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Florida *Housing Market Report* Q3 2026

Closed sales and median prices for single family properties, condos and townhouses across Florida and all 22 of its metropolitan areas, from Florida REALTORS® third quarter 2026 data.

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SUMMARY

Q3 2026 at a glance

$420,000	65,904	$295,000	7.7 mo
Statewide single family median, Q3 2026	Single family closed sales, Q3 2026	Condo and townhouse median, Q3 2026	Months of supply, condos and townhouses
▲ 2.4% year on year	▲ 0.2% year on year	0.0% year on year	Single family: 4.4 months

Key findings

- **Prices edged up, sales held flat.** Florida closed 65,904 single family sales in the third quarter, up 0.2% on a year earlier, at a median of $420,000, up 2.4%.
- **Condo prices stalled.** Condo and townhouse sales rose 3.1% to 22,664, but the median stayed at $295,000, unchanged from a year earlier. Condo supply of 7.7 months compares with 4.4 months for single family.
- **South Florida is the price leader among the big metros.** The Miami, Fort Lauderdale and West Palm Beach metro had a single family median of $660,000 (up 3.3%) and closed 8,059 condo sales, about 36% of the state total.
- **Naples is the most expensive metro** at a single family median of $775,000, up 3.3%.
- **Tampa Bay sales fell.** The Tampa, St. Petersburg and Clearwater metro closed 9,533 single family sales, down 5.1%, at a median of $409,990.
- **Orlando and Jacksonville split.** Orlando sales rose 2.3% to 7,473 at $446,000; Jacksonville sales fell 3.4% to 5,439 at $405,000.
- **Sarasota and Bradenton posted the biggest single family price gain** of the major metros, up 4.3% to $490,000, and condo sales there rose 20.9%.
- **September softened.** In the last month of the quarter, single family sales were down 3.5% and the median was $415,000, up 1.2%. Florida REALTORS called rising mortgage rates the biggest story for the market.

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SECTION 1

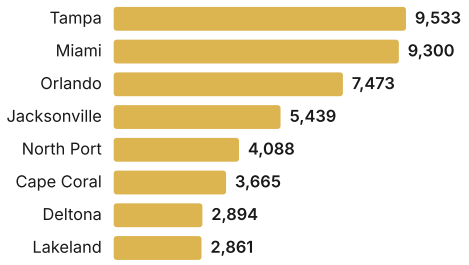
Statewide, third quarter 2026

Florida's market moved sideways: more condo sales, steady single family volume, and prices up modestly for houses and flat for condos.

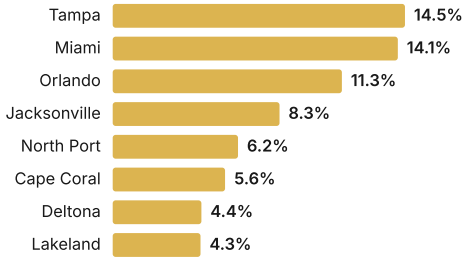
FLORIDA, Q3 2026	SINGLE FAMILY	YEAR ON YEAR	CONDO AND TOWNHOUSE	YEAR ON YEAR
Closed sales	65,904	▲ 0.2%	22,664	▲ 3.1%
Median sale price	$420,000	▲ 2.4%	$295,000	0.0%
Months of supply (September)	4.4		7.7	

FLORIDA, SEPTEMBER 2026	SINGLE FAMILY	YEAR ON YEAR	CONDO AND TOWNHOUSE	YEAR ON YEAR
Closed sales	20,537	▼ 3.5%	7,179	▼ 0.1%
Median sale price	$415,000	▲ 1.2%	$293,500	▼ 1.8%

Single family closed sales by metro, Q3 2026 (eight largest)



Share of statewide single family sales



The eight largest metros by single family sales closed 45,253 of the state's 65,904 single family sales, about 69%.

The September condo median is printed as $293,5000 in the Florida REALTORS news release; we read it as $293,500, which matches the 1.8% decline it reports.

SECTION 2

All 22 metro areas, single family

Third quarter 2026 closed sales and median prices, alphabetical. Florida REALTORS names each metro after its main cities.

