

# 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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## Local Keys Mortgage Lenders - Click Logos for More Information



# Key West Market Data

<b>KEY WEST (Key West, Stock Island &amp; Key Haven)</b>	<b>Jul '08</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>Active Listings By Category:</b>																		
Single Family	427	417	430	385	450	450	472	486	483	432	413	379	379	367	343	371	389	388
Condo/Townhouse	388	387	371	327	403	394	419	393	361	310	286	258	240	231	219	219	191	189
Duplex/Half-Duplex/Multi-Ur	78	72	64	59	75	74	79	82	80	77	76	71	69	65	65	71	74	66
Mobile Home	12	12	13	11	11	10	7	7	7	5	7	8	9	12	12	14	13	13
<b>Total Active Listings</b> (on the last day of the month)	<b>905</b>	<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>Under Contract</b> (on last day of the month)	110	110	103	112	64	55	82	89	127	178	213	215	215	206	203	217	211	225
<b>Expired/Withdrawn</b>	87	71	70	79	68	98	96	72	72	123	50	78	73	68	54	42	56	73
<b>Sold By Category:</b>																		
Single Family	11	11	19	12	6	24	8	18	20	13	12	23	18	13	30	19	17	23
Condo/Townhouse	11	10	12	13	6	5	7	11	13	13	15	23	23	17	26	14	16	18
Duplex/Half-Duplex/Multi-Ur	1	2	0	2	0	2	4	2	4	1	1	2	0	2	2	3	3	1
Mobile Home	0	2	0	0	0	2	0	0	1	0	0	0	0	1	0	1	0	0
<b>Total Closed Sales</b>	<b>23</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>Total Volume (\$1000s)</b>	<b>\$18,429</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>Single Family Home Analysis</b>																		
Low Sale Price (\$1000s)	\$ 220	\$ 325	\$ 235	\$ 290	\$ 260	\$ 330	\$ 225	\$ 172	\$ 165	\$ 129	\$ 190	\$ 217	\$ 270	\$ 172	\$ 150	\$ 235	195	\$ 155
High Sale Price (\$1000s)	\$ 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	\$ 1,100
Median Sale Price (\$1000s)	\$ 580	\$ 530	\$ 380	\$ 452	\$ 460	\$ 435	\$ 425	\$ 338	\$ 427	\$ 670	\$ 457	\$ 420	\$ 350	\$ 400	\$ 390	\$ 515	\$ 370	\$ 455
Ave. "Days On Market" (DOM)	130	238	211	231	161	243	134	123	121	133	125	160	130	227	183	203	171	190
Sale Price vs. Last List Price	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%	91.15%
Percent of Inventory Sold	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%	5.93%
Total Sales (\$1000s)	\$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	\$11,452
<b>Condominium Analysis</b>																		
Low Sale Price (\$1000s)	159	210	220	135	164	160	174	145	130	160	110	116	88	90	99	118	80	122
High Sale Price (\$1000s)	1,150	700	560	1,000	285	900	472	650	546	325	405	888	775	450	1,550	2,835	1,175	2,415
Median Sale Price (\$1000s)	\$ 370	\$ 303	\$ 278	\$ 260	\$ 230	\$ 410	\$ 343	\$ 200	\$ 299	\$ 244	\$ 180	\$ 300	\$ 252	\$ 201	\$ 263	\$ 208	\$ 196	\$ 172
Ave. "Days On Market"	229	172	141	159	169	61	142	182	117	171	80	163	192	192	163	127	125	191
Sale Price vs. Last List Price	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%	95.28%
Percent of Inventory Sold	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%	9.52%
Total Sales (\$1000s)	\$ 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	\$ 5,750

