

# YTD LISTINGS & SALES ALL PROPERTIES BY MARKET AREA & KEYS-WIDE JANUARY 2024 VS 2023



	Upper Keys	Middle Keys	Lower Keys	Key West	Keys-wide	2022	2021	2020	2019	2018	2017
Sales	43	32	24	52	117	230	259	172	180	177	166
2023	42	34	27	55	147						
% Chg.	2.4%	-5.9%	-11.1%	-5.5%	-20.4%						
Average Sale Price	\$1,183,831	\$1,092,628	\$1,202,958	\$1,271,790	\$1,406,020	\$901,613	\$900,303	\$559,214	\$583,668	\$630,704	\$670,701
2023	\$608,583	\$816,250	\$952,160	\$1,043,920	\$850,026						
% Chg.	94.5%	33.9%	26.3%	21.8%	65.4%						
Dollar Volume	\$50,904,750	\$34,964,100	\$28,871,000	\$66,133,087	\$164,504,350	\$207,371,218	\$233,178,542	\$96,184,840	\$105,060,330	\$111,634,674	\$112,084,818
2023	\$25,560,500	\$27,752,500	\$25,708,325	\$45,932,521	\$124,953,846						
% Chg.	99.2%	26.0%	12.3%	44.0%	31.7%						
Sale Price-to-Original List Price	92.26%	87.97%	89.58%	92.84%	90.80%	95.05%	94.83%	84.76%	87.29%	92.69%	91.10%
2023	91.48%	91.03%	83.60%	95.06%	90.88%						
% Chg.	0.9%	-3.4%	7.2%	-2.3%	-0.1%						
Sale Price-to-Final List Price	94.53%	93.51%	92.50%	95.85%	94.16%	96.67%	96.62%	94.42%	94.71%	93.85%	92.10%
2023	94.73%	93.41%	91.71%	96.78%	94.53%						
% Chg.	-0.2%	0.1%	0.9%	-1.0%	-0.4%						
Average Price Reduction	2.3%	5.5%	2.9%	3.0%	3.4%	1.6%	1.8%	9.7%	7.4%	1.2%	1.0%
Days on Market	43	114	95	80	72	57	103	114	104	117	131
2023	71	69	99	55	71						
% Chg.	-39.4%	65.2%	-4.0%	45.5%	1.4%						
Current Active Listings	619	421	322	523	1,885	1,183	1,894	2,680	2,906	2,319	2,908
2023	490	302	308	443	1,472						
% Chg.	26.3%	39.4%	4.5%	18.1%	28.1%						
Average List Price	\$1,854,336	\$1,671,997	\$1,377,234	\$1,810,269	\$1,937,809	\$1,451,253	\$1,089,424	\$966,933	\$917,380	\$899,000	\$849,922
2023	\$1,799,417	\$1,633,597	\$1,112,696	\$1,737,040	\$1,603,641						
% Chg.	3.1%	2.4%	23.8%	4.2%	20.8%						
Months of Inventory	14.4	13.2	13.4	10.1	16.1	5.1	7.3	15.6	16.1	13.1	17.5
2023	11.7	8.9	11.4	8.1	10.0						
% Chg.	23.4%	48.1%	17.6%	24.9%	60.9%						
2020 Pending Transactions at Month's End*	59	38	29	72	198	528	528	376	N/A	381	243
2023	48	39	62	85	234						
% Chg.	22.9%	-2.6%	-53.2%	-15.3%	-15.4%						

\* Includes Pending, Contingent & Contingent-Show. 2019 data not available.