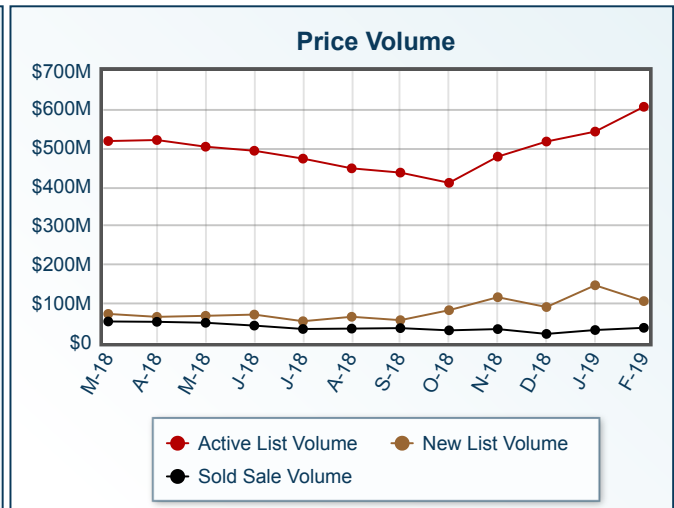
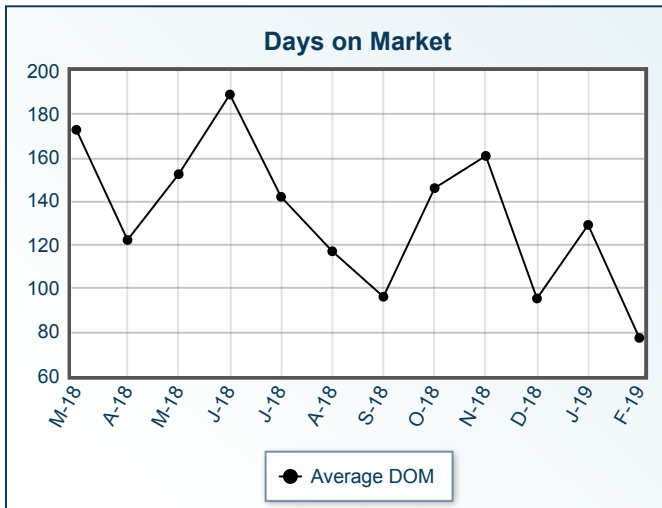
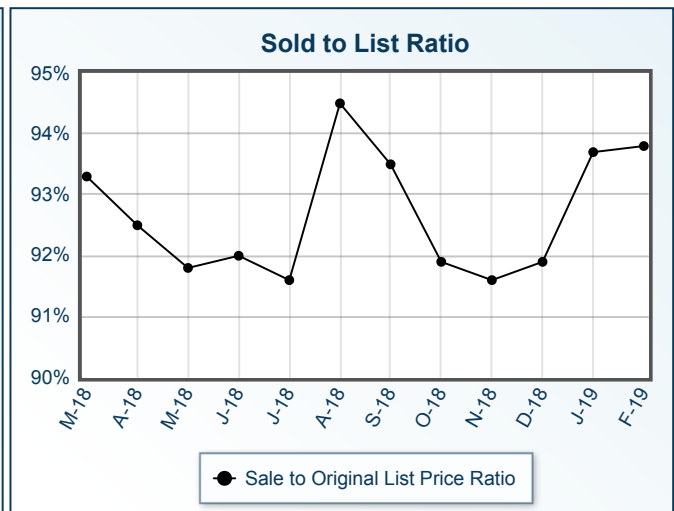
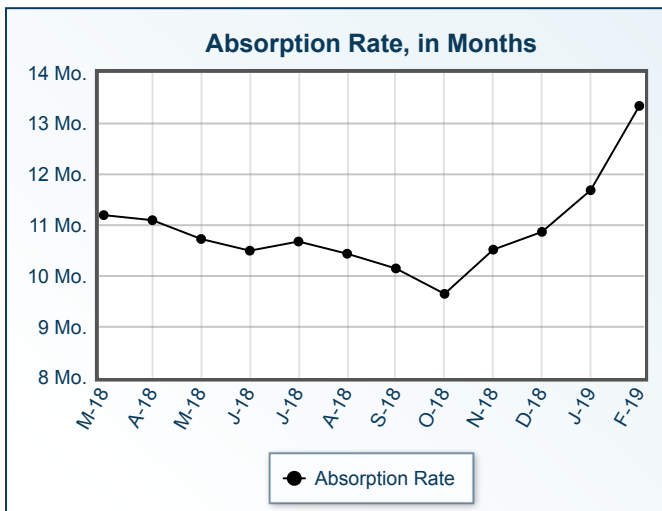
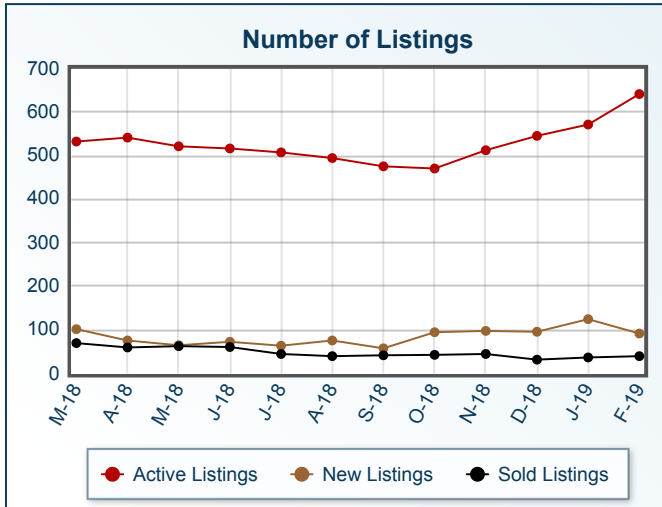


# Market Summary

KEY WEST Residential, February 2019



Summary Statistics						
	Feb-19	Feb-18	% Chg	2019 YTD	2018 YTD	% Chg
Absorption Rate	13.35	10.93	22.14	12.52	10.77	16.25
Average List Price	\$946,620	\$991,980	-4.57	\$1,003,871	\$966,127	3.91
Median List Price	\$699,000	\$697,000	0.29	\$699,000	\$696,000	0.43
Average Sale Price	\$948,855	\$737,908	28.59	\$911,756	\$750,910	21.42
Median Sale Price	\$692,500	\$605,000	14.46	\$634,000	\$580,000	9.31
Average DOM	77	231	-66.67	102	237	-56.96
Median DOM	56	104	-46.15	59	84	-29.76

Sold Listings	This Month			Year to Date			Pending Listings	This Month			Year to Date		
	2019	2018	% Chg	2019	2018	% Chg		2019	2018	% Chg	2019	2018	% Chg
	0-99,999	1	3	-66.7	3	7		-57.1	0-99,999	3	2	50.0	6
100,000-149,999	0	0	0.0	0	0	0.0	100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	0	1	-100.0	1	1	0.0	150,000-199,999	0	0	0.0	0	0	0.0
200,000-249,999	0	0	0.0	0	1	-100.0	200,000-249,999	0	2	-100.0	0	3	-100.0
250,000-299,999	2	0	N/A	3	0	N/A	250,000-299,999	0	1	-100.0	1	1	0.0
300,000-349,999	1	2	-50.0	3	5	-40.0	300,000-349,999	0	1	-100.0	0	3	-100.0
350,000-399,999	4	2	100.0	4	6	-33.3	350,000-399,999	1	4	-75.0	4	9	-55.6
400,000-449,999	1	3	-66.7	6	8	-25.0	400,000-449,999	1	1	0.0	1	4	-75.0
450,000-499,999	2	3	-33.3	5	6	-16.7	450,000-499,999	0	6	-100.0	3	9	-66.7
500,000-549,999	3	3	0.0	5	8	-37.5	500,000-549,999	2	4	-50.0	3	6	-50.0
550,000-599,999	1	2	-50.0	3	3	0.0	550,000-599,999	1	6	-83.3	7	9	-22.2
600,000-649,999	2	4	-50.0	6	4	50.0	600,000-649,999	1	5	-80.0	2	7	-71.4
650,000-699,999	3	1	200.0	5	4	25.0	650,000-699,999	2	1	100.0	6	3	100.0
700,000-749,999	1	2	-50.0	2	5	-60.0	700,000-749,999	1	1	0.0	1	1	0.0
