143,775	13.2%	571	-11.6%	\$135,000	5.5%
Homosassa Springs MSA <small>(Citrus County)</small>	32	60.0%	\$138,000	30.5%	129	8.4%	\$120,500	9.5%
Jacksonville MSA <small>(Baker, Clay, Duval, Nassau, and St. Johns counties)</small>	604	15.7%	\$192,000	8.8%	3,753	0.5%	\$185,243	9.0%
Lakeland-Winter Haven MSA <small>(Polk County)</small>	109	11.2%	\$150,100	16.2%	658	-17.4%	\$145,000	11.5%
Miami-Fort Lauderdale-West Palm Beach MSA <small>(Broward, Miami-Dade, and Palm Beach counties)</small>	3,787	-0.6%	\$228,000	14.0%	24,790	-17.6%	\$215,000	8.0%
Naples-Immokalee-Marco Island MSA <small>(Collier County)</small>	589	34.8%	\$295,000	18.0%	3,915	-1.8%	\$285,000	5.6%
North Port-Sarasota-Bradenton MSA <small>(Manatee and Sarasota counties)</small>	717	33.3%	\$239,000	6.7%	4,802	4.1%	\$237,000	7.7%
Ocala MSA <small>(Marion County)</small>	59	55.3%	\$144,000	22.6%	341	-9.8%	\$118,000	13.5%
Orlando-Kissimmee-Sanford MSA <small>(Lake, Orange, Osceola, and Seminole counties)</small>	835	-10.3%	\$200,000	7.8%	5,800	-14.5%	\$194,000	7.8%
Palm Bay-Melbourne-Titusville MSA <small>(Brevard County)</small>	270	2.7%	\$222,750	20.4%	1,844	-6.6%	\$205,000	11.3%
Panama City MSA <small>(Bay and Gulf counties)</small>	219	28.8%	\$290,000	11.8%	1,207	4.7%	\$265,000	10.4%
Pensacola-Ferry Pass-Brent MSA <small>(Escambia and Santa Rosa counties)</small>	115	18.6%	\$360,000	51.3%	740	-4.0%	\$280,000	12.0%
Port St. Lucie MSA <small>(Martin and St. Lucie counties)</small>	245	38.4%	\$205,000	30.6%	1,485	-6.3%	\$180,250	6.1%
Punta Gorda MSA <small>(Charlotte County)</small>	109	58.0%	\$185,000	43.4%	695	-3.9%	\$185,000	11.5%
Sebastian-Vero Beach MSA <small>(Indian River County)</small>	81	17.4%	\$156,000	0.6%	568	-6.6%	\$163,000	-1.8%
Sebring MSA <small>(Highlands County)</small>	25	31.6%	\$114,000	28.1%	154	-20.6%	\$97,000	0.0%
Tallahassee MSA <small>(Gadsden, Jefferson, Leon, and Wakulla counties)</small>	102	-5.6%	\$115,000	-1.1%	671	-10.1%	\$119,950	3.7%
Tampa-St. Petersburg-Clearwater MSA <small>(Hernando, Hillsborough, Pasco, and Pinellas counties)</small>	1,763	14.0%	\$195,000	14.7%	11,262	-4.6%	\$186,180	9.5%
The Villages MSA <small>(Sumter County)</small>	38	26.7%	\$222,450	9.2%	266	22.6%	\$225,000	5.9%

Florida Condo Sales Stats. Screenshot courtesy of Florida Realtors®

Florida Housing Stats 1st Quarter 2020

Both Condos and houses saw greatly increased prices during 1st quarter of 2020 vs 2019. These stats are worth the reminder of where we were before the pandemic. Naples, Pensacola, and Panama city saw the biggest gains. Condo prices rose most in Jacksonville, Miami, Punta Gorda and Melbourne.

The economy is strong in metros such as Tampa, Sarasota, Miami, Fort Lauderdale, Orlando, and Jacksonville. Consumer confidence is strong and demand for Florida fruit and vacations is high.

