

August 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
Aug-10	272	173	58	503	67	61	14	142	11	12	2	25
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

Analysis of Sold Data							
	Listings Sold	Listings Sold % Change From Aug 09	Average Selling Price	Sold Price % Change From Aug 09	Median Selling Price	Sold Price % Change From Aug 09	DOM
Aug-10							
Single Family	11	-31.3%	\$532,682.00	13.3%	\$330,000.00	-5.4%	93
Condo/Townhouse	12	9.1%	\$285,721.00	29.3%	\$292,000.00	54.5%	51
Other*	2	0.0%	\$402,500.00	-4.5%	\$402,500.00	-4.5%	204
Total	25	-13.8%	\$406,967.67	9.7%	\$341,500.00	6.8%	116

	Listings Sold	Average Selling Price	Median Selling Price	DOM
Aug-09				
Single Family	16	\$470,156.00	\$348,750.00	269
Condo/Townhouse	11	\$220,998.00	\$189,000.00	135
Other*	2	\$421,500.00	\$421,500.00	322
Total	29	\$370,884.67	\$319,750.00	242

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

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Analysis of Sold Data							
01/01/10 - 8/31/10	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	147	15.7%	\$575,033.00	-3.9%	\$410,000.00	2.5%	144
Condo/Townhouse	136	30.8%	\$334,792.00	18.7%	\$287,500.00	27.9%	117
Other*	19	26.7%	\$365,468.00	-28.1%	\$371,000.00	-11.7%	166
Total	302	22.8%	\$425,097.67	-8.1%	\$356,166.67	2.3%	142
01/01/09 - 8/31/09	Listing Sold		Average Selling Price		Median Selling Price		DOM
Single Family	127		\$598,060.00		\$400,000.00		159
Condo/Townhouse	104		\$281,981.00		\$224,750.00		138
Other*	15		\$507,993.00		\$420,000.00		198
Total	246		\$462,678.00		\$348,250.00		165
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