## Lower Keys Market Data

Lower Keys (Rockland Key thru Big Pine Key)	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	Dec '09
<b>Active Listings By Category:</b>																		
Single Family	586	565	549	553	551	553	561	543	521	491	453	436	440	445	440	424	363	362
Condo/Townhouse	13	14	9	6	7	6	4	7	4	5	5	4	2	2	2	3	3	2
Duplex/Half-Duplex/Multi-Ur	22	20	19	20	18	18	16	16	17	17	16	14	16	13	15	14	12	12
Mobile Home	123	121	118	125	130	123	131	132	129	123	121	123	141	113	140	130	122	119
<b>Total Active Listings</b> (on the last day of the month)	<b>744</b>	<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>Under Contract</b> (on last day of the month)	71	78	83	58	62	63	75	63	97	100	109	119	104	119	117	125	115	117
<b>Expired/Withdrawn</b>	69	54	48	56	68	82	79	29	57	60	73	29	36	24	46	30	31	57
<b>Sold By Category:</b>																		
Single Family	12	18	27	25	15	9	16	28	21	27	20	21	24	24	30	29	23	30
Condo/Townhouse	0	0	0	0	1	0	1	1	0	0	0	0	1	0	0	0	0	0
Duplex/Half-Duplex/Multi-Ur	0	1	0	0	2	0	0	0	0	0	1	0	1	0	0	1	0	0
Mobile Home	0	0	2	3	1	1	4	2	3	5	2	1	3	5	1	2	3	4
<b>Total Closed Sales</b>	<b>12</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>Total Volume (\$1000s)</b>	<b>\$7,563</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>Single Family Home Analysis</b>																		
Low Sale Price (\$1000s)	\$ 275	\$ 165	\$ 171	\$ 155	\$ 180	\$ 360	\$ 76	\$ 181	\$ 81	\$ 195	\$ 75	\$ 190	\$ 185	\$ 82	\$ 99	\$ 114	\$ 105	\$ 130
High Sale Price (\$1000s)	\$ 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	\$ 775
Median Sale Price (\$1000s)	\$ 400	\$ 382	\$ 350	\$ 400	\$ 345	\$ 550	\$ 484	\$ 422	\$ 380	\$ 365	\$ 285	\$ 330	\$ 348	\$ 361	\$ 289	\$ 290	\$ 375	\$ 392
Ave. "Days On Market"	222	234	247	200	206	230	149	211	215	252	146	58	48	132	104	66	254	223
Sale Price vs. Last List Price	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%	90.83%
Percent of Inventory Sold	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%	8.29%
Total Sales (\$1000s)	\$ 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	\$11,481

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

[Florida's existing home, condo sales up at year end 2009](#)

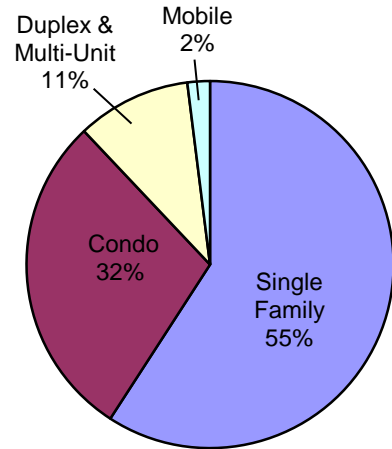
[Key West - Bank Owned Properties](#)

[Lower Keys - Bank Owned Properties](#)

