

# Key West & Lower Keys Monthly Market Report

The data in this report comes directly from the Key West Association of Realtors MLS database and the Marathon & Lower Keys Association of Realtors MLS database. This data is for residential properties only (Single Family Homes, Condos, Duplexes, Half-Duplexes & Multi-Unit).



1012 Truman Ave #101  
Key West, FL 33040

305-394-6167 office/mobile  
305-768-6250 fax

[www.keywestproperties.com](http://www.keywestproperties.com)

[www.keyswaterfront.net](http://www.keyswaterfront.net)

*"the end of the road doesn't  
get any better than this"*



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# Key West Market Data

<b>KEY WEST (Key West, Stock Island &amp; Key Haven)</b>	<b>Oct '08</b>	<b>Nov '08</b>	<b>Dec '08</b>	<b>Jan '09</b>	<b>Feb '09</b>	<b>Mar '09</b>	<b>Apr '09</b>	<b>May '09</b>	<b>Jun '09</b>	<b>Jul '09</b>	<b>Aug '09</b>	<b>Sep '09</b>	<b>Oct '09</b>	<b>Nov '09</b>	<b>Dec '09</b>	<b>Jan '10</b>	<b>Feb '10</b>	<b>Mar '10</b>
<b>Active Listings By Category:</b>																		
Single Family	385	450	450	472	486	483	432	413	379	379	367	343	371	389	388	375	364	355
Condo/Townhouse	327	403	394	419	393	361	310	286	258	240	231	219	219	191	189	192	203	193
Duplex/Half-Duplex/Multi-Ur	59	75	74	79	82	80	77	76	71	69	65	65	71	74	66	72	71	70
Mobile Home	11	11	10	7	7	7	5	7	8	9	12	12	14	13	13	28	27	25
<b>Total Active Listings</b> (on the last day of the month)	<b>782</b>	<b>939</b>	<b>928</b>	<b>977</b>	<b>968</b>	<b>931</b>	<b>824</b>	<b>782</b>	<b>716</b>	<b>697</b>	<b>675</b>	<b>639</b>	<b>675</b>	<b>667</b>	<b>656</b>	<b>667</b>	<b>665</b>	<b>643</b>
<b>Under Contract</b> (on last day of the month)	112	64	55	82	89	127	178	213	215	215	206	203	217	211	225	234	239	224
<b>Expired/Withdrawn</b>	79	68	98	96	72	72	123	50	78	73	68	54	42	56	73	73	54	45
<b>Sold By Category:</b>																		
Single Family	12	6	24	8	18	20	13	12	23	18	13	30	19	17	23	13	22	34
Condo/Townhouse	13	6	5	7	11	13	13	15	23	23	17	26	14	16	18	15	17	19
Duplex/Half-Duplex/Multi-Ur	2	0	2	4	2	4	1	1	2	0	2	2	3	3	1	3	3	2
Mobile Home	0	0	2	0	0	1	0	0	0	0	1	0	1	0	0	0	0	3
<b>Total Closed Sales</b>	<b>27</b>	<b>12</b>	<b>33</b>	<b>19</b>	<b>31</b>	<b>38</b>	<b>27</b>	<b>28</b>	<b>48</b>	<b>41</b>	<b>33</b>	<b>58</b>	<b>37</b>	<b>36</b>	<b>42</b>	<b>31</b>	<b>42</b>	<b>58</b>
