

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).



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



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Key West Market Data

KEY WEST (Key West, Stock Island & Key Haven)	Jun '08	Jul '08	Aug '08	Sep '08	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
Active Listings By Category:																		
Single Family	439	427	417	430	385	450	450	472	486	483	432	413	379	379	367	343	371	389
Condo/Townhouse	394	388	387	371	327	403	394	419	393	361	310	286	258	240	231	219	219	191
Duplex/Half-Duplex/Multi-Ur	83	78	72	64	59	75	74	79	82	80	77	76	71	69	65	65	71	74
Mobile Home	11	12	12	13	11	11	10	7	7	7	5	7	8	9	12	12	14	13
Total Active Listings (on the last day of the month)	927	905	888	878	782	939	928	977	968	931	824	782	716	697	675	639	675	667
Under Contract (on last day of the month)	101	110	110	103	112	64	55	82	89	127	178	213	215	215	206	203	217	211
Expired/Withdrawn	89	87	71	70	79	68	98	96	72	72	123	50	78	73	68	54	42	56
Sold By Category:																		
Single Family	22	11	11	19	12	6	24	8	18	20	13	12	23	18	13	30	19	17
Condo/Townhouse	23	11	10	12	13	6	5	7	11	13	13	15	23	23	17	26	14	16
Duplex/Half-Duplex/Multi-Ur	3	1	2	0	2	0	2	4	2	4	1	1	2	0	2	2	3	3
Mobile Home	0	0	2	0	0	0	2	0	0	1	0	0	0	0	1	0	1	0
Total Closed Sales	48	23	25	31	27	12	33	19	31	38	27	28	48	41	33	58	37	36
Total Volume (\$1000s)	\$38,800	\$18,429	\$14,540	\$14,439	\$12,756	\$4,304	\$16,577	\$14,650	\$13,052	\$17,356	\$14,603	\$11,296	\$26,355	\$14,116	\$11,747	\$29,393	\$17,265	\$15,146
Single Family Home Analysis																		
Low Sale Price (\$1000s)	\$ 219	\$ 220	\$ 325	\$ 235	\$ 290	\$ 260	\$ 330	\$ 225	\$ 172	\$ 165	\$ 129	\$ 190	\$ 217	\$ 270	\$ 172	\$ 150	\$ 235	195
High Sale Price (\$1000s)	\$ 4,995	\$ 4,650	\$ 3,313	\$ 2,000	\$ 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
Median Sale Price (\$1000s)	\$ 825	\$ 580	\$ 530	\$ 380	\$ 452	\$ 460	\$ 435	\$ 425	\$ 338	\$ 427	\$ 670	\$ 457	\$ 420	\$ 350	\$ 400	\$ 390	\$ 515	\$ 370
Ave. "Days On Market" (DOM)	182	130	238	211	231	161	243	134	123	121	133	125	160	130	227	183	203	171
Sale Price vs. Last List Price	89.78%	89.30%	88.52%	85.18%	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%
Percent of Inventory Sold	5.01%	2.58%	2.64%	4.42%	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%
Total Sales (\$1000s)	\$26,550	\$13,071	\$ 9,623	\$10,740	\$ 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
Condominium Analysis																		
Low Sale Price (\$1000s)	114	159	210	220	135	164	160	174	145	130	160	110	116	88	90	99	118	80
High Sale Price (\$1000s)	1,550	1,150	700	560	1,000	285	900	472	650	546	325	405	888	775	450	1,550	2,835	1,175
Median Sale Price (\$1000s)	\$ 300	\$ 370	\$ 303	\$ 278	\$ 260	\$ 230	\$ 410	\$ 343	\$ 200	\$ 299	\$ 244	\$ 180	\$ 300	\$ 252	\$ 201	\$ 263	\$ 208	\$ 196
Ave. "Days On Market"	143	229	172	141	159	169	61	142	182	117	171	80	163	192	192	163	127	125
Sale Price vs. Last List Price	90.01%	90.86%	94.12%	89.73%	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%
Percent of Inventory Sold	5.84%	2.84%	2.58%	3.23%	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%
Total Sales (\$1000s)	\$10,176	\$ 4,731	\$ 3,378	\$ 3,699	\$ 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

