

October 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
Oct-10	276	183	57	516	68	63	11	142	15	10	1	26
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

Analysis of Sold Data							
	Listings Sold	Listings Sold % Change From Oct 09	Average Selling Price	Sold Price % Change From Oct 09	Median Selling Price	Sold Price % Change From Oct 09	DOM
Oct-10							
Single Family	15	0.0%	\$520,733.00	9.1%	\$379,000.00	-15.8%	132
Condo/Townhouse	10	0.0%	\$308,200.00	-36.1%	\$312,500.00	56.3%	77
Other*	1	-66.7%	\$210,000.00	-54.5%	\$210,000.00	-19.2%	120
Total	26	-7.1%	\$346,311.00	-26.9%	\$300,500.00	-0.9%	110

	Listings Sold	Average Selling Price	Median Selling Price	DOM
Oct-09				
Single Family	15	\$477,100.00	\$450,000.00	259
Condo/Townhouse	10	\$482,400.00	\$200,000.00	145
Other*	3	\$461,967.00	\$260,000.00	143
Total	28	\$473,822.33	\$303,333.33	182

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

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Analysis of Sold Data							
01/01/10 - 10/31/10	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	182	6.4%	\$563,329.00	-5.2%	\$403,000.00	-3.1%	144
Condo/Townhouse	163	23.5%	\$327,274.00	4.3%	\$290,000.00	33.3%	112
Other*	21	5.0%	\$349,662.00	-31.5%	\$365,000.00	-18.7%	155
Total	366	13.3%	\$413,421.67	-12.6%	\$352,666.67	-2.3%	137
01/01/09 - 10/31/09	Listing Sold		Average Selling Price		Median Selling Price		DOM
Single Family	171		\$593,965.00		\$416,000.00		178
Condo/Townhouse	132		\$313,751.00		\$217,550.00		146
Other*	20		\$510,715.00		\$449,000.00		183
Total	323		\$472,810.33		\$360,850.00		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**