METRO AREA AND COUNTIES	SALES	SALES YR/YR	MEDIAN	PRICE YR/YR
Cape Coral and Fort Myers Lee County	3,665	▲ 5.4%	$380,000	▲ 1.3%
Crestview, Fort Walton Beach and Destin Okaloosa, Walton counties	1,810	▲ 6.5%	$445,000	▲ 3.5%
Deltona, Daytona Beach and Ormond Beach Flagler, Volusia counties	2,894	▼ 2.7%	$360,000	▲ 1.4%
Gainesville Alachua, Gilchrist counties	739	▲ 6.0%	$357,500	▲ 2.1%
Homosassa Springs Citrus County	1,096	▲ 9.4%	$279,900	▲ 0.3%
Jacksonville Baker, Clay, Duval, Nassau, St. Johns counties	5,439	▼ 3.4%	$405,000	▲ 1.3%
Lakeland and Winter Haven Polk County	2,861	▼ 7.3%	$325,000	▲ 0.6%
Miami, Fort Lauderdale and West Palm Beach Broward, Miami Dade, Palm Beach counties	9,300	▲ 1.0%	$660,000	▲ 3.3%
Naples, Immokalee and Marco Island Collier County	1,174	▲ 6.4%	$775,000	▲ 3.3%
North Port, Sarasota and Bradenton Manatee, Sarasota counties	4,088	▲ 3.6%	$490,000	▲ 4.3%
Ocala Marion County	2,343	▲ 3.7%	$288,568	▲ 0.5%

