

LISTINGS & SALES ALL PROPERTIES BY MARKET AREA & KEYS-WIDE

JANUARY - DECEMBER 2020 VS 2019



	Upper Keys	Middle Keys	Lower Keys	Key West	Keys-wide	2018	2017	2016
Sales	1,168	670	651	800	3,290	2,734	2,621	2,747
2019	978	515	539	789	2,822			
% Chg.	19.4%	30.1%	20.8%	1.4%	16.6%			
Average Sale Price	\$638,781	\$629,071	\$588,170	\$823,975	\$671,703	\$672,826	\$570,051	\$581,633
2019	\$572,572	\$562,264	\$532,002	\$773,304	\$619,048			
% Chg.	11.6%	11.9%	10.6%	6.6%	8.5%			
Dollar Volume	\$746,096,639	\$421,477,801	\$382,898,969	\$659,180,709	\$2,209,904,118	\$1,839,508,345	\$1,494,106,543	\$1,597,749,212
2019	\$559,975,760	\$289,566,004	\$286,749,491	\$610,137,486	\$1,746,953,741			
% Chg.	33.2%	45.6%	33.5%	8.0%	26.5%			
Sale Price-to-Original List Price	88.77%	91.55%	90.67%	90.11%	89.99%	92.65%	90.16%	90.73%
2019	87.65%	83.81%	90.21%	93.32%	89.28%			
% Chg.	1.3%	9.2%	0.5%	-3.4%	0.8%			
Sale Price-to-Final List Price	93.55%	94.29%	95.01%	95.80%	94.60%	93.62%	93.83%	94.26%
2019	92.57%	93.30%	94.30%	96.74%	94.40%			
% Chg.	1.1%	1.1%	0.8%	-1.0%	0.2%			
Average Price Reduction	4.8%	2.7%	4.3%	5.7%	4.6%	1.0%	3.7%	3.5%
Days on Market	129	121	122	104	120	123.75	152	143
2019	124	126	115	116	120			
% Chg.	4.0%	-4.0%	6.1%	-10.3%	0.0%			
Listed Properties For Sale	512	421	332	606	1,871	2,723	2,286	2,781
2019	860	518	450	630	2,459			
% Chg.	-40.5%	-18.7%	-26.2%	-3.8%	-23.9%			
Average List Price	\$1,285,379	\$962,464	\$771,363	\$1,170,234	\$1,084,215	\$906,757	\$910,642	\$855,378
2019	\$1,075,475	\$826,072	\$701,950	\$1,145,850	\$972,276			
% Chg.	19.5%	16.5%	9.9%	2.1%	11.5%			
Months of Inventory	5.3	7.5	6.1	9.1	6.8	12.0	10.5	12.1
2019	10.6	12.1	10.0	9.6	10.5			
% Chg.	-50.1%	-37.5%	-38.9%	-5.1%	-34.7%			
Pending Transactions at Month's End*	115	81	72	136	404	271	309	354
2019	76	53	51	86	266			
%Chg.	51.3%	52.8%	41.2%	58.1%	51.9%			

* includes Pending, Contingent & Contingent-Show