

2014 Florida Home Trends Report

Year-Over-Year Comparison

September

By The Numbers

Data for Single Family Homes
September 2014



8.8%
Median Sale Price
YoY Change



\$159,569
Median Sale
Price



\$96
Median Sale Price
per Square Foot



30%
Foreclosure
Listings

Single family homes went up in price this September, 2014

Nationally, real estate markets continue to trend up year-over-year and Florida's major metros are not to be excluded. For September 2014, Florida's metros are showing an upward trend in median sale prices for Single Family Homes.

Nine of Florida's ten major metros showed an increase in median sale price compared to 2013, with a median YoY change of 12.1%. That's a notable jump over August's YoY change of 4.2%.

Sellers in Miami and Sarasota are seeing the highest return per square foot on their listings, at \$127 and \$107 respectively. With a statewide median price per square foot of \$96 buyers can expect to pay a premium for Florida's coveted real estate.

Report presented by

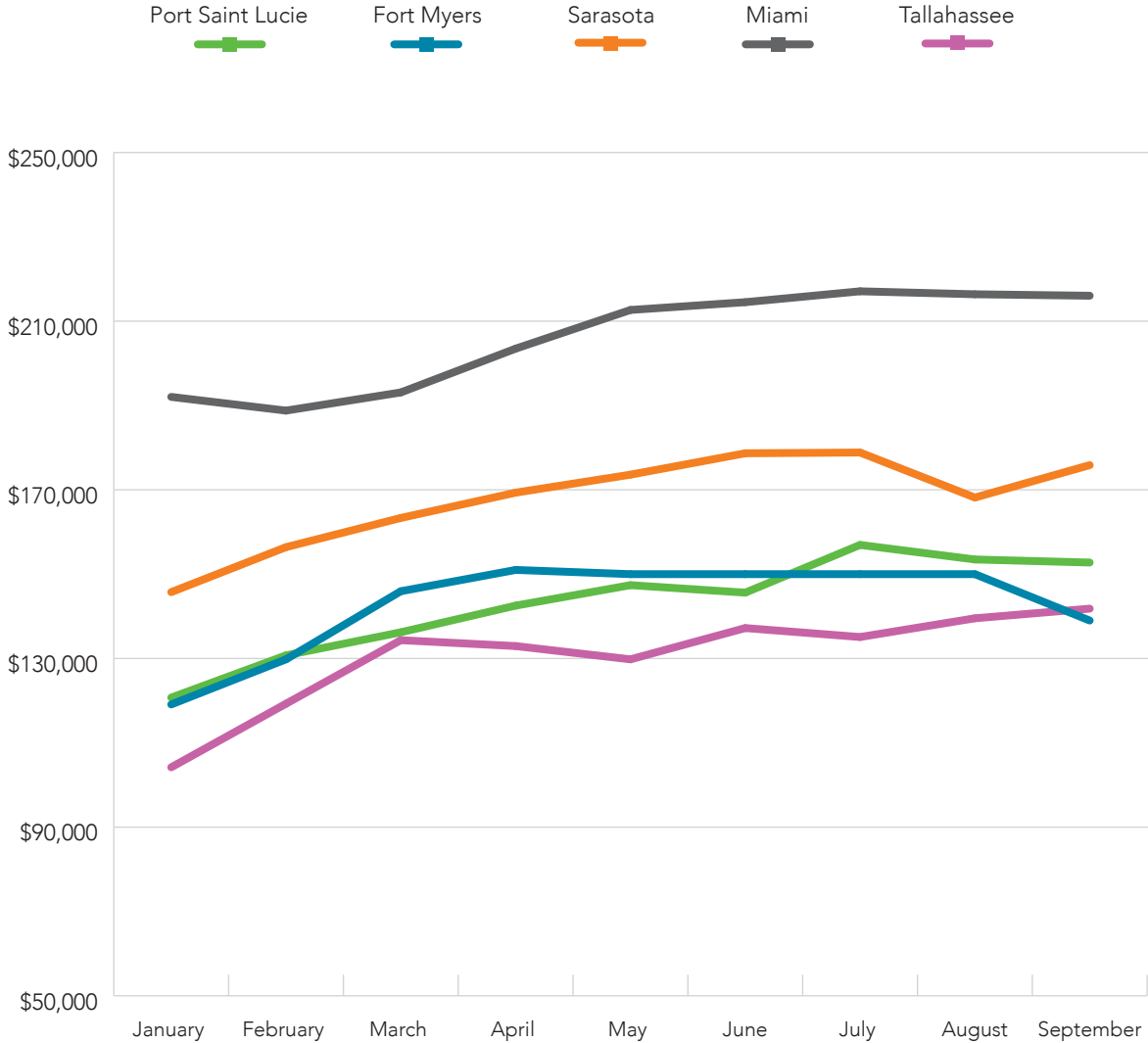


