

October 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
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
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 Oct 08	Average Selling Price	Sold Price % Change From Oct 08	Median Selling Price	Sold Price % Change From Oct 08	DOM
Oct-09							
Single Family	12	9.1%	\$499,708.00	-25.6%	\$482,500.00	10.9%	263
Condo/Townhouse	12	0.0%	\$433,250.00	31.8%	\$200,000.00	-21.0%	146
Other*	3	50.0%	\$461,967.00	35.3%	\$260,000.00	-23.9%	143
Total	27	8.0%	\$464,975.00	3.9%	\$314,166.67	-8.5%	184

	Listing Sold	Average Selling Price	Median Selling Price	DOM
Oct-08				
Single Family	11	\$671,773.00	\$435,000.00	246
Condo/Townhouse	12	\$328,726.00	\$253,050.00	177
Other*	2	\$341,500.00	\$341,500.00	438
Total	25	\$447,333.00	\$343,183.33	287

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

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Jan 1st - Oct 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	153	3.4%	\$625,442.00	-27.8%	\$425,000.00	-22.0%	168
Condo/Townhouse	152	29.9%	\$313,546.00	-27.0%	\$233,750.00	-28.1%	160
Other*	21	50.0%	\$535,205.00	-23.2%	\$478,000.00	-25.5%	189
Total	326	16.8%	\$491,397.67	-26.0%	\$378,916.67	-24.8%	172
Jan 1st - Oct 31st 2008	Listings Sold		Average Selling Price		Median Selling Price		DOM
Single Family	148		\$865,744.00		\$545,000.00		184
Condo/Townhouse	117		\$429,234.00		\$325,000.00		143
Other*	14		\$697,179.00		\$641,250.00		167
Total	279		\$664,052.33		\$503,750.00		165
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