

December 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
Dec-08	403	385	69	857	26	24	4	54	23	5	2	30
Nov-08	371	362	66	799	34	26	5	65	6	6	0	12
Analysis of Sold Data												
	Listings Sold	Listings Sold % Change From Dec 07	Average Selling Price	Sold Price % Change From Dec 2007	Median Selling Price	Sold Price % Change From Dec 2007	DOM					
Dec-08	23	130.0%	\$579,000.00	-32.0%	\$432,500.00	-37.5%	254					
Single Family	23	130.0%	\$579,000.00	-32.0%	\$432,500.00	-37.5%	254					
Condo/Townhouse	5	-68.8%	\$442,600.00	-34.8%	\$410,000.00	-10.8%	61					
Other*	2	None Sold In 2007	\$582,000.00	None Sold In 2007	\$582,000.00	None Sold In 2007	24					
Total	30	15.4%	\$534,533.33	-30.1%	\$474,833.33	-17.6%	113					
	Listings Sold	Average Selling Price	Median Selling Price									
Dec-07	10	\$851,500.00	\$692,500.00									
Single Family	10	\$851,500.00	\$692,500.00									
Condo/Townhouse	16	\$678,706.00	\$459,500.00									
Other*	0	N/A	N/A									
Total	26	\$765,103.00	\$576,000.00									
	Listings Sold	Listings Sold % Change From 2007	Average Selling Price	Sold Price % Change From 2007	Median Selling Price	Sold Price % Change From 2007	DOM					
2008 Calendar Year	177	14.2%	\$809,793.00	-12.2%	\$539,000.00	-16.5%	193					
Single Family	177	14.2%	\$809,793.00	-12.2%	\$539,000.00	-16.5%	193					
Condo/Townhouse	129	-11.0%	\$419,399.00	-44.0%	\$315,000.00	-39.4%	140					
Other*	16	14.3%	\$682,781.00	-28.4%	\$641,250.00	-28.4%	149					
Total	322	2.5%	\$637,324.33	-27.2%	\$498,416.67	-27.5%	160					
	Listings Sold	Average Selling Price	Median Selling Price	DOM								
2007 Calendar Year	155	\$922,299.00	\$645,390.00	177								
Single Family	155	\$922,299.00	\$645,390.00	177								
Condo/Townhouse	145	\$748,759.00	\$520,000.00	145								
Other*	14	\$954,030.00	\$895,834.00	230								
Total	314	\$875,029.33	\$687,074.67	184								

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