

# 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

<b>KEY WEST (Key West, Stock Island &amp; Key Haven)</b>	<b>Aug '08</b>	<b>Sep '08</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>Active Listings By Category:</b>																		
Single Family	417	430	385	450	450	472	486	483	432	413	379	379	367	343	371	389	388	375
Condo/Townhouse	387	371	327	403	394	419	393	361	310	286	258	240	231	219	219	191	189	192
Duplex/Half-Duplex/Multi-Ur	72	64	59	75	74	79	82	80	77	76	71	69	65	65	71	74	66	72
Mobile Home	12	13	11	11	10	7	7	7	5	7	8	9	12	12	14	13	13	28
<b>Total Active Listings</b> (on the last day of the month)	<b>888</b>	<b>878</b>	<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>Under Contract</b> (on last day of the month)	110	103	112	64	55	82	89	127	178	213	215	215	206	203	217	211	225	234
<b>Expired/Withdrawn</b>	71	70	79	68	98	96	72	72	123	50	78	73	68	54	42	56	73	73
<b>Sold By Category:</b>																		
Single Family	11	19	12	6	24	8	18	20	13	12	23	18	13	30	19	17	23	13
Condo/Townhouse	10	12	13	6	5	7	11	13	13	15	23	23	17	26	14	16	18	15
Duplex/Half-Duplex/Multi-Ur	2	0	2	0	2	4	2	4	1	1	2	0	2	2	3	3	1	3
Mobile Home	2	0	0	0	2	0	0	1	0	0	0	0	1	0	1	0	0	0
<b>Total Closed Sales</b>	<b>25</b>	<b>31</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>Total Volume (\$1000s)</b>	<b>\$14,540</b>	<b>\$14,439</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>Single Family Home Analysis</b>																		
Low Sale Price (\$1000s)	\$ 325	\$ 235	\$ 290	\$ 260	\$ 330	\$ 225	\$ 172	\$ 165	\$ 129	\$ 190	\$ 217	\$ 270	\$ 172	\$ 150	\$ 235	195	\$ 155	\$ 235
High Sale Price (\$1000s)	\$ 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	\$ 1,100	\$ 720
Median Sale Price (\$1000s)	\$ 530	\$ 380	\$ 452	\$ 460	\$ 435	\$ 425	\$ 338	\$ 427	\$ 670	\$ 457	\$ 420	\$ 350	\$ 400	\$ 390	\$ 515	\$ 370	\$ 455	\$ 339
Ave. "Days On Market" (DOM)	238	211	231	161	243	134	123	121	133	125	160	130	227	183	203	171	190	190
Sale Price vs. Last List Price	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%	91.15%	87.07%
Percent of Inventory Sold	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%	5.93%	3.47%
Total Sales (\$1000s)	\$ 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	\$11,452	\$ 5,016
<b>Condominium Analysis</b>																		
Low Sale Price (\$1000s)	210	220	135	164	160	174	145	130	160	110	116	88	90	99	118	80	122	154
High Sale Price (\$1000s)	700	560	1,000	285	900	472	650	546	325	405	888	775	450	1,550	2,835	1,175	2,415	563
Median Sale Price (\$1000s)	\$ 303	\$ 278	\$ 260	\$ 230	\$ 410	\$ 343	\$ 200	\$ 299	\$ 244	\$ 180	\$ 300	\$ 252	\$ 201	\$ 263	\$ 208	\$ 196	\$ 172	\$ 275
Ave. "Days On Market"	172	141	159	169	61	142	182	117	171	80	163	192	192	163	127	125	191	123
Sale Price vs. Last List Price	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%	95.28%	90.42%
Percent of Inventory Sold	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%	9.52%	7.81%
Total Sales (\$1000s)	\$ 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	\$ 5,750	\$ 4,585

