

February 09 Key West Statistical Analysis
 Published by: Key West Association of REALTORS®
 Area 1-4, Key West

	Active				Contingent/Pending				Sold			
	Single Family	Condo & Townhouse	Other*	Total	Single Family	Condo & Townhouse	Other*	Total	Single Family	Condo & Townhouse	Other*	Total
Feb-09	411	387	76	874	40	32	4	76	16	12	2	30
Jan-09	409	372	73	854	26	32	6	64	8	7	4	19
Dec-08	403	385	69	857	26	24	4	54	23	5	2	30
Nov-08	371	362	66	799	34	26	5	65	6	6	0	12

Analysis of Sold Data							
	Listings Sold	Listings Sold % Change From Feb 08	Average Selling Price	Sold Price % Change From Feb 08	Median Selling Price	Sold Price % Change From Feb 08	DOM
Feb-09							
Single Family	16	128.6%	\$553,306.00	-48.2%	\$383,000.00	-30.7%	128
Condo/Townhouse	12	50.0%	\$235,250.00	-60.0%	\$200,000.00	-50.2%	182
Other*	2	100.0%	\$433,950.00	-38.9%	\$433,950.00	-38.9%	231
Total	30	87.5%	\$407,502.00	-48.3%	\$338,983.33	-38.9%	180

	Listing Sold	Average Selling Price	Median Selling Price	DOM
Feb-08				
Single Family	7	\$1,068,143.00	\$553,000.00	99
Condo/Townhouse	8	\$588,375.00	\$402,000.00	74
Other*	1	\$710,000.00	\$710,000.00	130
Total	16	\$788,839.33	\$555,000.00	101

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Jan 1st - Feb 28th 2009	Listings Sold	Listings Sold % Change From 2008	Average Selling Price	Sold Price % Change From 2008	Median Selling Price	Sold Price % Change From 2008	DOM
Single Family	23	27.8%	\$779,914.00	-26.2%	\$400,000.00	-38.5%	117
Condo/Townhouse	18	28.6%	\$280,496.00	-47.6%	\$222,500.00	-44.7%	171
Other*	6	100.0%	\$609,650.00	-46.8%	\$564,000.00	-55.9%	163
Total	47	34.3%	\$556,686.67	-39.0%	\$395,500.00	-49.1%	150
Jan 1st- Feb 28th 2008	Listings Sold		Average Selling Price		Median Selling Price		DOM
Single Family	18		\$1,057,167.00		\$650,500.00		165
Condo/Townhouse	14		\$535,214.00		\$402,000.00		98
Other*	3		\$1,146,667.00		\$1,280,000.00		51
Total	35		\$913,016.00		\$777,500.00		105
2008 Calendar Year	Listings Sold	Listings Sold % Change From 2007	Average Selling Price	Sold Price % Change From 2007	Median Selling Price	Sold Price % Change From 2007	DOM
Single Family	177	14.2%	\$809,793.00	-12.2%	\$539,000.00	-16.5%	193
Condo/Townhouse	129	-11.0%	\$419,399.00	-44.0%	\$315,000.00	-39.4%	140
Other*	16	14.3%	\$682,781.00	-28.4%	\$641,250.00	-28.4%	149
Total	322	2.5%	\$637,324.33	-27.2%	\$498,416.67	-27.5%	160
2007 Calendar Year	Listings Sold		Average Selling Price		Median Selling Price		DOM
Single Family	155		\$922,299.00		\$645,390.00		177
Condo/Townhouse	145		\$748,759.00		\$520,000.00		145
Other*	14		\$954,030.00		\$895,834.00		230
Total	314		\$875,029.33		\$687,074.67		184

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