<b>Total Volume (\$1000s)</b>	<b>\$12,756</b>	<b>\$4,304</b>	<b>\$16,577</b>	<b>\$14,650</b>	<b>\$13,052</b>	<b>\$17,356</b>	<b>\$14,603</b>	<b>\$11,296</b>	<b>\$26,355</b>	<b>\$14,116</b>	<b>\$11,747</b>	<b>\$29,393</b>	<b>\$17,265</b>	<b>\$15,146</b>	<b>\$17,342</b>	<b>\$10,726</b>	<b>\$19,775</b>	<b>\$28,535</b>
<b>Single Family Home Analysis</b>																		
Low Sale Price (\$1000s)	\$ 290	\$ 260	\$ 330	\$ 225	\$ 172	\$ 165	\$ 129	\$ 190	\$ 217	\$ 270	\$ 172	\$ 150	\$ 235	195	\$ 155	\$ 235	\$ 185	\$ 150
High Sale Price (\$1000s)	\$ 1,638	\$ 825	\$ 1,263	\$ 5,700	\$ 1,800	\$ 1,300	\$ 2,400	\$ 1,790	\$ 2,500	\$ 890	\$ 1,350	\$ 2,683	\$ 1,299	1,800	\$ 1,100	\$ 720	\$ 2,063	\$ 2,275
Median Sale Price (\$1000s)	\$ 452	\$ 460	\$ 435	\$ 425	\$ 338	\$ 427	\$ 670	\$ 457	\$ 420	\$ 350	\$ 400	\$ 390	\$ 515	\$ 370	\$ 455	\$ 339	\$ 408	\$ 383
Ave. "Days On Market" (DOM)	231	161	243	134	123	121	133	125	160	130	227	183	203	171	190	190	147	108
Sale Price vs. Last List Price	93.27%	89.66%	84.70%	87.66%	91.56%	84.14%	88.17%	86.23%	87.50%	89.59%	84.88%	86.69%	86.89%	87.86%	91.15%	87.07%	89.24%	92.73%
Percent of Inventory Sold	3.12%	1.33%	5.33%	1.69%	3.70%	4.14%	3.01%	2.91%	6.07%	4.75%	3.54%	8.75%	5.12%	4.37%	5.93%	3.47%	6.04%	9.58%
Total Sales (\$1000s)	\$ 7,859	\$ 2,975	\$12,878	\$ 9,460	\$ 9,361	\$10,600	\$11,126	\$ 7,441	\$16,830	\$ 7,618	\$ 6,741	\$18,313	\$10,006	\$ 9,650	\$11,452	\$ 5,016	\$13,117	\$19,325
<b>Condominium Analysis</b>																		
Low Sale Price (\$1000s)	135	164	160	174	145	130	160	110	116	88	90	99	118	80	122	154	130	115
High Sale Price (\$1000s)	1,000	285	900	472	650	546	325	405	888	775	450	1,550	2,835	1,175	2,415	563	949	1,750
Median Sale Price (\$1000s)	\$ 260	\$ 230	\$ 410	\$ 343	\$ 200	\$ 299	\$ 244	\$ 180	\$ 300	\$ 252	\$ 201	\$ 263	\$ 208	\$ 196	\$ 172	\$ 275	\$ 270	\$ 310
Ave. "Days On Market"	159	169	61	142	182	117	171	80	163	192	192	163	127	125	191	123	117	113
Sale Price vs. Last List Price	87.52%	94.13%	84.66%	86.77%	91.91%	89.46%	86.50%	90.06%	90.06%	94.40%	90.66%	87.81%	98.45%	89.04%	95.28%	90.42%	92.64%	91.25%
Percent of Inventory Sold	3.98%	1.49%	1.27%	1.67%	2.80%	3.60%	4.19%	5.24%	8.91%	9.58%	7.36%	11.87%	6.39%	8.38%	9.52%	7.81%	8.37%	9.84%
Total Sales (\$1000s)	\$ 3,136	\$ 1,329	\$ 2,213	\$ 2,400	\$ 2,823	\$ 4,010	\$ 3,177	\$ 3,620	\$ 8,320	\$ 6,498	\$ 4,088	\$ 9,872	\$ 5,799	\$ 4,522	\$ 5,750	\$ 4,585	\$ 5,674	\$ 8,238

