

November 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
Nov-10	280	188	58	526	66	60	14	140	9	12	1	22
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

Analysis of Sold Data							
	Listings Sold	Listings Sold % Change From Nov 09	Average Selling Price	Sold Price % Change From Nov 09	Median Selling Price	Sold Price % Change From Nov 09	DOM
Nov-10							
Single Family	9	-43.8%	\$557,280.00	-3.9%	\$500,000.00	32.5%	89
Condo/Townhouse	12	-25.0%	\$425,658.00	50.6%	\$356,000.00	81.7%	75
Other*	1	-66.7%	\$500,000.00	53.8%	\$500,000.00	63.9%	339
Total	22	-37.1%	\$494,312.67	24.9%	\$452,000.00	54.4%	168

	Listings Sold	Average Selling Price	Median Selling Price	DOM
Nov-09				
Single Family	16	\$579,980.00	\$377,500.00	180
Condo/Townhouse	16	\$282,612.00	\$195,950.00	120
Other*	3	\$325,000.00	\$305,000.00	170
Total	35	\$395,864.00	\$292,816.67	157

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

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Analysis of Sold Data							
01/01/10 - 11/30/10	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	190	1.1%	\$566,139.00	-4.3%	\$410,000.00	0.01%	142
Condo/Townhouse	178	20.3%	\$334,284.00	7.7%	\$294,500.00	36.9%	109
Other*	24	4.3%	\$357,996.00	-26.4%	\$368,000.00	-5.6%	177
Total	392	9.2%	\$419,473.00	-9.4%	\$357,500.00	5.7%	143
01/01/09 - 11/30/09	Listing Sold		Average Selling Price		Median Selling Price		DOM
Single Family	188		\$591,414.00		\$409,950.00		178
Condo/Townhouse	148		\$310,385.00		\$215,050.00		143
Other*	23		\$486,491.00		\$389,900.00		182
Total	359		\$462,763.33		\$338,300.00		168
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