Lower Keys Market Data

Lower Keys (Rockland Key thru Big Pine Key)	Jun '08	Jul '08	Aug '08	Sep '08	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	
Active Listings By Category:																			
Single Family	615	586	565	549	553	551	553	561	543	521	491	453	436	440	445	440	424	363	
Condo/Townhouse	11	13	14	9	6	7	6	4	7	4	5	5	4	2	2	2	3	3	
Duplex/Half-Duplex/Multi-Ur	20	22	20	19	20	18	18	16	16	17	17	16	14	16	13	15	14	12	
Mobile Home	123	123	121	118	125	130	123	131	132	129	123	121	123	141	113	140	130	122	
Total Active Listings (on the last day of the month)	769	744	720	695	704	706	700	712	698	671	636	595	577	599	573	597	571	500	
Under Contract (on last day of the month)	61	71	78	83	58	62	63	75	63	97	100	109	119	104	119	117	125	115	
Expired/Withdrawn	66	69	54	48	56	68	82	79	29	57	60	73	29	36	24	46	30	31	
Sold By Category:																			
Single Family	22	12	18	27	25	15	9	16	28	21	27	20	21	24	24	30	29	23	
Condo/Townhouse	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	0	0	0	
Duplex/Half-Duplex/Multi-Ur	1	0	1	0	0	2	0	0	0	0	0	1	0	1	0	0	1	0	
Mobile Home	1	0	0	2	3	1	1	4	2	3	5	2	1	3	5	1	2	3	
Total Closed Sales	24	12	19	29	28	19	10	21	31	24	32	23	22	29	29	31	32	26	
Total Volume (\$1000s)	\$14,917	\$7,563	\$9,127	\$11,954	\$10,817	\$7,153	\$7,161	\$8,624	\$16,936	\$10,204	\$14,634	\$7,264	\$7,721	\$16,597	\$11,895	\$9,726	\$11,605	\$10,152	
Single Family Home Analysis																			
Low Sale Price (\$1000s)	\$ 183	\$ 275	\$ 165	\$ 171	\$ 155	\$ 180	\$ 360	\$ 76	\$ 181	\$ 81	\$ 195	\$ 75	\$ 190	\$ 185	\$ 82	\$ 99	\$ 114	\$ 105	
High Sale Price (\$1000s)	\$ 2,375	\$ 1,450	\$ 938	\$ 1,350	\$ 840	\$ 925	\$ 1,800	\$ 2,100	\$ 1,980	\$ 1,288	\$ 2,600	\$ 699	\$ 760	\$ 3,250	\$ 1,725	\$ 850	\$ 1,450	\$ 895	
Median Sale Price (\$1000s)	\$ 410	\$ 400	\$ 382	\$ 350	\$ 400	\$ 345	\$ 550	\$ 484	\$ 422	\$ 380	\$ 365	\$ 285	\$ 330	\$ 348	\$ 361	\$ 289	\$ 290	\$ 375	
Ave. "Days On Market"	256	222	234	247	200	206	230	149	211	215	252	146	58	48	132	104	66	254	
Sale Price vs. Last List Price	89.17%	88.84%	90.65%	90.54%	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%	
Percent of Inventory Sold	3.58%	2.05%	3.19%	4.92%	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%	
Total Sales (\$1000s)	\$14,123	\$ 7,563	\$ 8,602	\$11,205	\$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	

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

[Homebuyer Tax Credit Extended and Expanded](#)

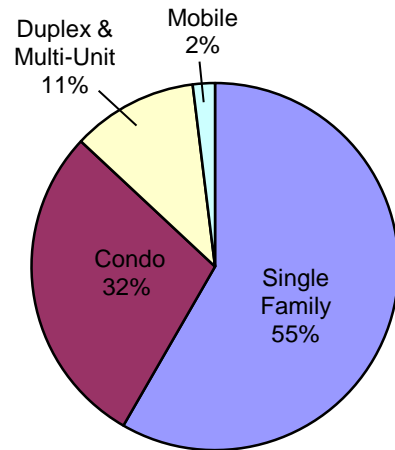
[Key West - Bank Owned Properties](#)

[Lower Keys - Bank Owned Properties](#)