HomeFinder.com is pleased to present the 2014 Florida Home Trends Report. To see an original copy of this report, visit www.homefinder.com/media/reports/9-2014_Florida-Home-Trends-Report_HomeFinder.pdf. The information represented within this report is based on HomeFinder.com internal data and select data from public and private 3rd party data sources, representing single-family dwellings unless otherwise specified. Any opinions are solely those of HomeFinder.com. This should not be considered as definitive advice on your home buying or selling decisions, nor do we warrant the accuracy of the data. Please consult a licensed real estate agent prior to making any home buying or selling decisions.

2014 Home Price Trends:

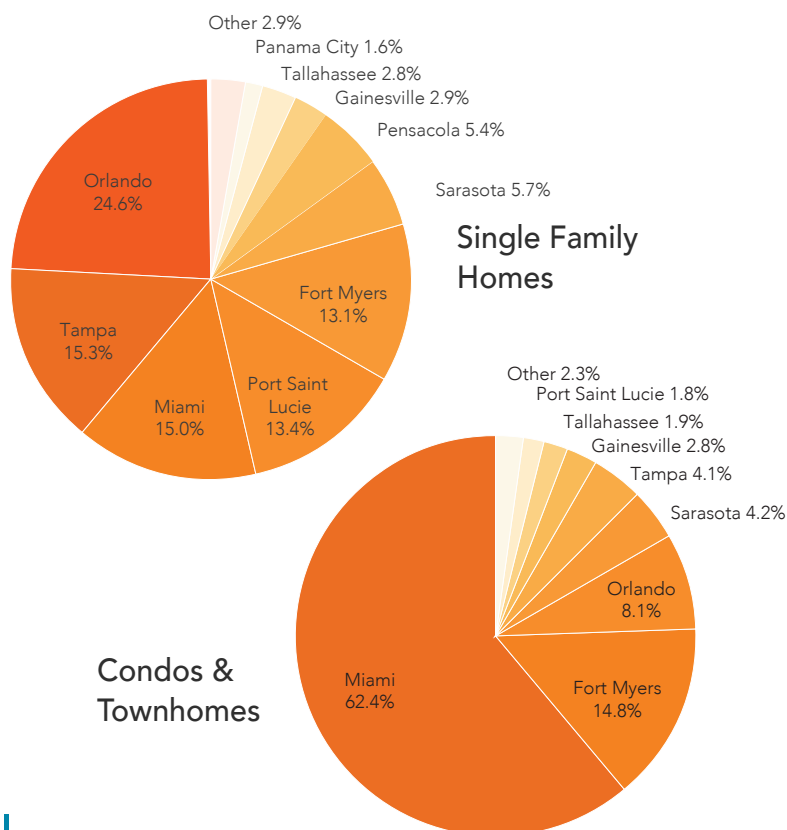
For January through September 2014, eight of the ten metros in this report are showing YoY net gains. Miami is the big winner with a 12.67% YoY increase in sales prices. Fort Myers and Port St. Lucie are not far behind with gains of 11.11% and 10.86%, respectively. Three of the top metros are above the state's average of 8.8%.

