

May 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
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
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 May 08	Average Selling Price	Sold Price % Change From May 08	Median Selling Price	Sold Price % Change From May 08	DOM
May-09							
Single Family	10	-28.6%	\$672,590.00	-2.9%	\$456,500.00	-14.8%	130
Condo/Townhouse	15	66.7%	\$241,337.00	-32.8%	\$180,000.00	-39.0%	80
Other*	1	None Sold	\$235,000.00	None Sold	\$235,000.00	None Sold	51
Total	26	13.0%	\$382,975.67	-27.2%	\$290,500.00	-30.1%	87

	Listing Sold	Average Selling Price	Median Selling Price	DOM
May-08				
Single Family	14	\$693,000.00	\$536,000.00	117
Condo/Townhouse	9	\$359,111.00	\$295,000.00	187
Other*	0	None Sold	None Sold	
Total	23	\$526,055.50	\$415,500.00	152

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

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Jan 1st - Mar 31st 2009	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	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