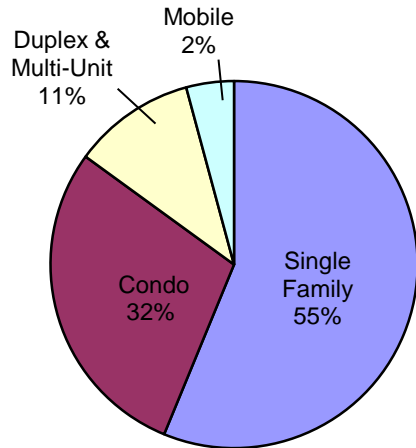
## Lower Keys Market Data

Lower Keys (Rockland Key thru Big Pine Key)	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	Dec '09	Jan '10
<b>Active Listings By Category:</b>																		
Single Family	565	549	553	551	553	561	543	521	491	453	436	440	445	440	424	363	362	381
Condo/Townhouse	14	9	6	7	6	4	7	4	5	5	4	2	2	2	3	3	2	1
Duplex/Half-Duplex/Multi-Ur	20	19	20	18	18	16	16	17	17	16	14	16	13	15	14	12	12	11
Mobile Home	121	118	125	130	123	131	132	129	123	121	123	141	113	140	130	122	119	128
<b>Total Active Listings</b> (on the last day of the month)	<b>720</b>	<b>695</b>	<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>Under Contract</b> (on last day of the month)	78	83	58	62	63	75	63	97	100	109	119	104	119	117	125	115	117	114
<b>Expired/Withdrawn</b>	54	48	56	68	82	79	29	57	60	73	29	36	24	46	30	31	57	48
<b>Sold By Category:</b>																		
Single Family	18	27	25	15	9	16	28	21	27	20	21	24	24	30	29	23	30	13
Condo/Townhouse	0	0	0	1	0	1	1	0	0	0	0	1	0	0	0	0	0	2
Duplex/Half-Duplex/Multi-Ur	1	0	0	2	0	0	0	0	0	1	0	1	0	0	1	0	0	0
Mobile Home	0	2	3	1	1	4	2	3	5	2	1	3	5	1	2	3	4	4
<b>Total Closed Sales</b>	<b>19</b>	<b>29</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>Total Volume (\$1000s)</b>	<b>\$9,127</b>	<b>\$11,954</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>Single Family Home Analysis</b>																		
Low Sale Price (\$1000s)	\$ 165	\$ 171	\$ 155	\$ 180	\$ 360	\$ 76	\$ 181	\$ 81	\$ 195	\$ 75	\$ 190	\$ 185	\$ 82	\$ 99	\$ 114	\$ 105	\$ 130	\$ 195
High Sale Price (\$1000s)	\$ 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	\$ 775	\$ 925
Median Sale Price (\$1000s)	\$ 382	\$ 350	\$ 400	\$ 345	\$ 550	\$ 484	\$ 422	\$ 380	\$ 365	\$ 285	\$ 330	\$ 348	\$ 361	\$ 289	\$ 290	\$ 375	\$ 392	\$ 285
Ave. "Days On Market"	234	247	200	206	230	149	211	215	252	146	58	48	132	104	66	254	223	172
Sale Price vs. Last List Price	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%	90.83%	88.08%
Percent of Inventory Sold	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%	8.29%	3.41%
Total Sales (\$1000s)	\$ 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	\$11,481	\$ 4,308