METRO	JAN-SEPT 2014 MEDIAN	JAN-SEPT 2013 MEDIAN	1 YR CHANGE
Miami	\$212,654	\$188,734	▲ 12.67%
Fort Myers	\$150,000	\$135,000	▲ 11.11%
Port St. Lucie	\$145,614	\$131,345	▲ 10.86%
Orlando	\$154,441	\$142,854	▲ 8.11%
Pensacola	\$103,258	\$97,287	▲ 6.14%
Sarasota	\$169,328	\$160,055	▲ 5.79%
Panama City	\$130,000	\$123,500	▲ 5.26%
Gainesville	\$124,410	\$122,469	▲ 1.58%
Tampa	\$117,242	\$120,571	▼ -2.76%
Tallahassee	\$134,343	\$139,559	▼ -3.74%



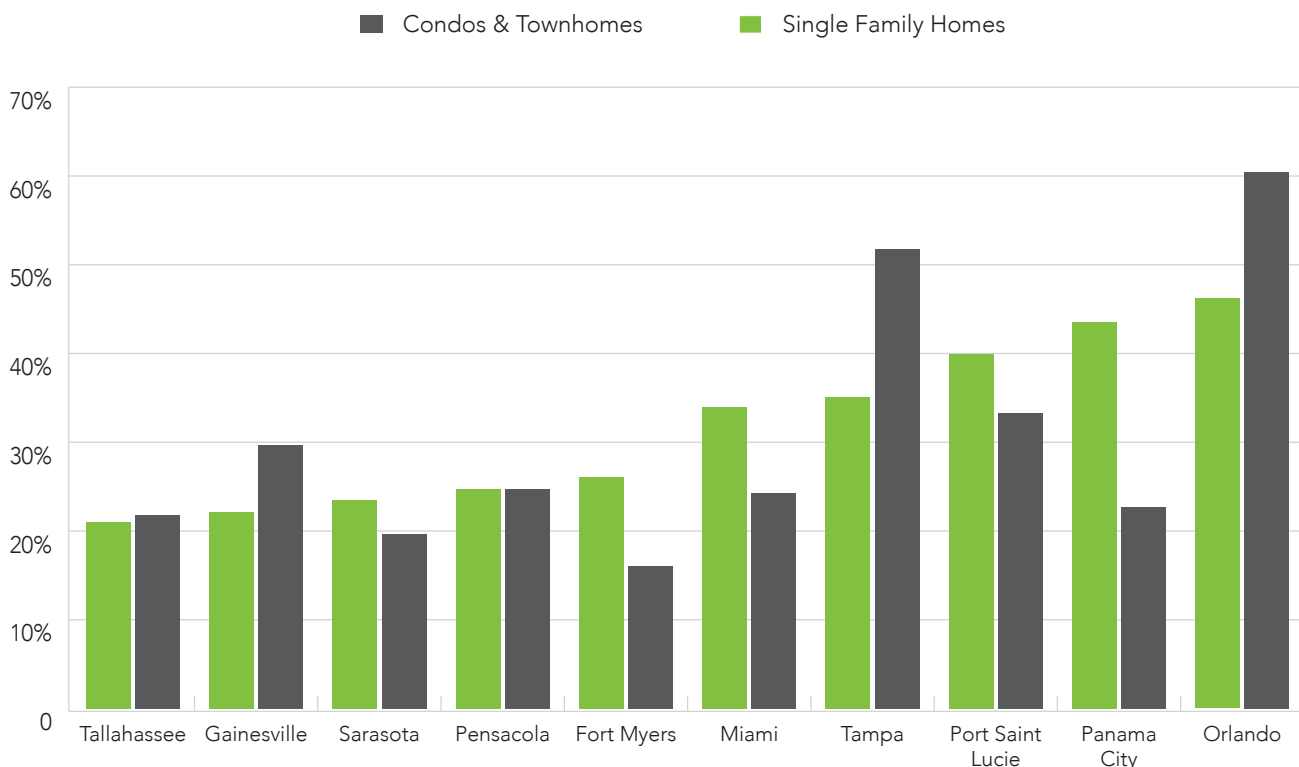
New Construction Volume for 2014:

New construction volume accounts for 7.9% of all active listings for single-family homes, and 7.3% of all active listings for condominiums and townhomes combined. Nearly 25% of the total single-family volume is coming from Orlando, and a whopping 62% of new condos and townhouses are being built in Miami. The top markets are continuing to work on improving their curb appeal.



