

March 2010 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
Mar-10	322	194	35	551	117	84	13	214	32	16	3	51
Feb-10	329	190	48	567	119	81	16	216	20	17	3	40
Jan-10	338	184	65	587	117	79	18	214	19	9	3	31
Dec-09	324	189	71	584	102	95	13	210	16	17	0	33
Nov-09	311	208	77	596	84	110	10	204	16	16	3	35
Oct-09	313	209	70	592	96	106	12	214	12	12	3	27
Sep-09	310	212	63	585	93	105	14	212	26	23	2	51
Aug-09	320	224	64	608	84	115	10	209	11	16	2	29
Jul-09	334	242	69	645	86	112	9	207	14	21	0	35
Jun-09	345	257	72	674	88	104	13	205	23	20	2	45
May-09	376	286	74	736	78	88	12	178	10	15	1	26
Apr-09	423	337	77	837	44	68	8	120	10	13	1	24

Analysis of Sold Data							
	Listings Sold	Listings Sold % Change From Mar 09	Average Selling Price	Sold Price % Change From Mar 09	Median Selling Price	Sold Price % Change From Mar 09	DOM
Mar-10							
Single Family	32	68.4%	\$587,097.00	14.2%	\$387,450.00	-8.8%	115
Condo/Townhouse	16	45.5%	\$479,991.00	50.3%	\$325,000.00	-6.9%	122
Other*	3	0.0%	\$362,667.00	-9.6%	\$435,000.00	29.9%	399
Total	51	54.5%	\$476,585.00	15.8%	\$382,483.33	3.5%	212

	Listing Sold	Average Selling Price	Median Selling Price	DOM
Mar-09				
Single Family	19	\$514,268.00	\$425,000.00	117
Condo/Townhouse	11	\$319,423.00	\$349,000.00	112
Other*	3	\$401,333.00	\$335,000.00	164
Total	33	\$411,674.67	\$369,666.67	131

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

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01/01/10 to 03/31/10	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	65	54.8%	\$553,883.00	-16.0%	\$385,000.00	-9.4%	138
Condo/Townhouse	47	62.1%	\$375,910.00	27.4%	\$305,000.00	28.2%	122
Other*	8	0.0%	\$345,500.00	-28.0%	\$330,000.00	-26.5%	179
Total	120	51.9%	\$425,097.67	-11.1%	\$340,000.00	-8.3%	146.3
01/01/09 to 03/31/09	Listings Sold		Average Selling Price		Median Selling Price		DOM
Single Family	42		\$659,741.00		\$425,000.00		115
Condo/Townhouse	29		\$295,055.00		\$238,000.00		147
Other*	8		\$479,613.00		\$449,000.00		147
Total	79		\$478,136.33		\$370,666.67		136.3
2009 Calendar Year	Listings Sold	Listings Sold %	Average Selling Price	Sold Price % Change	Median Selling Price	Sold Price %	DOM
Single Family	211	20.6%	\$570,300.00	-28.4%	\$400,000.00	-25.8%	176
Condo/Townhouse	158	23.4%	\$318,051.00	-24.3%	\$215,000.00	-32.0%	156
Other*	23	35.3%	\$486,491.00	-30.8%	\$389,900.00	-39.3%	182
Total	392	22.5%	\$458,280.67	-28.4%	\$334,966.67	-32.9%	171.3
2008 Calendar Year	Listings Sold		Average Selling Price		Median Selling Price		DOM
Single Family	175		\$796,577.00		\$539,000.00		186
Condo/Townhouse	128		\$420,332.00		\$316,250.00		138
Other*	17		\$702,912.00		\$642,500.00		157
Total	320		\$639,940.33		\$499,250.00		160.3

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