## Lower Keys Market Data

Lower Keys (Rockland Key thru Big Pine Key)	Oct '08	Nov '08	Dec '08	Jan '09	Feb '09	Mar '09	Apr '09	May '09	Jun '09	Jul '09	Aug '09	Sep '09	Oct '09	Nov '09	Dec '09	Jan '10	Feb '10	Mar '10
<b>Active Listings By Category:</b>																		
Single Family	553	551	553	561	543	521	491	453	436	440	445	440	424	363	362	381	391	396
Condo/Townhouse	6	7	6	4	7	4	5	5	4	2	2	2	3	3	2	1	2	3
Duplex/Half-Duplex/Multi-Ur	20	18	18	16	16	17	17	16	14	16	13	15	14	12	12	11	11	12
Mobile Home	125	130	123	131	132	129	123	121	123	141	113	140	130	122	119	128	128	122
<b>Total Active Listings</b> (on the last day of the month)	<b>704</b>	<b>706</b>	<b>700</b>	<b>712</b>	<b>698</b>	<b>671</b>	<b>636</b>	<b>595</b>	<b>577</b>	<b>599</b>	<b>573</b>	<b>597</b>	<b>571</b>	<b>500</b>	<b>495</b>	<b>521</b>	<b>532</b>	<b>533</b>
<b>Under Contract</b> (on last day of the month)	58	62	63	75	63	97	100	109	119	104	119	117	125	115	117	114	135	134
<b>Expired/Withdrawn</b>	56	68	82	79	29	57	60	73	29	36	24	46	30	31	57	48	20	10
<b>Sold By Category:</b>																		
Single Family	25	15	9	16	28	21	27	20	21	24	24	30	29	23	30	13	19	25
Condo/Townhouse	0	1	0	1	1	0	0	0	0	1	0	0	0	0	0	2	0	0
Duplex/Half-Duplex/Multi-Ur	0	2	0	0	0	0	0	1	0	1	0	0	1	0	0	0	1	2
Mobile Home	3	1	1	4	2	3	5	2	1	3	5	1	2	3	4	4	6	6
<b>Total Closed Sales</b>	<b>28</b>	<b>19</b>	<b>10</b>	<b>21</b>	<b>31</b>	<b>24</b>	<b>32</b>	<b>23</b>	<b>22</b>	<b>29</b>	<b>29</b>	<b>31</b>	<b>32</b>	<b>26</b>	<b>34</b>	<b>19</b>	<b>26</b>	<b>33</b>
<b>Total Volume (\$1000s)</b>	<b>\$10,817</b>	<b>\$7,153</b>	<b>\$7,161</b>	<b>\$8,624</b>	<b>\$16,936</b>	<b>\$10,204</b>	<b>\$14,634</b>	<b>\$7,264</b>	<b>\$7,721</b>	<b>\$16,597</b>	<b>\$11,895</b>	<b>\$9,726</b>	<b>\$11,605</b>	<b>\$10,152</b>	<b>\$12,123</b>	<b>\$5,111</b>	<b>\$8,246</b>	<b>\$12,855</b>
<b>Single Family Home Analysis</b>																		
Low Sale Price (\$1000s)	\$ 155	\$ 180	\$ 360	\$ 76	\$ 181	\$ 81	\$ 195	\$ 75	\$ 190	\$ 185	\$ 82	\$ 99	\$ 114	\$ 105	\$ 130	\$ 195	\$ 71	\$ 124
High Sale Price (\$1000s)	\$ 840	\$ 925	\$ 1,800	\$ 2,100	\$ 1,980	\$ 1,288	\$ 2,600	\$ 699	\$ 760	\$ 3,250	\$ 1,725	\$ 850	\$ 1,450	\$ 895	\$ 775	\$ 925	\$ 1,027	\$ 2,500
Median Sale Price (\$1000s)	\$ 400	\$ 345	\$ 550	\$ 484	\$ 422	\$ 380	\$ 365	\$ 285	\$ 330	\$ 348	\$ 361	\$ 289	\$ 290	\$ 375	\$ 392	\$ 285	\$ 340	\$ 325
Ave. "Days On Market"	200	206	230	149	211	215	252	146	58	48	132	104	66	254	223	172	118	155
Sale Price vs. Last List Price	88.91%	88.41%	86.52%	86.31%	92.14%	90.22%	87.34%	87.52%	91.87%	90.24%	90.40%	98.17%	89.15%	89.76%	90.83%	88.08%	91.69%	90.90%
Percent of Inventory Sold	4.52%	2.72%	1.63%	2.85%	5.16%	4.03%	5.50%	4.42%	4.82%	5.45%	5.39%	6.82%	6.84%	6.34%	8.29%	3.41%	4.86%	6.31%
Total Sales (\$1000s)	\$10,447	\$ 6,534	\$ 7,053	\$ 7,750	\$15,616	\$ 9,392	\$13,257	\$ 6,698	\$ 7,606	\$15,850	\$11,230	\$ 9,526	\$10,905	\$ 9,252	\$11,481	\$ 4,308	\$ 7,119	\$11,512

### Market Watch [\(links good for 30 days\)](#)

[Home Price Index Shows 1st Annual Gain In 3 Years](#)