2014 Foreclosure Volume:

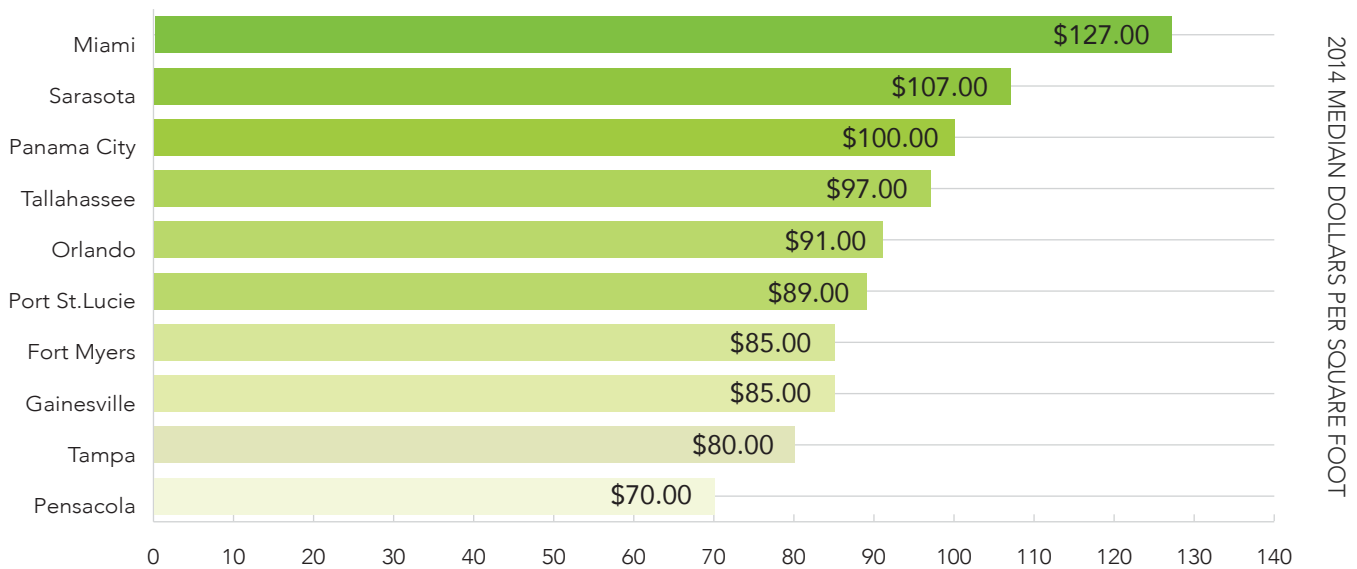
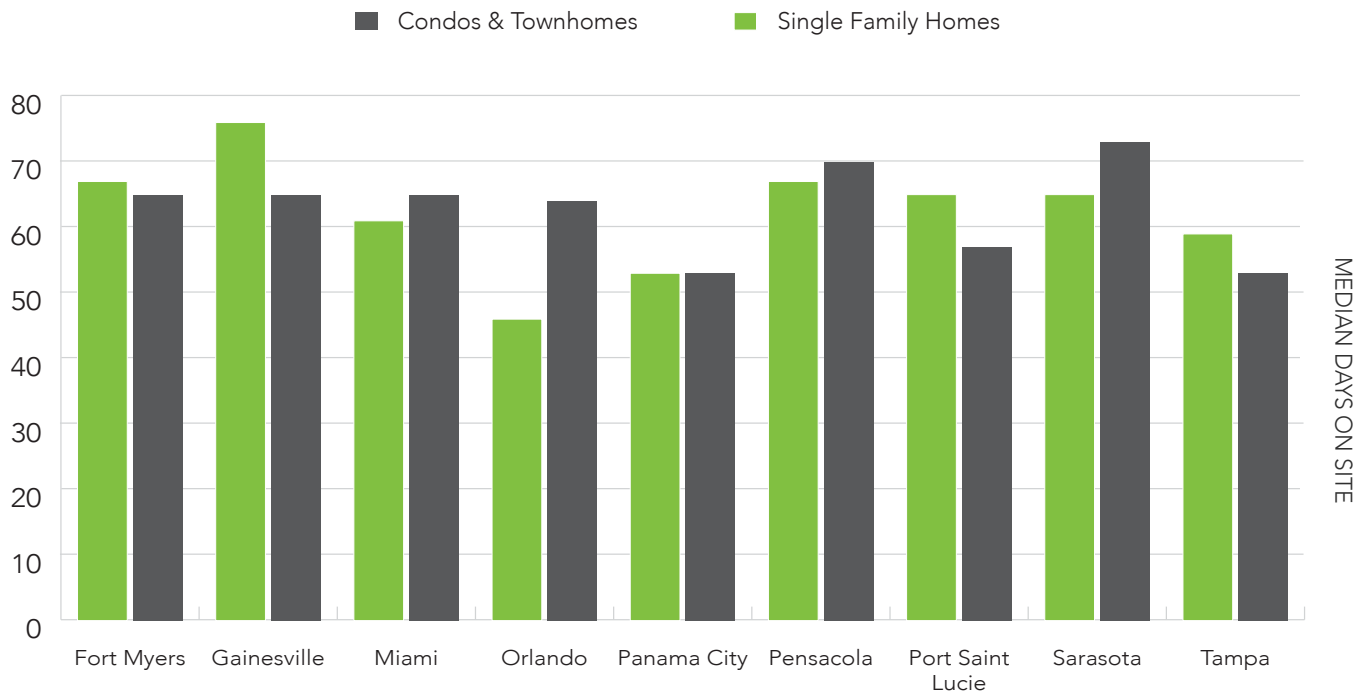
Foreclosures are averaging 30% across all of Florida's major metros, for single-family homes and 24.5% for condos and townhomes. Miami is carrying the bulk of that foreclosure weight at 25.2% and 44.9% of total foreclosed listings for single-family homes, and condos and townhomes, respectively. Tallahassee and Fort Myers appear to be doing better than the State's average for single-family listings, with 21% and 26.1% respectively.