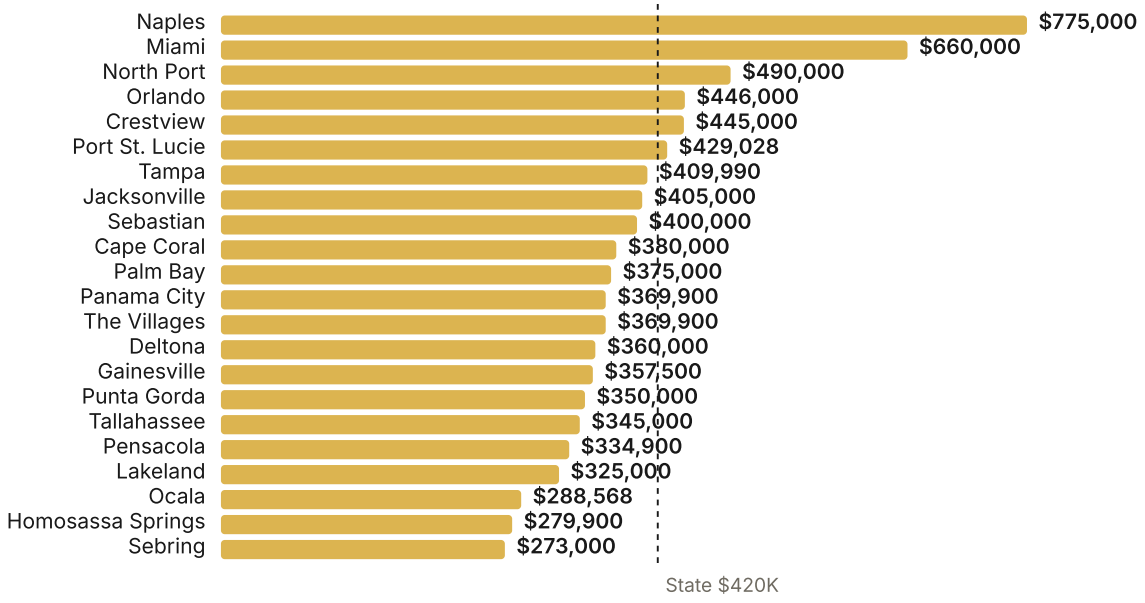
SECTION 2, CONTINUED

All 22 metro areas, single family

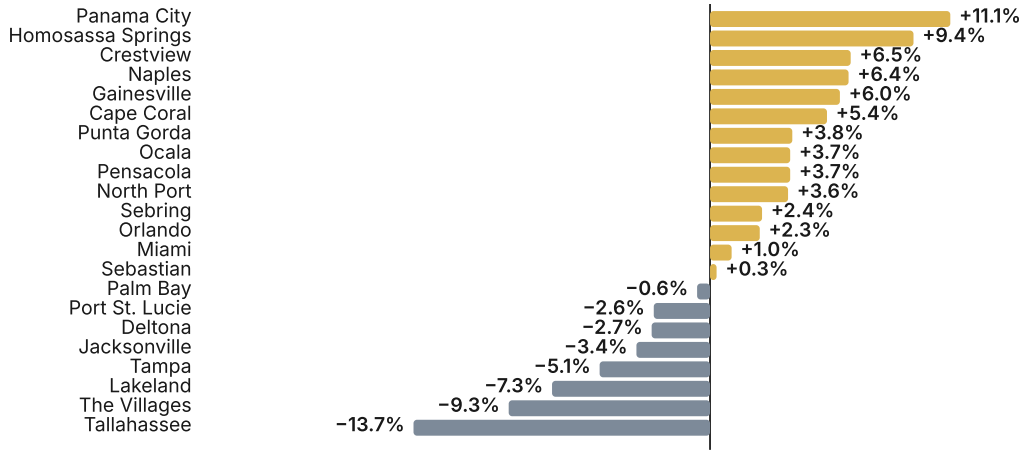
METRO AREA AND COUNTIES	SALES	SALES YR/YR	MEDIAN	PRICE YR/YR
Orlando, Kissimmee and Sanford Lake, Orange, Osceola, Seminole counties	7,473	▲ 2.3%	$446,000	▲ 0.7%
Palm Bay, Melbourne and Titusville Brevard County	2,482	▼ 0.6%	$375,000	▲ 1.4%
Panama City Bay, Gulf counties	1,249	▲ 11.1%	$369,900	▲ 1.3%
Pensacola, Ferry Pass and Brent Escambia, Santa Rosa counties	2,265	▲ 3.7%	$334,900	0.0%
Port St. Lucie Martin, St. Lucie counties	1,985	▼ 2.6%	$429,028	▲ 1.3%
Punta Gorda Charlotte County	1,406	▲ 3.8%	$350,000	▲ 2.0%
Sebastian and Vero Beach Indian River County	633	▲ 0.3%	$400,000	▲ 3.6%
Sebring Highlands County	378	▲ 2.4%	$273,000	▼ 0.7%
Tallahassee Gadsden, Jefferson, Leon, Wakulla counties	843	▼ 13.7%	$345,000	0.0%
Tampa, St. Petersburg and Clearwater Hernando, Hillsborough, Pasco, Pinellas counties	9,533	▼ 5.1%	$409,990	▲ 2.5%
The Villages Sumter County	409	▼ 9.3%	$369,900	▲ 3.2%

Single family prices and sales by metro

Single family median, Q3 2026 (dashed line: statewide median)



Single family closed sales, change year on year



SECTION 3

All 22 metro areas, condos and townhouses

Condo and townhouse markets are much thinner outside South Florida, so percentages in small metros can swing on a few sales.

METRO AREA AND COUNTIES	SALES	SALES YR/YR	MEDIAN	PRICE YR/YR
Cape Coral and Fort Myers Lee County	1,149	▲ 14.4%	$260,000	▼ 3.9%
Crestview, Fort Walton Beach and Destin Okaloosa, Walton counties	336	0.0%	$495,000	▼ 10.0%
Deltona, Daytona Beach and Ormond Beach Flagler, Volusia counties	658	▼ 1.6%	$285,000	▲ 3.6%
Gainesville Alachua, Gilchrist counties	152	▼ 13.6%	$195,000	▲ 2.6%
Homosassa Springs Citrus County	41	▲ 36.7%	$151,000	▼ 8.5%
Jacksonville Baker, Clay, Duval, Nassau, St. Johns counties	1,361	▲ 7.7%	$265,000	▲ 1.9%
Lakeland and Winter Haven Polk County	304	▼ 6.5%	$250,190	▼ 3.0%
Miami, Fort Lauderdale and West Palm Beach Broward, Miami Dade, Palm Beach counties	8,059	▼ 0.9%	$325,000	▲ 1.6%
Naples, Immokalee and Marco Island Collier County	1,039	▲ 10.5%	$425,000	▲ 1.2%
North Port, Sarasota and Bradenton Manatee, Sarasota counties	1,611	▲ 20.9%	$315,000	▲ 3.7%
Ocala Marion County	155	▲ 14.0%	$175,000	▼ 11.5%