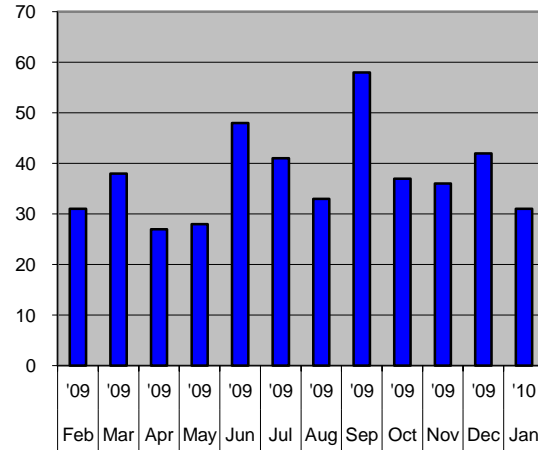
# Summary Charts

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

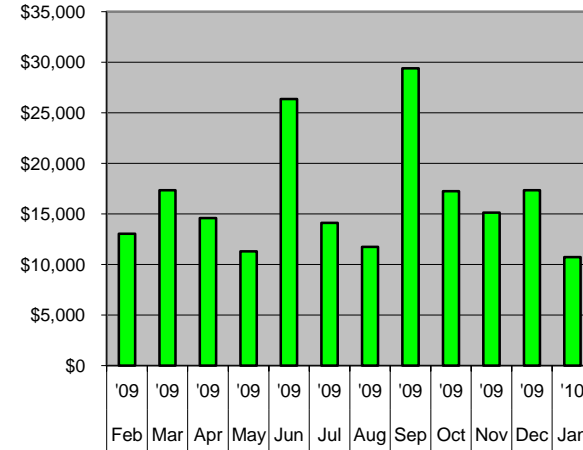
Total Active Listings By Property Type



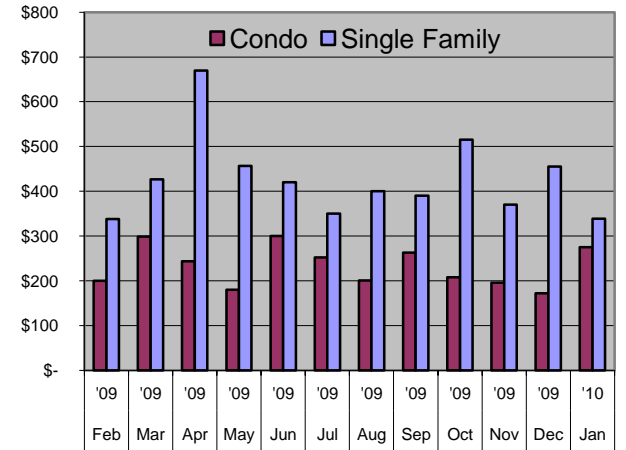
# of Sales (all property types): Last 12 Months



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

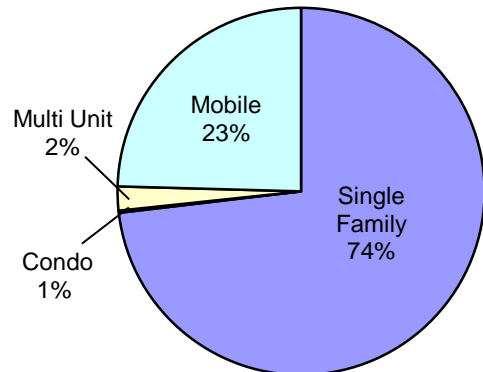


Median Sales Price Last 12 Months (\$1000s)