* Based on active listing inventory on HomeFinder.com

2014 Average Price Per Square Foot and Days on Site:

Miami, Sarasota and Panama City were the most expensive for buyers this past August at \$127, \$107, and \$100 respectively.



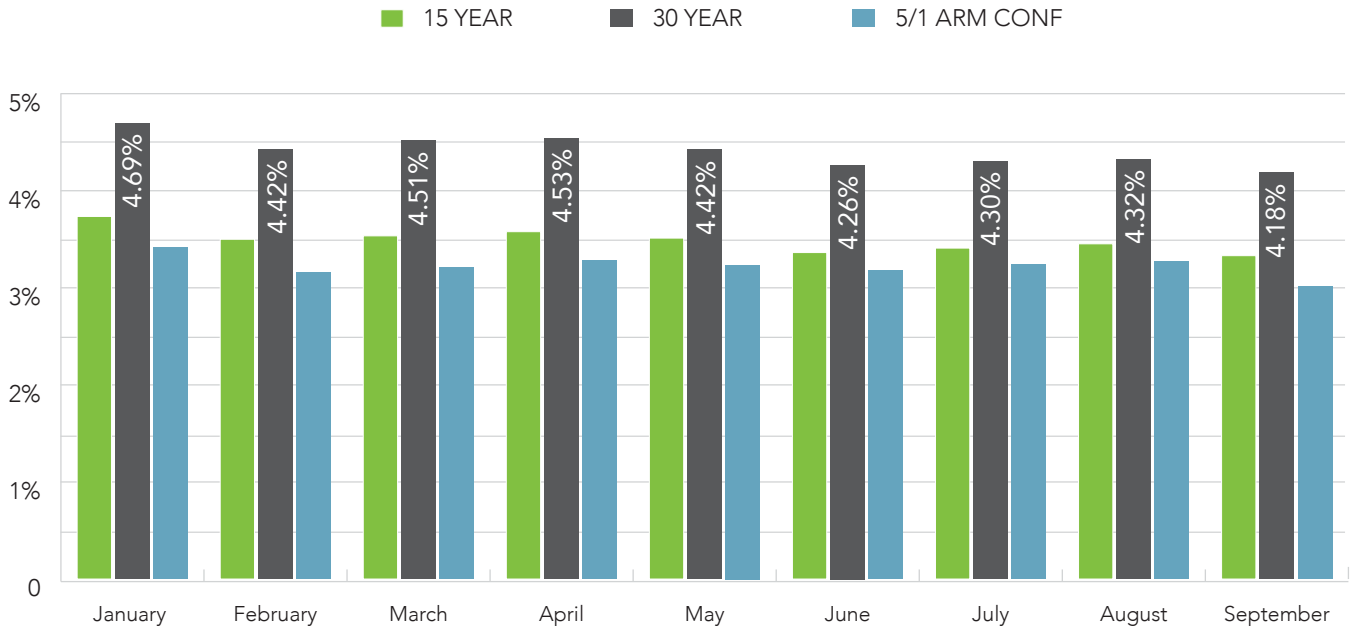
Consumer Mortgage Market Report

Mortgage rates have dropped since the beginning of 2014 in the state of Florida. In the earlier part of the year, Florida base rates were as high as 4.70% for 30 year conforming, 3.74% for 15 year conforming and 3.42% for a 5/1 ARM.

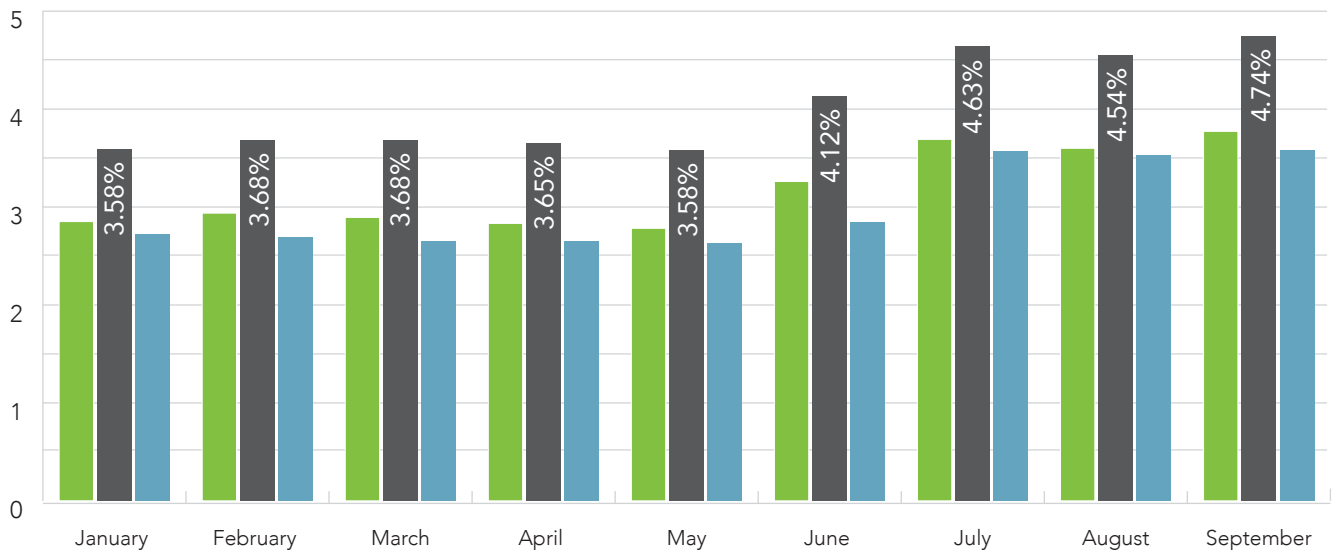
Although base rates have declined since the start of