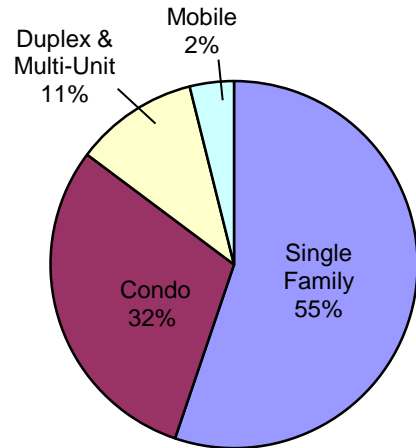
[Key West - Bank Owned Properties](#)

[Lower Keys - Bank Owned Properties](#)

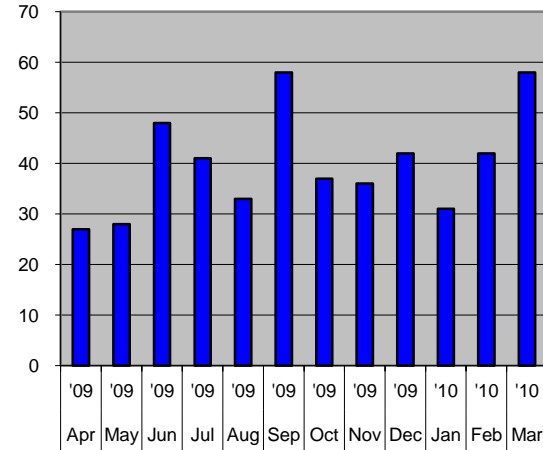
# Summary Charts

## Key West (Key Haven, Stock Island & Key West)

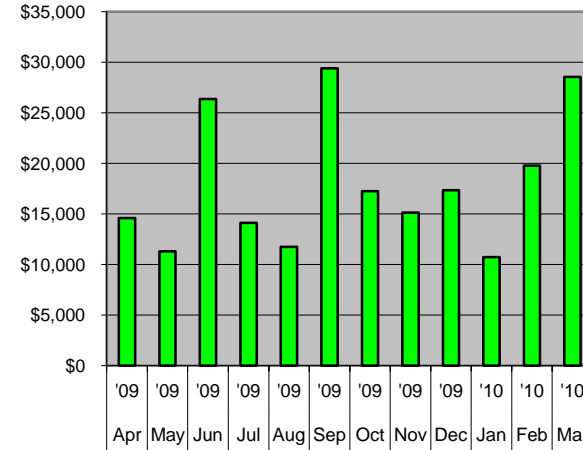
Total Active Listings By Property Type



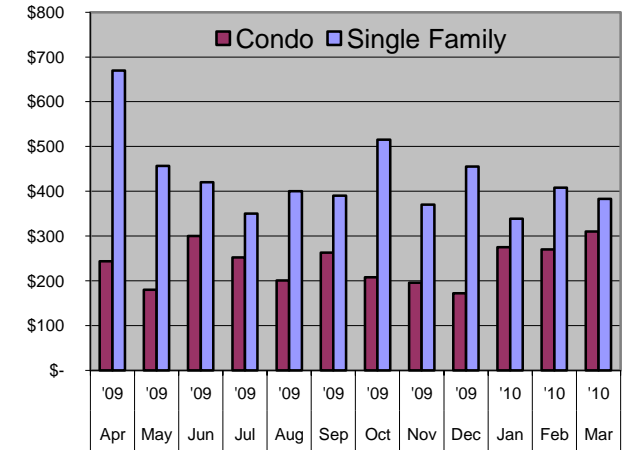
# of Sales (all property types): Last 12 Months



Total Sales Volume (\$1000s) Last 12 Months

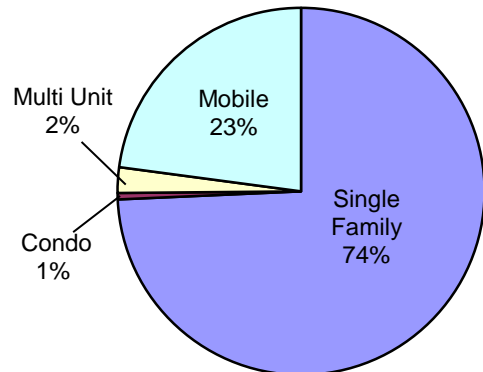


Median Sales Price Last 12 Months (\$1000s)