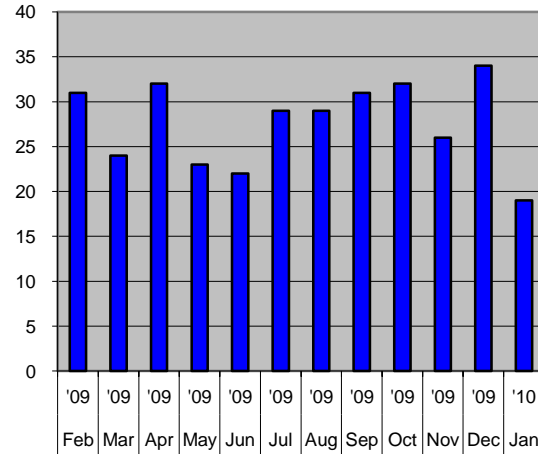


## Lower Keys (Rockland Key to Big Pine Key)

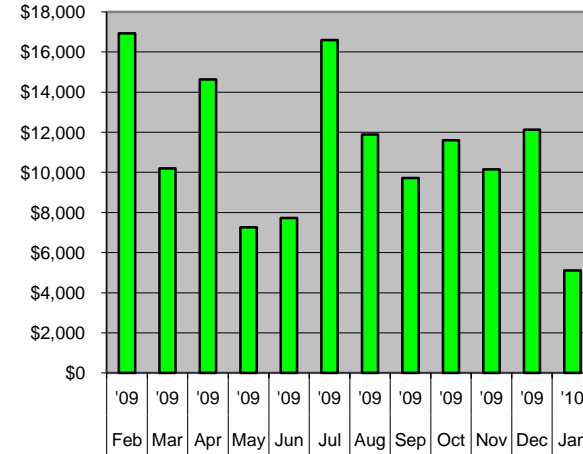
Total Active Listings By Property Type



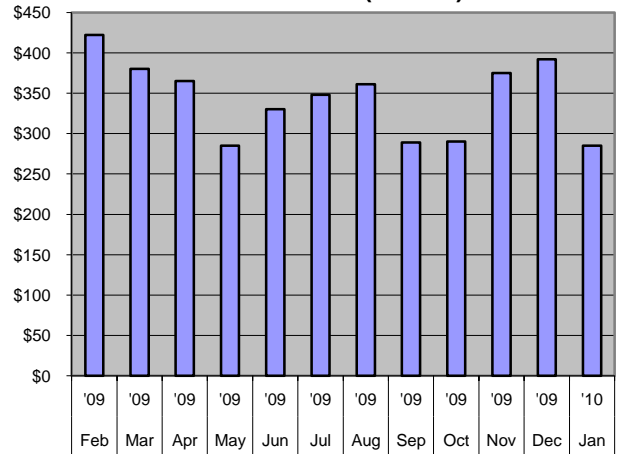
# of Sales (all property types): Previous 12 Months