the year, they are still slightly higher than they were in the month of August. In August, a 15 year conforming loan in the state of Florida was 3.25% compared to 3.33% in the month of September.

For more information on rates in the Florida metropolitan areas go to [Florida Mortgage Rates](#)



2014 FLORIDA MORTGAGE RATES

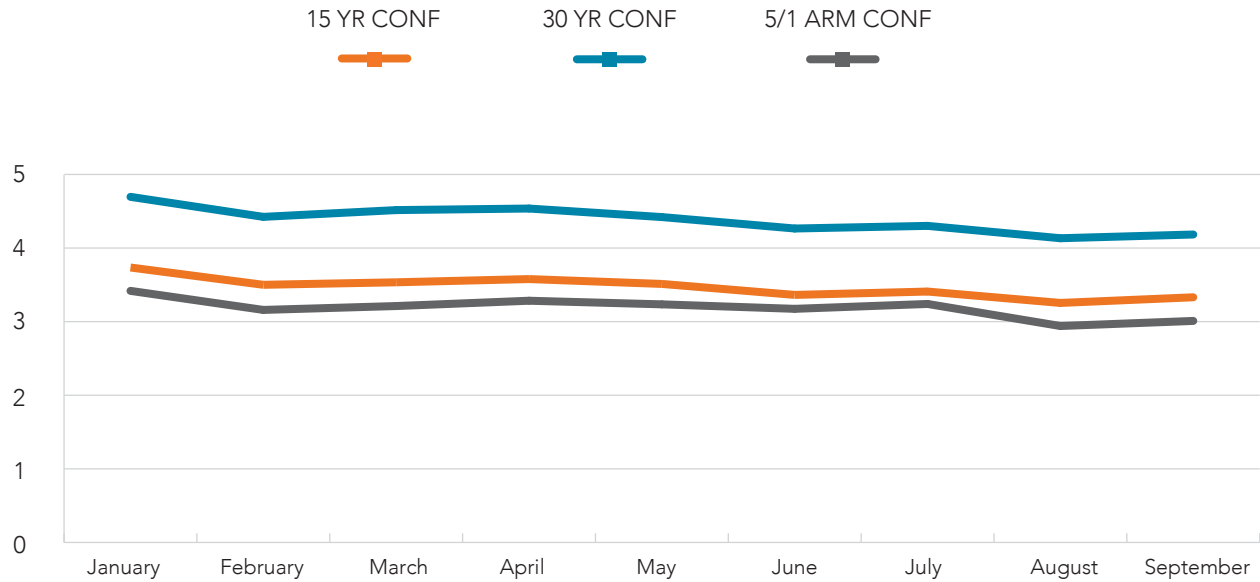


2013 FLORIDA MORTGAGE RATES

* Source: Informa Research Services, Inc., Calabasas, CA. www.informars.com. Although the information has been obtained from the various financial institutions, the accuracy cannot be guaranteed.

Mortgage Rate Forecast

National averages have dropped by as much as 11.5 percent for 30 year conforming rates since January of this year. Top tier borrowers seeking a 30 year conforming loan are currently able to finance a mortgage with base rates as low as 4.2%. This is slightly higher than rates were in the month of August but significantly lower than the average of 4.69% in January and 4.5% just six months ago. Visit [HomeFinder's Mortgage Calculator](#) to compare mortgage rates in your area.



* Source: Informa Research Services, Inc., Calabasas, CA. www.informars.com. Although the information has been obtained from the various financial institutions, the accuracy cannot be guaranteed.