

September 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
Sep-10	268	178	55	501	69	67	13	149	18	15	2	35
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

Analysis of Sold Data							
	Listings Sold	Listings Sold % Change From Sep 09	Average Selling Price	Sold Price % Change From Sep 09	Median Selling Price	Sold Price % Change From Sep 09	DOM
Sep-10							
Single Family	18	-41.9%	\$538,892.00	-12.5%	\$413,750.00	-4.9%	159
Condo/Townhouse	15	-21.1%	\$268,027.00	-32.7%	\$230,000.00	-8.0%	85
Other*	2	0.0%	\$312,000.00	-48.4%	\$312,000.00	-48.4%	323
Total	35	-32.7%	\$372,973.00	-30.9%	\$318,583.33	-25.9%	189

	Listings Sold	Average Selling Price	Median Selling Price	DOM
Sep-09				
Single Family	31	\$616,065.00	\$435,000.00	209
Condo/Townhouse	19	\$398,163.00	\$250,000.00	183
Other*	2	\$604,250.00	\$604,250.00	131
Total	52	\$539,492.67	\$429,750.00	174

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

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Analysis of Sold Data							
01/01/10 - 9/30/10	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	166	5.1%	\$568,915.00	-5.5%	\$408,750.00	1.6%	145
Condo/Townhouse	152	24.6%	\$330,442.00	10.2%	\$282,500.00	23.0%	115
Other*	21	23.5%	\$354,614.00	-31.7%	\$365,000.00	-23.6%	149
Total	339	14.1%	\$417,990.33	-11.8%	\$352,083.33	-4.9%	136
01/01/09 - 9/30/09	Listing Sold		Average Selling Price		Median Selling Price		DOM
Single Family	158		\$602,169.00		\$402,500.00		171
Condo/Townhouse	122		\$299,928.00		\$229,750.00		146
Other*	17		\$519,318.00		\$478,000.00		190
Total	297		\$473,805.00		\$370,083.33		169
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