

August 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
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
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

Analysis of Sold Data							
	Listings Sold	Listings Sold % Change From Aug 08	Average Selling Price	Sold Price % Change From Aug 08	Median Selling Price	Sold Price % Change From Aug 08	DOM
Aug-09							
Single Family	11	0.0%	\$554,864.00	-36.6%	\$418,000.00	-21.1%	242
Condo/Townhouse	16	100.0%	\$240,623.00	-34.0%	\$194,750.00	-36.1%	195
Other*	2	0.0%	\$421,500.00	-25.1%	\$421,500.00	-25.1%	322
Total	29	38.1%	\$405,662.33	-32.4%	\$344,750.00	-26.0%	253
Aug-08	Listings Sold		Average Selling Price		Median Selling Price		DOM
Single Family	11		\$874,773.00		\$530,000.00		238
Condo/Townhouse	8		\$364,313.00		\$305,000.00		167
Other*	2		\$562,500.00		\$562,500.00		221
Total	21		\$600,528.67		\$465,833.33		209

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

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Jan 1st - Aug 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	116	-2.5%	\$629,652.00	-32.0%	\$417,000.00	-26.8%	137
Condo/Townhouse	119	28.0%	\$284,227.00	-38.0%	\$235,000.00	-32.9%	153
Other*	16	33.3%	\$540,306.00	-28.6%	\$449,000.00	-31.6%	184
Total	251	12.1%	\$484,728.33	-32.1%	\$367,000.00	-30.2%	158
Jan 1st - Aug 31st 2008	Listings Sold		Average Selling Price		Median Selling Price		DOM
Single Family	119		\$926,350.00		\$570,000.00		171
Condo/Townhouse	93		\$458,415.00		\$350,000.00		137
Other*	12		\$756,458.00		\$656,250.00		122
Total	224		\$713,741.00		\$525,416.67		143
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