

**Statistical Analysis
of Florida Keys
Listings & Sales
January
2021**



YTD Listings & Sales All Properties by Market Area & Keys-wide January 2021 vs 2020



	Upper Keys	Middle Keys	Lower Keys	Key West	Keys-wide	2019	2018	2017
Sales	73	46	56	84	259	180	177	166
2020	53	35	34	51	172			
% Chg.	37.7%	31.4%	64.7%	64.7%	50.6%			
Average Sale Price	\$920,592	\$614,315	\$996,601	\$975,084	\$900,303	\$583,668	\$630,704	\$670,701
2020	\$503,941	\$491,724	\$499,091	\$698,705	\$559,214			
% Chg.	82.7%	24.9%	99.7%	39.6%	61.0%			
Dollar Volume	\$67,203,275	\$28,258,500	\$55,809,700	\$81,907,067	\$233,178,542	\$105,060,330	\$111,634,674	\$112,084,818
2020	\$26,708,900	\$17,210,340	\$16,969,100	\$35,634,000	\$96,184,840			
% Chg.	151.6%	64.2%	228.9%	129.9%	142.4%			
Sale Price-to-Original List Price	93.91%	94.00%	96.55%	94.74%	94.83%	87.29%	92.69%	91.10%
2020	69.35%	91.16%	92.11%	93.70%	84.76%			
% Chg.	35.4%	3.1%	4.8%	1.1%	11.9%			
Sale Price-to-Final List Price	95.77%	95.67%	97.57%	97.00%	96.62%	94.71%	93.85%	92.10%
2020	93.25%	94.20%	95.05%	95.25%	94.42%			
% Chg.	2.7%	1.6%	2.7%	1.8%	2.3%			
Average Price Reduction	1.9%	1.7%	1.0%	2.3%	1.8%	7.4%	1.2%	1.0%
Days on Market	116	101	98	96	103	104	117	131
2020	156	124	100	70	114			
% Chg.	-25.6%	-18.5%	-2.0%	37.1%	-9.6%			
Listed Properties For Sale	514	426	330	625	1,894	2,906	2,319	2,908
2020	940	563	500	676	2,680			
% Chg.	-45.3%	-24.3%	-34.0%	-7.5%	-29.3%			
Average List Price	\$1,255,526	\$1,020,469	\$769,705	\$1,167,591	\$1,089,424	\$917,380	\$899,000	\$849,922
2020	\$541,157	\$829,930	\$679,844	\$1,132,863	\$966,933			
% Chg.	132.0%	23.0%	13.2%	3.1%	12.7%			
Months of Inventory	7.0	9.3	5.9	7.4	7.3	16.1	13.1	17.5
2020	17.7	16.1	14.7	13.3	15.6			
% Chg.	-60.3%	-42.4%	-59.9%	-43.9%	-53.1%			
2020 Pending Transactions at Month's End*	163	87	126	153	528		381	243
2020	118	59	75	124	376			
% Chg.	38.1%	47.5%	68.0%	23.4%	40.4%			

