

YTD Listings & Sales All Properties by Market Area & Keys Wide

January - August 2025 vs 2024



	Upper Keys	Middle Keys	Lower Keys	Key West	Keys-wide	2023	2022	2021	2020	2019	2018	2017	2016
Sales	492	310	297	457	1,557	1,562	2,339	3,179	1,957	1,971	1,948	1,980	1,941
2024	469	314	286	460	1,530								
% Chg.	4.9%	-1.3%	3.8%	-0.7%	1.8%								
Average Sale Price	\$1,024,618	\$1,156,223	\$926,400	\$1,192,724	\$1,081,733	\$1,065,514	\$1,073,996	\$853,631	\$668,298	\$624,901	\$650,154	\$576,198	\$604,079
2024	\$1,218,916	\$1,107,743	\$1,099,717	\$1,201,521	\$1,168,262								
% Chg.	-15.9%	4.4%	-15.8%	-0.7%	-7.4%								
Dollar Volume	\$504,112,349	\$358,429,433	\$275,141,078	\$545,075,263	\$1,684,258,623	\$1,664,334,390	\$2,512,077,921	\$2,713,693,125	\$1,307,860,832	\$1,232,304,846	\$1,264,499,905	\$1,140,884,582	\$1,169,738,762
2024	\$571,671,931	\$347,831,527	\$314,519,217	\$552,699,865	\$1,787,441,540								
% Chg.	-11.8%	3.0%	-12.5%	-1.4%	-5.8%								
Sale Price-to-Original LP	88.85%	87.52%	86.62%	88.48%	88.08%	90.37%	92.92%	94.72%	89.89%	89.93%	91.60%	90.22%	90.78%
2024	90.08%	88.99%	88.96%	89.77%	89.58%								
% Chg.	-1.4%	-1.7%	-2.6%	-1.4%	-1.7%								
Sale Price-to-Final List Price	92.85%	93.21%	92.02%	95.11%	93.50%	94.82%	96.89%	96.02%	94.25%	94.45%	93.71%	94.36%	94.12%
2024	94.04%	93.03%	92.31%	94.88%	93.79%								
% Chg.	-1.3%	0.2%	-0.3%	0.2%	-0.3%								
Average Price Reduction	4.0%	5.7%	5.4%	6.6%	5.4%	4.5%	4.0%	1.3%	4.4%	4.5%	2.1%	4.1%	3.3%
2024	4.0%	4.0%	3.4%	5.1%	4.2%								
DOM	102	105	100	86	97	78	53	90	121	119	126	148	139
2024	82	95	85	87	87								
% Chg.	24.4%	10.5%	17.6%	-1.1%	11.5%								
Listed Properties For Sale	718	472	360	537	2,089	1,479	1,321	1,263	2,159	2,434	2,529	2,372	2,613
2024	640	383	333	493	1,842								
% Chg.	12.2%	23.2%	8.1%	8.9%	13.4%								
Average List Price	\$2,103,459	\$1,655,866	\$1,179,755	\$1,715,394	\$1,748,137	\$1,662,882	\$1,453,569	\$1,279,902	\$1,054,175	\$984,650	\$910,222	\$907,839	\$785,563
2024	\$1,876,612	\$1,687,732	\$1,311,415	\$1,706,454	\$1,696,892								
% Chg.	12.1%	-1.9%	-10.0%	0.5%	3.0%								
Months of Inventory	11.7	12.2	9.7	9.4	10.7	7.6	4.5	3.2	8.8	9.9	10.4	9.6	10.8
2024	10.9	9.8	9.3	8.6	9.6								
% Chg.	6.9%	24.8%	4.1%	9.6%	11.4%								
Pending Transactions at the End of the Month*	55	36	47	47	185	216	244	376	571	355	345	380	376
2024	52	40	30	59	181								
% Chg.	5.8%	-10.0%	56.7%	-20.3%	2.2%								

* includes Pending, Contingent & Contingent-Show