

May 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
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
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
	Analysis of Sold Data											
May-10	Listings Sold	Listings Sold % Change From May 09	Average Selling Price	Sold Price % Change From May 09	Median Selling Price	Sold Price % Change From May 09	DOM					
Single Family	16	33.3%	\$639,788.00	0.3%	\$605,000.00	32.5%	126					
Condo/Townhouse	16	14.3%	\$353,119.00	53.8%	\$257,500.00	47.1%	151					
Other*	2	100.0%	\$468,000.00	30.0%	\$468,000.00	30.0%	216					
Total	34	25.9%	\$486,969.00	19.0%	\$443,500.00	34.2%	164					
May-09	Listing Sold	Average Selling Price	Median Selling Price	DOM								
Single Family	12	\$637,992.00	\$456,500.00	121								
Condo/Townhouse	14	\$229,646.00	\$175,000.00	95								
Other*	1	\$360,000.00	\$360,000.00	41								
Total	27	\$409,212.67	\$330,500.00	86								

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

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Analysis of Sold Data							
01/01/10 - 5/31/10	Listings Sold	Listings Sold % Change From 09	Average Selling Price	Sold Price % Change From 09	Median Selling Price	Sold Price % Change From 09	DOM
Single Family	101	57.8%	\$610,416.00	-9.4%	\$410,000.00	-3.9%	148
Condo/Townhouse	91	65.5%	\$343,687.00	27.7%	\$300,000.00	27.1%	130
Other*	14	16.7%	\$367,779.00	-25.6%	\$368,000.00	-9.1%	136
Total	206	57.3%	\$440,627.33	-8.0%	\$359,333.33	1.0%	138
01/01/09 - 5/31/09	Listing Sold		Average Selling Price		Median Selling Price		DOM
Single Family	64		\$673,500.00		\$426,500.00		118
Condo/Townhouse	55		\$269,210.00		\$236,000.00		137
Other*	12		\$494,325.00		\$404,950.00		154
Total	131		\$479,011.67		\$355,816.67		136
2009 Calendar Year	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	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**