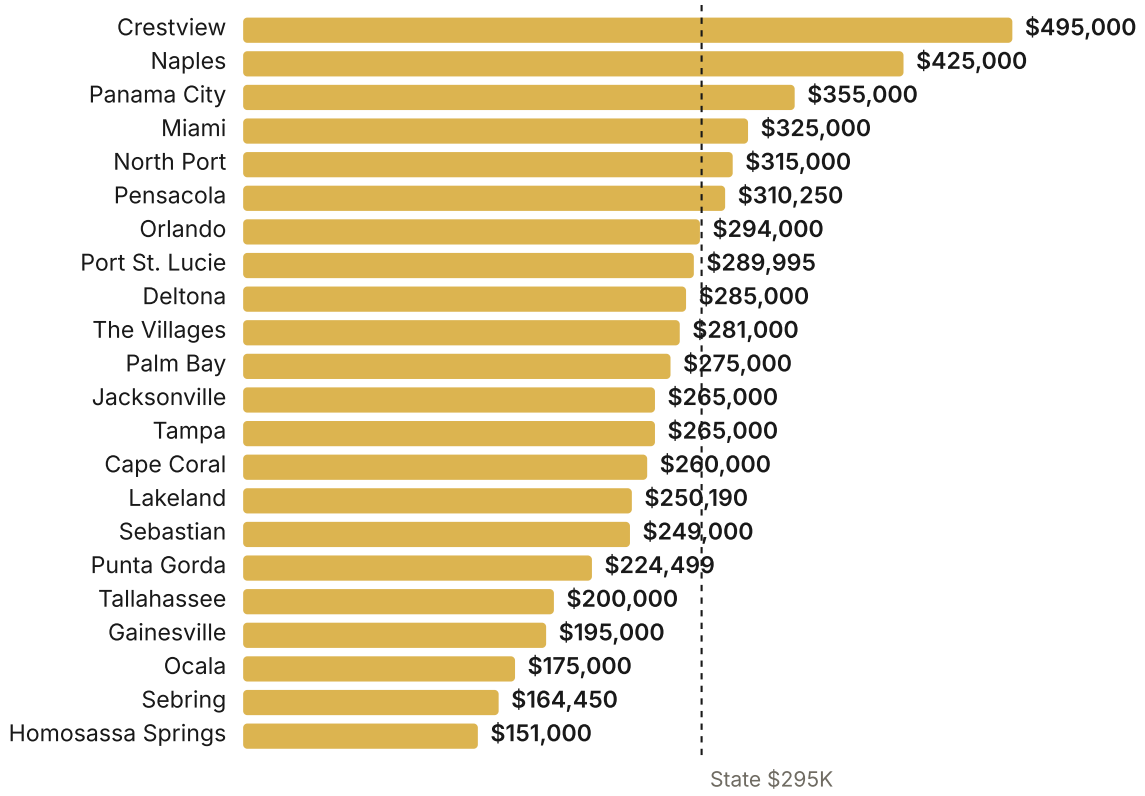
SECTION 3, CONTINUED

All 22 metro areas, condos and townhouses

METRO AREA AND COUNTIES	SALES	SALES YR/YR	MEDIAN	PRICE YR/YR
Orlando, Kissimmee and Sanford Lake, Orange, Osceola, Seminole counties	2,083	▼ 1.6%	$294,000	▼ 2.0%
Palm Bay, Melbourne and Titusville Brevard County	578	▲ 10.5%	$275,000	0.0%
Panama City Bay, Gulf counties	283	▲ 2.5%	$355,000	▼ 1.6%
Pensacola, Ferry Pass and Brent Escambia, Santa Rosa counties	287	▲ 12.5%	$310,250	▲ 12.8%
Port St. Lucie Martin, St. Lucie counties	481	▼ 0.2%	$289,995	▲ 7.8%
Punta Gorda Charlotte County	286	▲ 11.3%	$224,499	▲ 8.2%
Sebastian and Vero Beach Indian River County	209	▲ 8.3%	$249,000	▼ 4.2%
Sebring Highlands County	51	0.0%	$164,450	▲ 1.2%
Tallahassee Gadsden, Jefferson, Leon, Wakulla counties	187	▼ 15.0%	$200,000	▲ 7.5%
Tampa, St. Petersburg and Clearwater Hernando, Hillsborough, Pasco, Pinellas counties	2,965	▼ 1.2%	$265,000	0.0%
The Villages Sumter County	136	▲ 47.8%	$281,000	▼ 7.7%

Condo prices and supply

Condo and townhouse median, Q3 2026 (dashed line: statewide median)



The Miami, Fort Lauderdale and West Palm Beach metro alone closed 8,059 condo and townhouse sales, close to its 9,300 single family sales. In most other metros condos are a small share of the market. Statewide condo supply stood at 7.7 months in September against 4.4 months for single family. More months of supply generally means more choice for buyers.

SECTION 4

Metro profiles

Twelve of the largest metros by single family sales.

Miami, Fort Lauderdale and West Palm Beach

Broward, Miami Dade, Palm Beach counties

Single family: 9,300 sales (up 1.0%) at a median of $660,000 (up 3.3%), 57% above the statewide median. Condos and townhouses: 8,059 sales (down 0.9%) at $325,000 (up 1.6%).