750,000-799,999	0	1	-100.0	0	3	-100.0	750,000-799,999	0	4	-100.0	1	11	-90.9
800,000-849,999	1	0	N/A	2	2	0.0	800,000-849,999	0	0	0.0	2	0	N/A
850,000-899,999	2	3	-33.3	3	4	-25.0	850,000-899,999	0	3	-100.0	1	5	-80.0
900,000-949,999	3	1	200.0	3	2	50.0	900,000-949,999	1	0	N/A	2	0	N/A
950,000-999,999	1	1	0.0	1	1	0.0	950,000-999,999	1	4	-75.0	4	6	-33.3
1,000,000-1,099,999	1	1	0.0	2	2	0.0	1,000,000-1,099,999	0	2	-100.0	1	2	-50.0
1,100,000-1,199,999	2	0	N/A	3	2	50.0	1,100,000-1,199,999	2	1	100.0	4	6	-33.3
1,200,000-1,299,999	3	1	200.0	4	1	300.0	1,200,000-1,299,999	0	5	-100.0	0	7	-100.0
1,300,000-1,399,999	0	2	-100.0	1	2	-50.0	1,300,000-1,399,999	1	0	N/A	2	0	N/A
1,400,000-1,499,999	0	0	0.0	0	1	-100.0	1,400,000-1,499,999	0	1	-100.0	0	2	-100.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0	1,500,000-1,599,999	0	1	-100.0	0	1	-100.0
1,600,000-1,699,999	0	1	-100.0	0	2	-100.0	1,600,000-1,699,999	0	0	0.0	0	2	-100.0
1,700,000-1,799,999	0	0	0.0	0	2	-100.0	1,700,000-1,799,999	0	1	-100.0	0	3	-100.0
1,800,000-1,899,999	1	0	N/A	1	1	0.0	1,800,000-1,899,999	0	0	0.0	0	1	-100.0
1,900,000-1,999,999	1	0	N/A	2	0	N/A	1,900,000-1,999,999	2	0	N/A	2	0	N/A
2,000,000-2,249,999	1	0	N/A	4	0	N/A	2,000,000-2,249,999	1	2	-50.0	2	3	-33.3
2,250,000-2,499,999	1	1	0.0	2	1	100.0	2,250,000-2,499,999	0	4	-100.0	1	4	-75.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0	2,500,000-2,749,999	1	0	N/A	1	0	N/A
2,750,000-2,999,999	0	0	0.0	0	0	0.0	2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	1	1	0.0	1	1	0.0	3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	1	0	N/A	1	0	N/A	3,250,000-3,499,999	0	0	0.0	1	0	N/A
3,500,000-3,749,999	0	0	0.0	1	0	N/A	3,500,000-3,749,999	1	0	N/A	2	1	100.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0	3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0	4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0	4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0	4,500,000-4,749,999	1	0	N/A	1	0	N/A