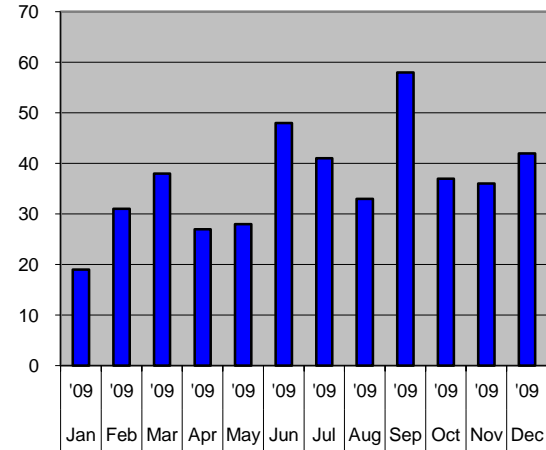
# Summary Charts

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

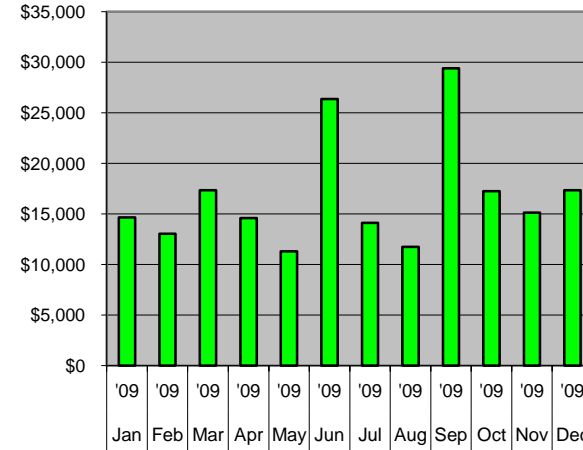
**Total Active Listings By Property Type**



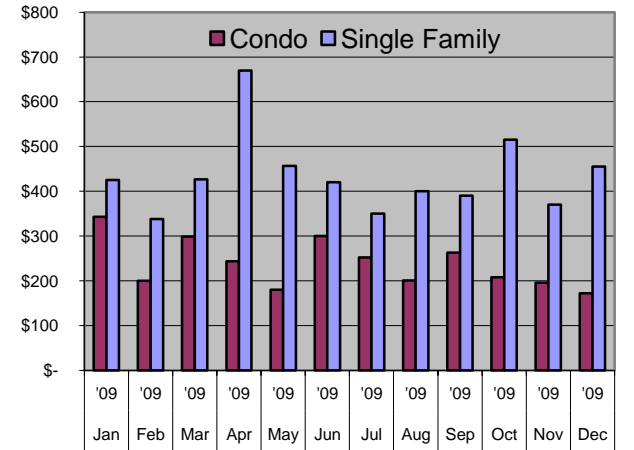
**# of Sales (all property types): Last 12 Months**



