

December Key West Statistical Analysis
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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
Jan-09	409	372	73	854	26	32	6	64	8	7	4	19
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 Jan 08	Average Selling Price	Sold Price % Change From Jan 08	Median Selling Price	Sold Price % Change From Jan 08	DOM
Jan-09							
Single Family	8	-27.3%	\$1,182,516.00	12.6%	\$425,000.00	-41.0%	134
Condo/Townhouse	7	16.7%	\$342,847.00	-26.2%	\$399,000.00	3.0%	142
Other*	4	100.0%	\$697,500.00	-48.9%	\$672,500.00	-50.7%	130
Total	19	0.0%	\$740,954.33	-22.8%	\$498,833.33	-39.5%	135

	Listing Sold	Average Selling Price	Median Selling Price	DOM
Jan-08				
Single Family	11	\$1,050,182.00	\$720,000.00	207
Condo/Townhouse	6	\$464,333.00	\$387,500.00	129
Other*	2	\$1,365,000.00	\$1,365,000.00	11
Total	19	\$959,838.33	\$824,166.67	116

	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							
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				
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