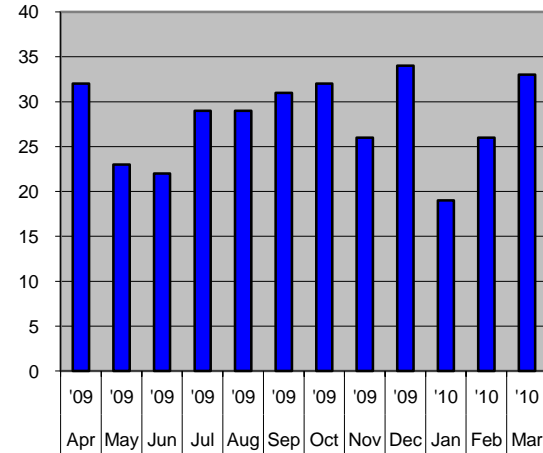


## Lower Keys (Rockland Key to Big Pine Key)

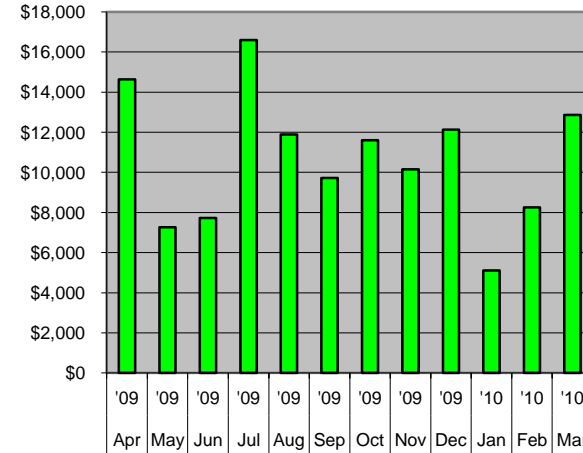
Total Active Listings By Property Type



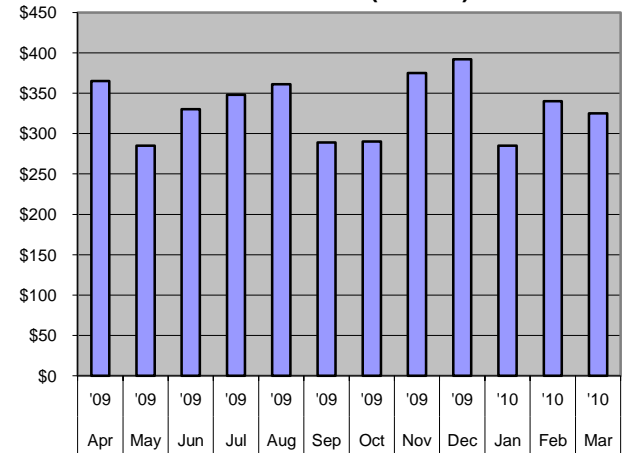
# of Sales (all property types): Previous 12 Months



Total Sales Volume (\$1000s) Last 12 Months



Median Sales Price - Single Family Last 12 Months (\$1000s)