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

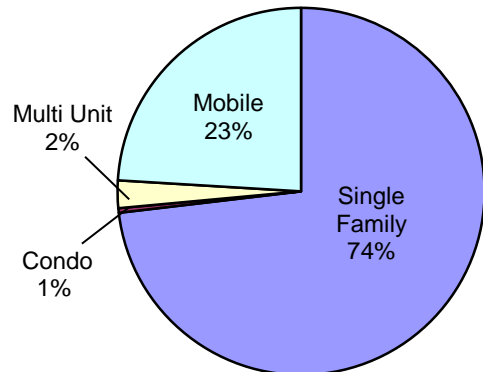


**Median Sales Price Last 12 Months (\$1000s)**

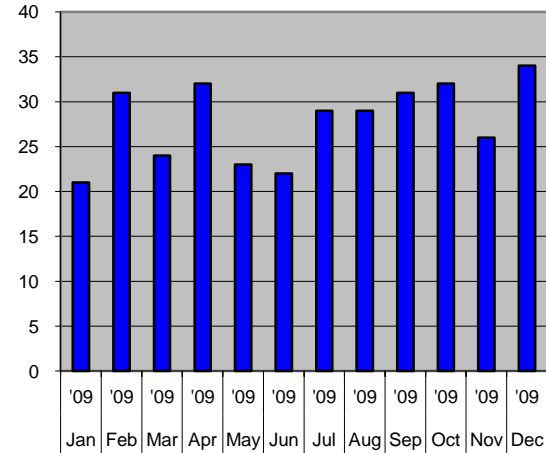


## Lower Keys (Rockland Key to Big Pine Key)

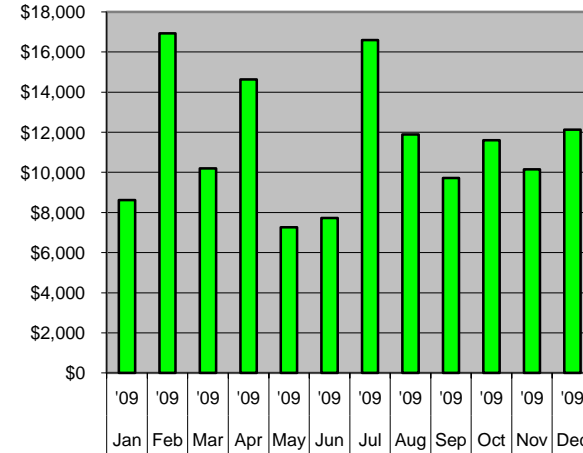
**Total Active Listings By Property Type**



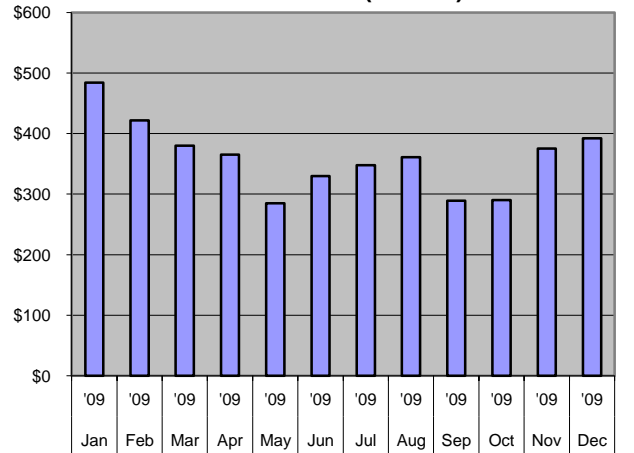
**# of Sales (all property types): Previous 12 Months**



