

February 2011 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-11	254	188	42	484	75	68	16	159	19	12	2	33
Jan-11	268	192	51	511	59	59	16	134	10	14	6	30
Dec-10	277	184	55	516	62	64	15	141	27	9	1	37
Nov-10	280	188	58	526	66	60	14	140	9	12	1	22
Oct-10	276	183	57	516	68	63	11	142	15	10	1	26
Sep-10	268	178	55	501	69	67	13	149	18	15	2	35
Aug-10	272	173	58	503	67	61	14	142	11	12	2	25
Jul-10	278	177	63	518	71	81	13	165	14	18	1	33
Jun-10	289	167	64	520	85	90	11	186	19	12	1	32
May-10	294	173	65	532	96	87	12	195	16	16	2	34
Apr-10	311	181	67	559	106	86	15	207	22	22	3	47
Mar-10	322	194	35	551	117	84	13	214	32	16	3	51

Analysis of Sold Data							
Feb-11	Listings Sold	Listings Sold % Change From Feb 10	Average Selling Price	Sold Price % Change From Feb 10	Median Selling Price	Sold Price % Change From Feb 10	DOM
Single Family	19	0.0%	\$618,579.00	-0.5%	\$515,000.00	21.2%	103
Condo/Townhouse	12	-33.3%	\$357,000.00	6.0%	\$325,500.00	14.2%	189
Other*	2	-50.0%	\$277,000.00	-14.7%	\$277,000.00	-9.0%	243
Total	33	-19.5%	\$417,526.33	-2.4%	\$372,500.00	10.2%	178

Feb-10	Listing Sold	Average Selling Price	Median Selling Price	DOM
Single Family	19	\$621,542.00	\$425,000.00	136
Condo/Townhouse	18	\$336,861.00	\$285,000.00	123
Other*	4	\$324,750.00	\$304,500.00	111
Total	41	\$427,717.67	\$338,166.67	123

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

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Analysis of Sold Data							
01/01/11 - 02/28/11	Listings Sold	Listings Sold % Change From 10	Average Selling Price	Sold Price % Change From 10	Median Selling Price	Sold Price % Change From 10	DOM
Single Family	29	-9.4%	\$586,310.00	11.5%	\$460,000.00	27.34%	147
Condo/Townhouse	26	-18.8%	\$330,342.00	1.9%	\$265,000.00	-7.8%	132
Other*	8	14.3%	\$324,313.00	-6.4%	\$310,000.00	-1.3%	180
Total	63	-11.3%	\$413,655.00	3.7%	\$345,000.00	7.5%	153
01/01/10 - 02/28/10	Listings Sold		Average Selling Price		Median Selling Price		DOM
Single Family	32		\$525,791.00		\$361,250.00		158
Condo/Townhouse	32		\$324,309.00		\$287,500.00		125
Other*	7		\$346,429.00		\$314,000.00		129
Total	71		\$398,843.00		\$320,916.67		137
2010 Calendar Year	Listings Sold	Listings Sold % Change From 2009	Average Selling Price	Sold Price % Change From 2009	Median Selling Price	Sold Price % Change From 2009	DOM
Single Family	217	8.0%	\$562,322.00	-4.6%	\$410,000.00	-1.4%	138
Condo/Townhouse	183	8.9%	\$331,767.00	6.6%	\$290,000.00	35.5%	109
Other*	23	0.0%	\$352,691.00	-27.5%	\$365,000.00	-6.4%	156
Total	423	7.9%	\$415,593.33	-10.1%	\$355,000.00	4.4%	134
2009 Calendar Year	Listings Sold		Average Selling Price		Median Selling Price		DOM
Single Family	201		\$589,467.00		\$416,000.00		181
Condo/Townhouse	168		\$311,354.00		\$214,000.00		146
Other*	23		\$486,491.00		\$389,900.00		182
Total	392		\$462,437.33		\$339,966.67		170

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