4,750,000-4,999,999	0	0	0.0	0	0	0.0	4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	1	-100.0	5,000,000+	1	0	N/A	1	1	0.0
Totals	40	39	2.6	77	86	-10.5	Totals	24	62	-61.3	62	115	-46.1

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2019	2018	% Chg	2019	2018	% Chg		2019	2018	% Chg	2019	2018	% Chg
	0-99,999	151	132	14.4	165	152		8.6	0-99,999	4	12	-66.7	19
100,000-149,999	0	1	-100.0	0	1	-100.0	100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	0	1	-100.0	0	1	-100.0	150,000-199,999	0	0	0.0	0	1	-100.0
200,000-249,999	0	4	-100.0	0	8	-100.0	200,000-249,999	0	0	0.0	0	1	-100.0
250,000-299,999	4	4	0.0	5	7	-28.6	250,000-299,999	0	3	-100.0	1	5	-80.0
300,000-349,999	4	10	-60.0	4	15	-73.3	300,000-349,999	1	3	-66.7	2	4	-50.0
350,000-399,999	17	15	13.3	22	28	-21.4	350,000-399,999	6	7	-14.3	9	13	-30.8
400,000-449,999	23	11	109.1	28	16	75.0	400,000-449,999	7	1	600.0	12	3	300.0
450,000-499,999	21	16	31.3	26	26	0.0	450,000-499,999	4	8	-50.0	7	15	-53.3
500,000-549,999	19	21	-9.5	23	25	-8.0	500,000-549,999	5	4	25.0	10	9	11.1
550,000-599,999	33	20	65.0	48	31	54.8	550,000-599,999	10	9	11.1	16	13	23.1
600,000-649,999	19	12	58.3	28	23	21.7	600,000-649,999	5	7	-28.6	11	11	0.0
650,000-699,999	36	23	56.5	42	28	50.0	650,000-699,999	6	5	20.0	10	13	-23.1
700,000-749,999	23	14	64.3	25	15	66.7	700,000-749,999	4	6	-33.3	8	7	14.3
750,000-799,999	19	25	-24.0	22	37	-40.5	750,000-799,999	3	4	-25.0	6	10	-40.0
800,000-849,999	14	15	-6.7	16	16	0.0	800,000-849,999	0	2	-100.0	2	2	0.0
850,000-899,999	30	23	30.4	33	30	10.0	850,000-899,999	2	5	-60.0	10	10	0.0
900,000-949,999	16	6	166.7	17	8	112.5	900,000-949,999	1	3	-66.7	4	5	-20.0
950,000-999,999	23	12	91.7	28	21	33.3	950,000-999,999	2	4	-50.0	7	8	-12.5
1,000,000-1,099,999	10	11	-9.1	14	13	7.7	1,000,000-1,099,999	5	2	150.0	6	5	20.0