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



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

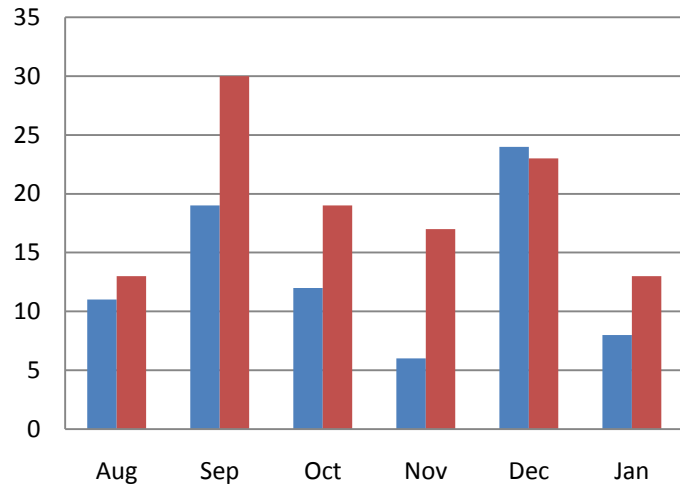


# Last 6 Months vs. Same Month a Year Ago

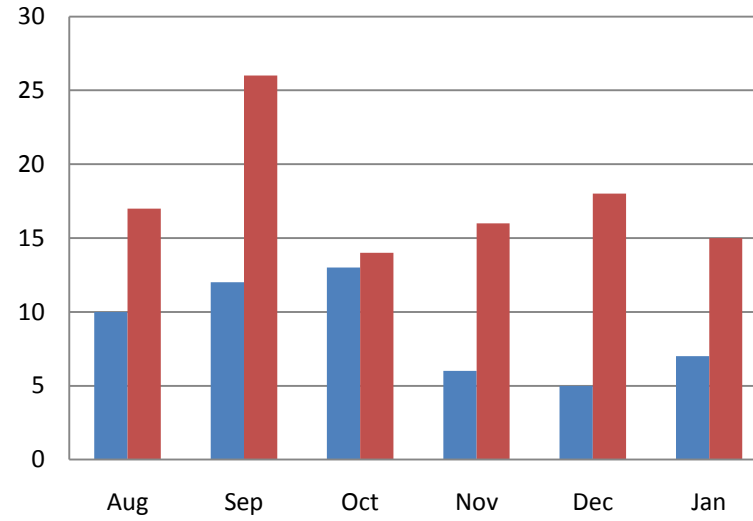
■ Most recent month

■ Same month a year ago

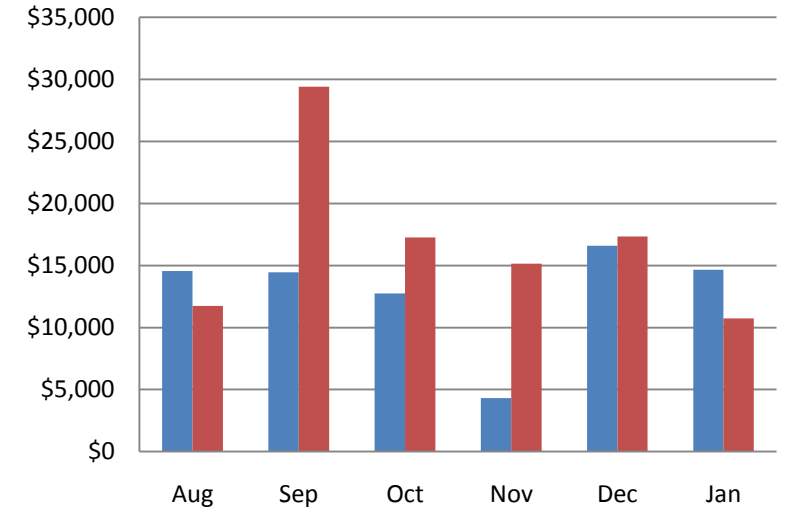
### Key West - # Single Famly Home Sales



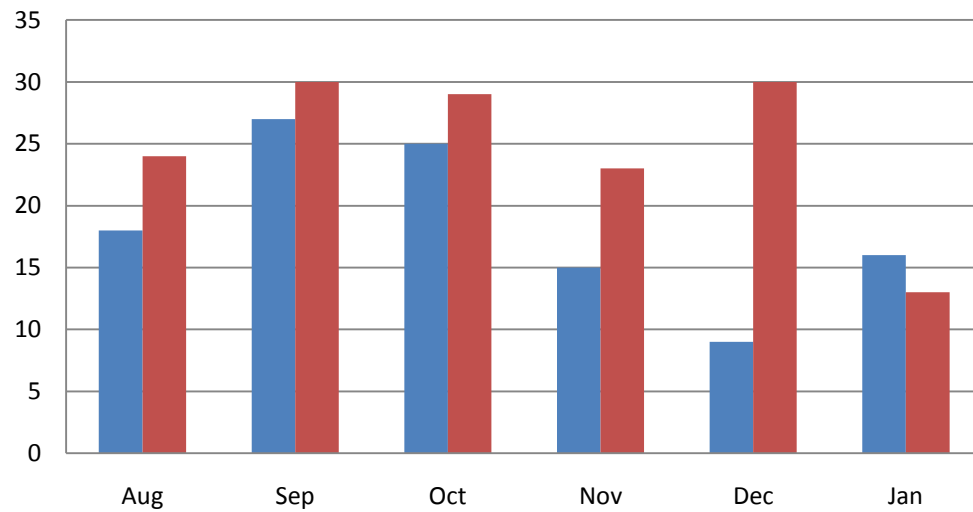
### Key West - # Condo Sales



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



### Lower Keys - # Single Famly Home Sales



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