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

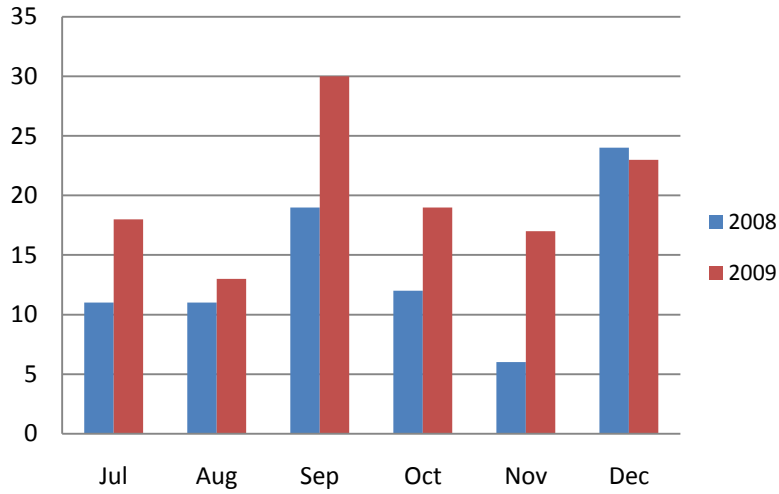


**Median Sales Price - Single Family Last 12 Months (\$1000s)**

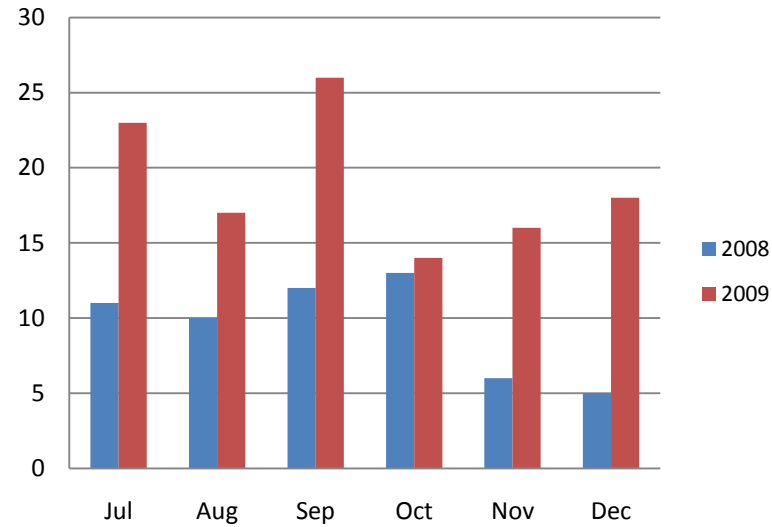


## 2008 vs. 2009 > Year End Wrap-Up

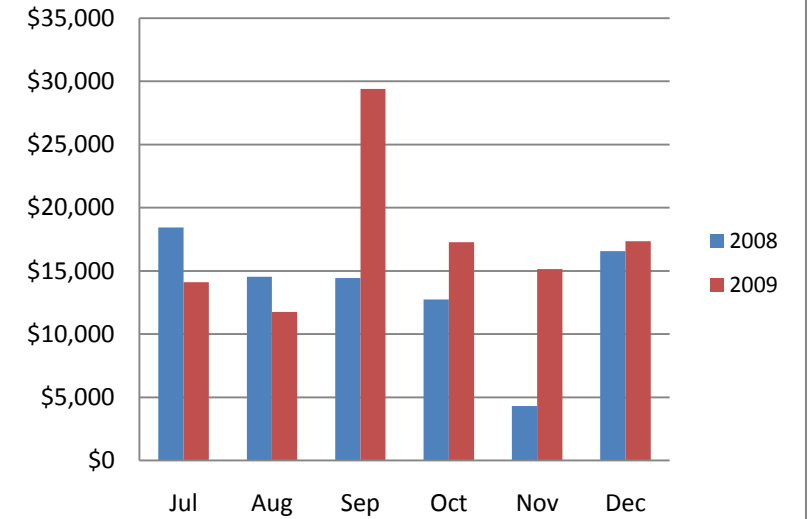
### Key West - # Single Family Home Sales



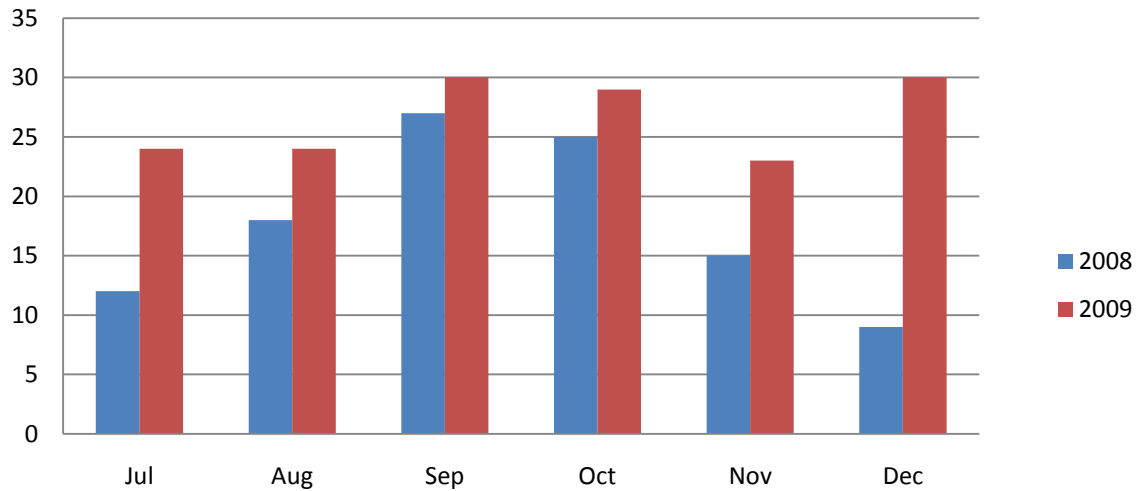
### Key West - # Condo Sales



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



### Lower Keys - # Single Family Home Sales



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