Tampa, St. Petersburg and Clearwater

Hernando, Hillsborough, Pasco, Pinellas counties

Single family: 9,533 sales (down 5.1%) at a median of $409,990 (up 2.5%), close to the statewide median. Condos and townhouses: 2,965 sales (down 1.2%) at $265,000 (flat).

Orlando, Kissimmee and Sanford

Lake, Orange, Osceola, Seminole counties

Single family: 7,473 sales (up 2.3%) at a median of $446,000 (up 0.7%), 6% above the statewide median. Condos and townhouses: 2,083 sales (down 1.6%) at $294,000 (down 2.0%).

Jacksonville

Baker, Clay, Duval, Nassau, St. Johns counties

Single family: 5,439 sales (down 3.4%) at a median of $405,000 (up 1.3%), close to the statewide median. Condos and townhouses: 1,361 sales (up 7.7%) at $265,000 (up 1.9%).

North Port, Sarasota and Bradenton

Manatee, Sarasota counties

Single family: 4,088 sales (up 3.6%) at a median of $490,000 (up 4.3%), 17% above the statewide median. Condos and townhouses: 1,611 sales (up 20.9%) at $315,000 (up 3.7%).

Cape Coral and Fort Myers

Lee County

Single family: 3,665 sales (up 5.4%) at a median of $380,000 (up 1.3%), 10% below the statewide median. Condos and townhouses: 1,149 sales (up 14.4%) at $260,000 (down 3.9%).

Naples, Immokalee and Marco Island

Collier County

Single family: 1,174 sales (up 6.4%) at a median of $775,000 (up 3.3%), 85% above the statewide median. Condos and townhouses: 1,039 sales (up 10.5%) at $425,000 (up 1.2%).

Deltona, Daytona Beach and Ormond Beach

Flagler, Volusia counties

Single family: 2,894 sales (down 2.7%) at a median of $360,000 (up 1.4%), 14% below the statewide median. Condos and townhouses: 658 sales (down 1.6%) at $285,000 (up 3.6%).

Metro profiles

Lakeland and Winter Haven

Polk County

Single family: 2,861 sales (down 7.3%) at a median of $325,000 (up 0.6%), 23% below the statewide median. Condos and townhouses: 304 sales (down 6.5%) at $250,190 (down 3.0%).

Palm Bay, Melbourne and Titusville

Brevard County

Single family: 2,482 sales (down 0.6%) at a median of $375,000 (up 1.4%), 11% below the statewide median. Condos and townhouses: 578 sales (up 10.5%) at $275,000 (flat).

Pensacola, Ferry Pass and Brent

Escambia, Santa Rosa counties

Single family: 2,265 sales (up 3.7%) at a median of $334,900 (flat), 20% below the statewide median. Condos and townhouses: 287 sales (up 12.5%) at $310,250 (up 12.8%).

Port St. Lucie

Martin, St. Lucie counties

Single family: 1,985 sales (down 2.6%) at a median of $429,028 (up 1.3%), close to the statewide median. Condos and townhouses: 481 sales (down 0.2%) at $289,995 (up 7.8%).

METHOD, SOURCES AND LIMITS

How this report was built

- Q3 2026 means July, August and September 2026. Florida REALTORS publishes quarterly figures for the state and its 22 metropolitan statistical areas (MSAs), compiled from Florida multiple listing services.
- Metro areas are federal MSAs (2013 delineation, Office of Management and Budget); each is listed with the counties it covers. Florida REALTORS hyphenates metro names; we write them with commas and “and”.
- Single family means detached single family properties. Condos and townhouses are reported together.
- Months of supply is for September 2026 as stated in the Florida REALTORS release.
- A median is the middle sale: half sold for more, half for less. It moves with the mix of what sold, not only with values.

Sources

1. **Florida REALTORS, Florida Residential Market Sales Activity, Q3 2026, closed sales and median prices by metropolitan statistical area (released 16 October 2026)**
   https://www.floridarealtors.org/sites/default/files/2026-10/3Q-2026-Fla-MSA-summary.pdf
2. **Florida REALTORS, news release on September and third quarter 2026**
   https://www.floridarealtors.org/newsroom/flas-housing-market-continues-recent-trends-sept-and-3q-2026

About this report. Cresco Intelligence is the research desk of Cresco Real Estate (licensed UAE brokerage, RERA ORN 34288; US office at 1800 N Vine Street, Suite 346, Los Angeles, CA 90028). This report compiles published third party data on the Florida housing market. It is general information, not investment, tax or legal advice, and it is not an appraisal of any property. Figures were checked against the cited sources on 6 November 2026. Sources may revise their numbers later.

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