

October 2011 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-11	200	164	33	397	71	46	9	126	12	8	1	21
Sep-11	198	151	34	383	69	55	9	133	14	16	3	33
Aug-11	201	147	36	384	74	62	7	143	11	22	4	37
Jul-11	225	167	38	430	77	58	8	143	14	9	0	23
Jun-11	231	175	39	445	75	55	7	137	22	16	2	40
May-11	239	178	40	457	74	60	15	149	13	16	3	32
Apr-11	241	184	40	465	76	70	17	163	28	27	2	57
Mar-11	245	190	39	474	79	72	18	169	24	15	3	42
Feb-11	254	188	42	484	79	72	16	167	19	12	2	33
Jan-11	268	192	51	511	59	59	16	134	10	14	6	30
Dec-10	277	184	55	516	62	64	15	141	27	9	1	37
Nov-10	280	188	58	526	66	60	14	140	9	12	1	22
	Analysis of Sold Data											
			Listings Sold %		Sold Price % Change		Sold Price % Change		Median Selling Price		Sold Price %	
Oct-11	Listings Sold		Change From Oct 10	Average Selling Price		From Oct 10		From Oct 10	Median Selling Price		Change From Oct 10	DOM
Single Family	12		-25.0%	\$665,243.00		27.9%		\$578,000.00		48.4%		80
Condo/Townhouse	8		-20.0%	\$416,144.00		35.0%		\$283,000.00		-9.4%		36
Other*	1		0.0%	\$269,000.00		28.1%		\$269,000.00		28.1%		727
Total	21		-22.2%	\$450,129.00		30.1%		\$376,666.67		23.9%		281
Oct-10	Listing Sold			Average Selling Price				Median Selling Price				DOM
Single Family	16			\$520,063.00				\$389,500.00				133
Condo/Townhouse	10			\$308,200.00				\$312,500.00				77
Other*	1			\$210,000.00				\$210,000.00				120
Total	27			\$346,087.67				\$304,000.00				110

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

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Analysis of Sold Data							
01/01/11 - 10/31/11	Listings Sold	Listings Sold % Change From 10	Average Selling Price	Sold Price % Change From 10	Median Selling Price	Sold Price % Change From 10	DOM
Single Family	180	-0.6%	\$632,149.00	11.6%	\$455,500.00	11.78%	136
Condo/Townhouse	164	2.5%	\$402,916.00	23.5%	\$319,950.00	10.3%	125
Other*	26	23.8%	\$336,731.00	-3.7%	\$322,000.00	-11.8%	231
Total	370	2.2%	\$457,265.33	10.4%	\$365,816.67	3.3%	164
01/01/10 - 10/31/10	Listing Sold		Average Selling Price		Median Selling Price		DOM
Single Family	181		\$566,579.00		\$407,500.00		140
Condo/Townhouse	160		\$326,373.00		\$290,000.00		110
Other*	21		\$349,662.00		\$365,000.00		152
Total	362		\$414,204.67		\$354,166.67		134
2010 Calendar Year	Listings Sold	Listings Sold % Change From 2009	Average Selling Price	Sold Price % Change From 2009	Median Selling Price	Sold Price % Change From 2009	DOM
Single Family	217	8.0%	\$562,322.00	-4.6%	\$410,000.00	-1.4%	138
Condo/Townhouse	183	8.9%	\$331,767.00	6.6%	\$290,000.00	35.5%	109
Other*	23	0.0%	\$352,691.00	-27.5%	\$365,000.00	-6.4%	156
Total	423	7.9%	\$415,593.33	-10.1%	\$355,000.00	4.4%	134
2009 Calendar Year	Listings Sold		Average Selling Price		Median Selling Price		DOM
Single Family	201		\$589,467.00		\$416,000.00		181
Condo/Townhouse	168		\$311,354.00		\$214,000.00		146
Other*	23		\$486,491.00		\$389,900.00		182
Total	392		\$462,437.33		\$339,966.67		170

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