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	68,675	-19.2%	\$277,500	4.7%	22,571	-33.9%	\$207,000	6.2%
Cape Coral-Fort Myers MSA <small>(Lee County)</small>	3,339	-19.2%	\$265,225	0.1%	1,448	-34.7%	\$202,750	1.4%
Crestview-Fort Walton Beach-Destin MSA <small>(Okaloosa and Walton counties)</small>	2,000	-14.8%	\$318,000	8.9%	434	-21.9%	\$345,000	4.9%
Deltona-Daytona Beach-Ormond Beach MSA <small>(Flagler and Volusia counties)</small>	3,132	-12.9%	\$237,600	5.6%	699	-23.1%	\$210,750	2.8%
Gainesville MSA <small>(Alachua and Gilchrist counties)</small>	901	-13.9%	\$250,000	3.3%	211	-28.5%	\$138,500	7.8%
Homosassa Springs MSA <small>(Citrus County)</small>	870	-13.3%	\$176,250	3.7%	46	9.5%	\$113,000	-1.7%
Jacksonville MSA <small>(Baker, Clay, Duval, Nassau, and St. Johns counties)</small>	6,576	-13.0%	\$271,290	6.4%	1,252	-22.5%	\$185,000	7.6%
Lakeland-Winter Haven MSA <small>(Polk County)</small>	2,737	-16.0%	\$223,175	6.3%	217	-32.6%	\$147,500	7.0%
Miami-Fort Lauderdale-West Palm Beach MSA <small>(Broward, Miami-Dade, and Palm Beach counties)</small>	9,460	-31.4%	\$379,000	5.3%	7,188	-43.9%	\$215,000	6.2%
Naples-Immokalee-Marco Island MSA <small>(Collier County)</small>	1,319	-21.0%	\$464,725	2.4%	1,237	-33.9%	\$275,000	-1.8%
North Port-Sarasota-Bradenton MSA <small>(Manatee and Sarasota counties)</small>	3,574	-21.5%	\$318,000	4.3%	1,473	-28.1%	\$233,000	3.6%
Ocala MSA <small>(Marion County)</small>	1,653	-16.2%	\$179,000	3.8%	104	-37.0%	\$117,700	17.7%
Orlando-Kissimmee-Sanford MSA <small>(Lake, Orange, Osceola, and Seminole counties)</small>	7,749	-23.1%	\$296,000	6.5%	1,846	-33.5%	\$196,000	8.9%
Palm Bay-Melbourne-Titusville MSA <small>(Brevard County)</small>	2,533	-16.1%	\$255,000	5.7%	584	-26.3%	\$203,000	7.3%
Panama City MSA <small>(Bay and Gulf counties)</small>	1,095	-9.0%	\$244,900	10.7%	361	-27.4%	\$265,000	11.2%
Pensacola-Ferry Pass-Brent MSA <small>(Escambia and Santa Rosa counties)</small>	2,604	-7.0%	\$232,000	4.5%	244	-29.5%	\$260,900	5.5%
Port St. Lucie MSA <small>(Martin and St. Lucie counties)</small>	1,998	-17.6%	\$257,875	1.7%	484	-30.2%	\$175,000	0.0%
Punta Gorda MSA <small>(Charlotte County)</small>	1,131	-21.5%	\$240,325	4.5%	216	-31.9%	\$183,500	6.5%
Sebastian-Vero Beach MSA <small>(Indian River County)</small>	757	-23.1%	\$266,000	4.3%	197	-27.8%	\$153,500	-11.8%
Sebring MSA <small>(Highlands County)</small>	420	-11.9%	\$168,000	8.4%	54	-40.7%	\$85,000	-10.5%
Tallahassee MSA <small>(Gadsden, Jefferson, Leon, and Wakulla counties)</small>	1,196	-8.7%	\$240,000	4.4%	245	-21.7%	\$122,000	5.6%
Tampa-St. Petersburg-Clearwater MSA <small>(Hernando, Hillsborough, Pasco, and Pinellas counties)</small>	11,905	-16.5%	\$265,000	8.2%	3,805	-21.3%	\$189,990	11.8%
The Villages MSA <small>(Sumter County)</small>	255	-23.9%	\$269,500	10.0%	82	3.8%	\$225,575	4.0%

Florida Real Estate Report for 2nd Quarter 2020. Screenshot courtesy of Florida Realtors.