1,100,000-1,199,999	21	9	133.3	26	18	44.4	1,100,000-1,199,999	0	3	-100.0	10	4	150.0
1,200,000-1,299,999	17	16	6.3	22	25	-12.0	1,200,000-1,299,999	2	3	-33.3	5	9	-44.4
1,300,000-1,399,999	17	12	41.7	19	14	35.7	1,300,000-1,399,999	1	2	-50.0	7	3	133.3
1,400,000-1,499,999	7	11	-36.4	10	16	-37.5	1,400,000-1,499,999	2	5	-60.0	4	8	-50.0
1,500,000-1,599,999	19	11	72.7	23	15	53.3	1,500,000-1,599,999	2	2	0.0	10	3	233.3
1,600,000-1,699,999	8	8	0.0	8	12	-33.3	1,600,000-1,699,999	2	1	100.0	4	4	0.0
1,700,000-1,799,999	6	9	-33.3	6	11	-45.5	1,700,000-1,799,999	0	0	0.0	2	3	-33.3
1,800,000-1,899,999	3	6	-50.0	4	7	-42.9	1,800,000-1,899,999	2	2	0.0	3	2	50.0
1,900,000-1,999,999	10	7	42.9	13	7	85.7	1,900,000-1,999,999	4	2	100.0	6	4	50.0
2,000,000-2,249,999	8	8	0.0	11	12	-8.3	2,000,000-2,249,999	2	3	-33.3	3	3	0.0
2,250,000-2,499,999	15	16	-6.2	17	20	-15.0	2,250,000-2,499,999	2	2	0.0	5	6	-16.7
2,500,000-2,749,999	8	1	700.0	10	3	233.3	2,500,000-2,749,999	1	1	0.0	2	1	100.0
2,750,000-2,999,999	9	5	80.0	10	5	100.0	2,750,000-2,999,999	2	0	N/A	2	0	N/A
3,000,000-3,249,999	5	0	N/A	6	0	N/A	3,000,000-3,249,999	2	0	N/A	3	0	N/A
3,250,000-3,499,999	6	4	50.0	8	6	33.3	3,250,000-3,499,999	1	1	0.0	3	2	50.0
3,500,000-3,749,999	3	1	200.0	4	2	100.0	3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	2	3	-33.3	2	3	-33.3	3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	1	-100.0	0	1	-100.0	4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	1	0	N/A	1	0	N/A	4,250,000-4,499,999	0	0	0.0	1	0	N/A
4,500,000-4,749,999	2	1	100.0	2	1	100.0	4,500,000-4,749,999	0	0	0.0	0	1	-100.0
4,750,000-4,999,999	2	2	0.0	2	2	0.0	4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	10	12	-16.7	15	13	15.4	5,000,000+	2	1	100.0	7	4	75.0
Totals	641	519	23.5	765	694	10.2	Totals	92	113	-18.6	217	211	2.8

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