

**January 2010 Lower Keys Statistical Analysis**  
 Published by: Key West Association of REALTORS®  
 Area 5-7, Lower Keys

	Active				Contingent/Pending				Sold			
	Single Family	Condo & Townhouse	Other*	Total	Single Family	Condo & Townhouse	Other*	Total	Single Family	Condo & Townhouse	Other*	Total
Jan-10	169	11	112	292	50	1	5	56	7	2	3	12
Dec-09	187	10	119	316	54	2	3	59	23	1	5	29
Nov-09	201	11	127	339	58	6	7	71	10	0	2	12
Oct-09	206	13	124	343	52	4	3	59	13	2	3	18
Sep-09	210	13	127	350	50	4	4	58	9	2	0	11
Aug-09	216	13	125	354	47	4	6	57	12	1	4	17
Jul-09	212	18	119	349	48	2	3	53	13	1	1	15
Jun-09	210	24	114	348	55	2	2	59	13	1	1	15
May-09	232	25	111	368	45	3	2	50	7	0	1	8
Apr-09	239	26	116	381	37	2	3	42	9	1	3	13
Mar-09	253	28	119	400	38	3	5	46	11	1	3	15
Feb-09	237	28	114	379	31	2	4	37	6	1	4	11
<b>Analysis of Sold Data</b>												
	Listings Sold	Listings Sold % Change From Jan 09	Average Selling Price	Sold Price % Change From Jan 09	Median Selling Price	Sold Price % Change From Jan 09	DOM					
Jan-10												
Single Family	7	40.0%	\$359,857.00	-24.6%	\$265,000.00	-1.9%	111					
Condo/Townhouse	2	100.0%	\$156,250.00	212.5%	\$156,250.00	212.5%	28					
Other*	3	0.0%	\$175,000.00	-22.1%	\$100,000.00	-53.5%	198					
<b>Total</b>	<b>12</b>	<b>33.3%</b>	<b>\$230,369.00</b>	<b>-8.1%</b>	<b>\$173,750.00</b>	<b>-2.6%</b>	<b>112</b>					
	Listing Sold		Average Selling Price		Median Selling Price		DOM					
Jan-09												
Single Family	5		\$477,459.00		\$270,000.00		110					
Condo/Townhouse	1		\$50,000.00		\$50,000.00		1					
Other*	3		\$224,667.00		\$215,000.00		322					
<b>Total</b>	<b>9</b>		<b>\$250,708.67</b>		<b>\$178,333.33</b>		<b>144</b>					
	Listings Sold	Listings Sold % Change From 2008	Average Selling Price	Sold Price % Change From 2008	Median Selling Price	Sold Price % Change From 2008	DOM					
2009 Calendar Year												
Single Family	137	48.9%	\$485,953.00	-19.5%	\$376,000.00	-25.0%	182					
Condo/Townhouse	5	25.0%	\$157,666.00	-66.9%	\$180,000.00	-62.2%	105					
Other*	25	8.7%	\$271,836.00	-4.2%	\$240,000.00	-14.3%	157					
<b>Total</b>	<b>167</b>	<b>40.3%</b>	<b>\$305,151.67</b>	<b>-32.9%</b>	<b>\$265,333.33</b>	<b>-36.7%</b>	<b>148</b>					
	Listing Sold		Average Selling Price		Median Selling Price		DOM					
2008 Calendar Year												
Single Family	92		\$603,776.00		\$501,000.00		205					
Condo/Townhouse	4		\$475,875.00		\$476,250.00		141					
Other*	23		\$283,863.00		\$280,000.00		202					
<b>Total</b>	<b>119</b>		<b>\$454,504.67</b>		<b>\$419,083.33</b>		<b>183</b>					

\*Other: Duplex, Half Duplex, Mobile Homes, & 3-4 Units