

YTD LISTINGS & SALES ALL PROPERTIES BY MARKET AREA & KEYS-WIDE JANUARY-MARCH 2025 VS JANUARY-MARCH 2024



	Upper Keys	Middle Keys	Lower Keys	Key West	Keys-wide	2023	2022	2021	2020	2019	2018	2017
Sales	153	84	104	167	513	547	897	1,061	639	607	643	625
2024	166	101	87	175	529							
% chg	-7.8%	-16.8%	19.5%	-4.6%	-3.0%							
Average Sale Price	\$970,168	\$1,278,674	\$809,062	\$1,253,728	\$1,073,416	\$1,032,171	\$1,040,486	\$864,093	\$691,414	\$631,307	\$591,743	\$612,000
2024	\$1,166,721	\$1,156,844	\$1,091,797	\$1,296,210	\$1,195,350							
% chg	-16.8%	10.5%	-25.9%	-3.3%	-10.2%							
Dollar Volume	\$148,435,839	\$107,408,675	\$84,142,493	\$209,372,732	\$550,662,739	\$564,597,858	\$933,316,580	\$916,802,940	\$441,813,767	\$383,203,823	\$381,942,220	\$383,000,000
2024	\$193,675,724	\$116,841,262	\$94,986,396	\$226,836,784	\$632,340,166							
% chg	-23.4%	-8.1%	-11.4%	-7.7%	-12.9%							
Sale Price-to-Original List Price	89.16%	87.70%	88.38%	92.56%	89.99%	90.52%	92.24%	93.00%	89.55%	89.49%	91.02%	90.96%
2024	88.32%	89.01%	91.60%	90.64%	89.76%							
% chg	1.0%	-1.5%	-3.5%	2.1%	0.3%							
Sale Price-to-Final List Price	92.99%	92.90%	93.37%	95.70%	94.04%	94.86%	97.00%	95.28%	95.04%	94.40%	93.51%	93.56%
2024	92.69%	92.98%	93.83%	94.30%	93.48%							
% chg	0.3%	-0.1%	-0.5%	1.5%	0.6%							
Average Price Reduction	3.8%	5.2%	5.0%	3.1%	4.1%	4.3%	4.8%	2.3%	5.5%	4.9%	2.5%	2.6%
Days On Market	117	101	97	78	98	75	60	109	108	118	131	134
2024	71	102	76	86	83							
% chg	64.8%	-1.0%	27.6%	-9.3%	18.1%							
Listed Properties For Sale	675	515	431	664	2,357	1,521	1,199	1,729	2,669	3,006	2,557	2,981
2024	639	465	353	570	2,024							
% chg	5.6%	10.8%	22.1%	16.5%	16.5%							
Average List Price	\$2,043,366	\$1,663,137	\$1,395,822	\$1,849,484	\$1,782,847	\$1,653,532	\$1,427,950	\$1,109,655	\$967,092	\$917,017	\$922,249	\$864,000
2024	\$2,019,979	\$1,807,602	\$1,318,892	\$1,798,706	\$1,789,969							
% chg	1.2%	-8.0%	5.8%	2.8%	-0.4%							
Months of Inventory	13.2	18.4	12.4	11.9	13.8	8.3	4.0	4.9	12.5	14.9	11.9	14.0
2024	11.5	13.8	12.2	9.8	11.5							
% chg	14.6%	33.2%	2.1%	22.1%	20.1%							
Pending Transactions*	67	57	49	90	263	277	475	736	360	496	437	481
2024	67	60	55	90	272							
% chg	0.0%	-5.0%	-10.9%	0.0%	-3.3%							

*Includes Pending, Contingent, and Contingent-Show