

July 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
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
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
Analysis of Sold Data												
	Listings Sold	Listings Sold % Change From Jul 09	Average Selling Price	Sold Price % Change From Jul 09	Median Selling Price	Sold Price % Change From Jul 09	DOM					
Jul-10												
Single Family	14	-22.2%	\$392,607.00	4.4%	\$382,000.00	17.7%	98					
Condo/Townhouse	18	0.0%	\$350,621.00	34.8%	\$247,750.00	17.8%	86					
Other*	1	None Sold	\$280,000.00	None Sold	\$280,000.00	None Sold	184					
Total	33	-8.3%	\$341,076.00	7.2%	\$303,250.00	13.4%	123					
	Listing Sold		Average Selling Price		Median Selling Price		DOM					
Jul-09												
Single Family	18		\$376,047.00		\$324,500.00		199					
Condo/Townhouse	18		\$260,022.00		\$210,250.00		140					
Other*	0		None Sold		None Sold							
Total	36		\$318,034.50		\$267,375.00		170					

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

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Analysis of Sold Data							
01/01/10 - 7/31/10	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	136	25.9%	\$578,458.00	-7.4%	\$412,500.00	0.6%	148
Condo/Townhouse	125	34.4%	\$342,225.00	18.3%	\$290,000.00	26.1%	125
Other*	16	23.1%	\$356,494.00	-31.6%	\$339,500.00	-19.2%	130
Total	277	29.4%	\$425,725.67	-11.0%	\$347,333.33	-1.7%	134
01/01/09 - 7/31/09	Listings Sold		Average Selling Price		Median Selling Price		DOM
Single Family	108		\$624,900.00		\$409,950.00		146
Condo/Townhouse	93		\$289,194.00		\$230,000.00		138
Other*	13		\$521,300.00		\$420,000.00		179
Total	214		\$478,464.67		\$353,316.67		154
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