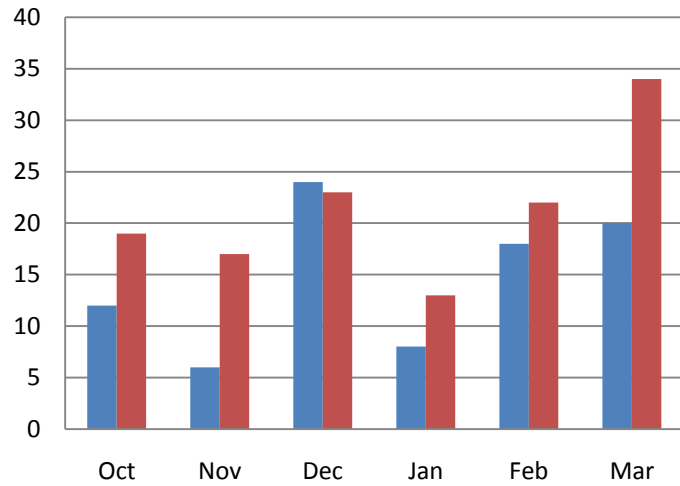


# Last 6 Months vs. Same Month a Year Ago

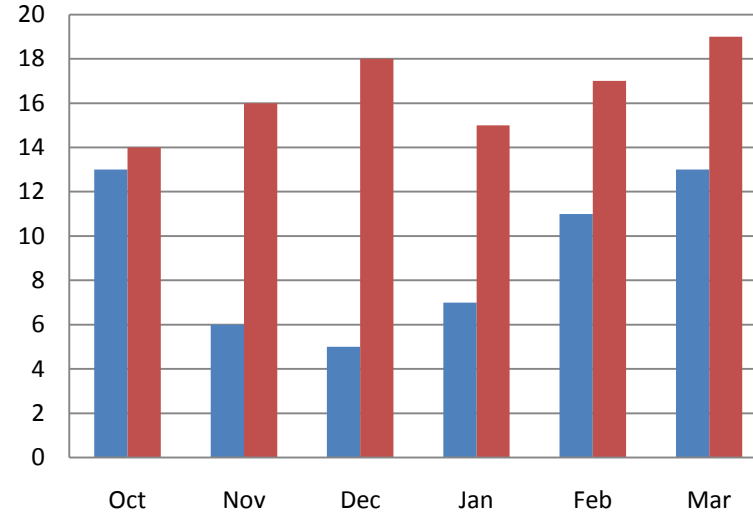
Same month a year ago

Most recent month

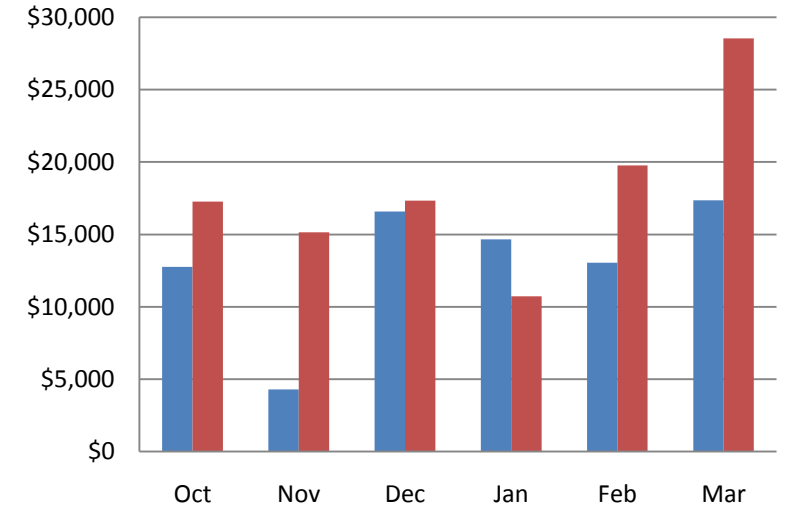
### Key West - # Single Famly Home Sales



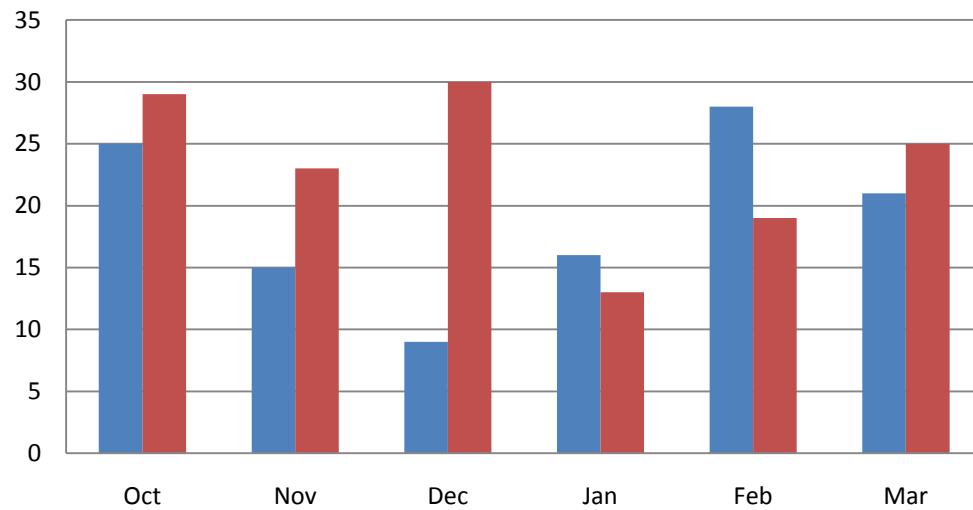
### Key West - # Condo Sales



### Key West - Total Residential Sales (\$000)



### Lower Keys - # Single Famly Home Sales



### Lower Keys - Total Residential Sales (\$000)