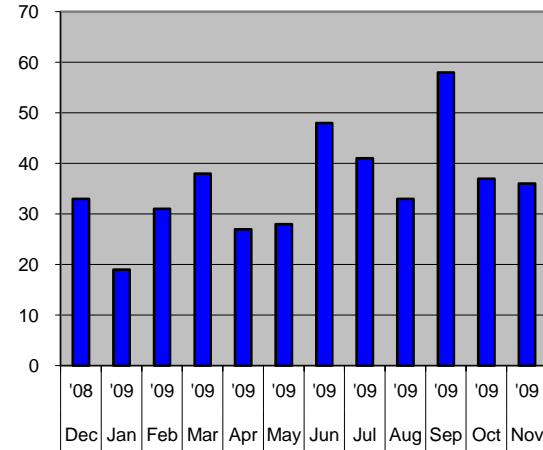
Summary Charts

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

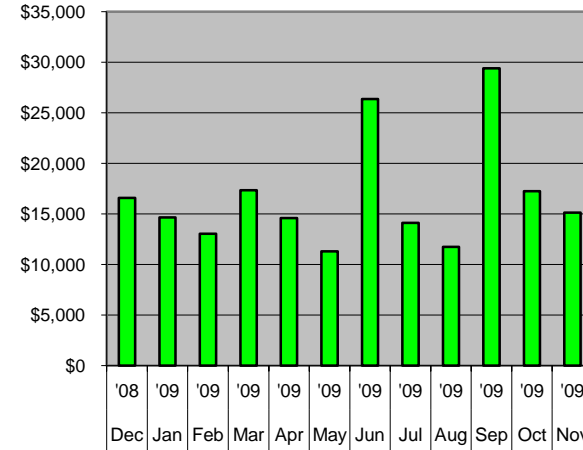
**Total Active Listings
By Property Type**



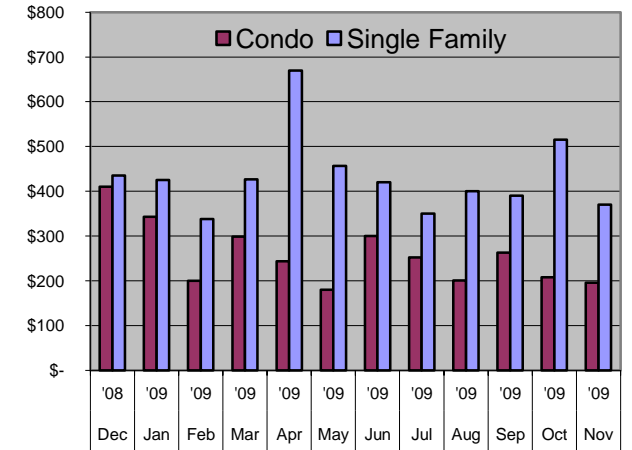
**# of Sales (all property types):
Last 12 Months**



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

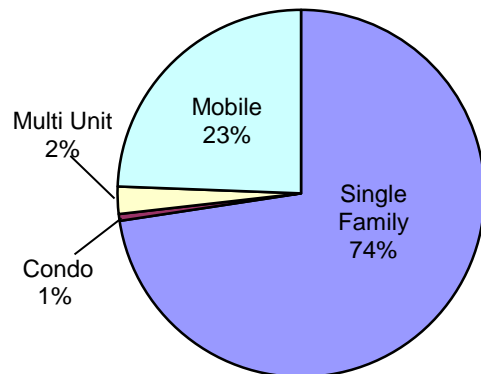


**Median Sales Price
Last 12 Months (\$1000s)**

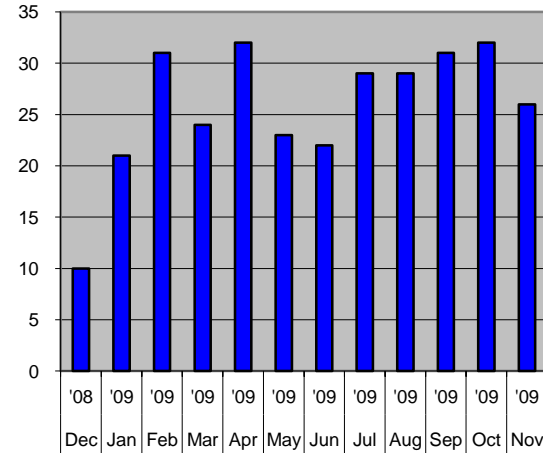


Lower Keys (Rockland Key to Big Pine Key)

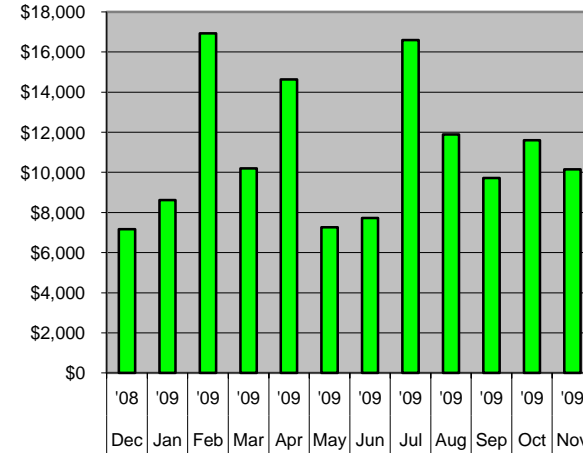
**Total Active Listings
By Property Type**



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



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



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

