

April 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
Apr-09	423	337	77	837	44	68	8	120	10	13	1	24
Mar-09	430	367	73	870	39	46	5	90	18	12	3	33
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 Apr 08	Average Selling Price	Sold Price % Change From Apr 08	Median Selling Price	Sold Price % Change From Apr 08	DOM
Apr-09							
Single Family	10	-47.4%	\$949,100.00	36.9%	\$755,000.00	37.3%	133
Condo/Townhouse	13	18.2%	\$247,146.00	-64.3%	\$250,000.00	-55.0%	152
Other*	1	0.0%	\$300,000.00	-60.0%	\$300,000.00	-60.0%	514
Total	24	-22.6%	\$498,748.67	-29.9%	\$435,000.00	-29.6%	266

	Listing Sold	Average Selling Price	Median Selling Price	DOM
Apr-08				
Single Family	19	\$693,053.00	\$550,000.00	130
Condo/Townhouse	11	\$692,082.00	\$555,000.00	123
Other*	1	\$750,000.00	\$750,000.00	148
Total	31	\$711,711.67	\$618,333.33	134

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

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Jan 1st - Mar 31st 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	42	-4.5%	\$662,577.00	-25.7%	\$425,000.00	-24.4%	126
Condo/Townhouse	30	0.0%	\$293,949.00	-36.3%	\$246,950.00	-22.7%	148
Other*	9	80.0%	\$540,211.00	-40.0%	\$478,000.00	-32.7%	163
Total	81	2.5%	\$498,912.33	-33.6%	\$383,316.67	-27.8%	146
Jan 1st - Mar 31st 2008	Listings Sold		Average Selling Price		Median Selling Price		DOM
Single Family	44		\$891,973.00		\$562,500.00		193
Condo/Townhouse	30		\$461,282.00		\$319,500.00		94
Other*	5		\$900,500.00		\$710,000.00		76
Total	79		\$751,251.67		\$530,666.67		121
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