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

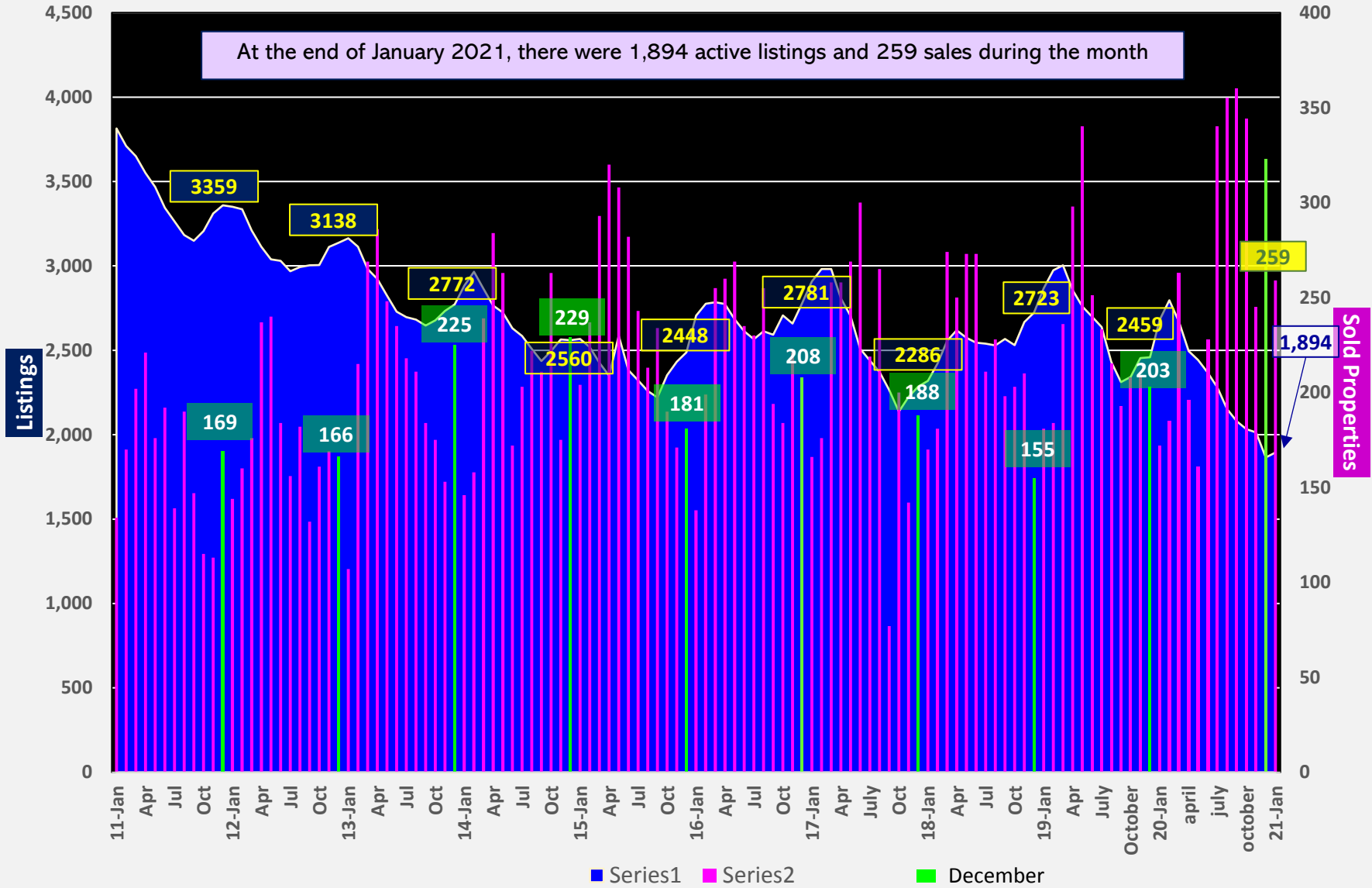
**Listings & Sales by Market Area & Property Type
January 2021 vs 2020**



	Upper Keys	Middle Keys	Lower Keys	Key West	Keys-wide	Percent of All Properties Total
Sales - Residential	62	39	41	72	214	82.6%
2020	41	24	25	45	134	77.9%
% chg	51.2%	62.5%	64.0%	60.0%	59.7%	
Sales - Vacant Land	6	5	10	4	25	9.7%
2020	6	7	6	2	21	12.2%
% chg	0.0%	-28.6%	66.7%	100.0%	19.0%	
ASP - Residential	\$1,042,241	\$682,602	\$833,570	\$1,066,750	\$944,966	
\$2,019	\$634,597	\$622,180	\$640,886	\$766,704	\$680,128	
% chg	64.2%	9.7%	30.1%	39.1%	38.9%	
ASP - Vacant Land	\$316,833	\$211,000	\$225,950	\$441,250	\$279,220	
2020	\$137,500	\$269,285	\$156,333	\$345,650	\$206,633	
% chg	130.4%	-21.6%	44.5%	27.7%	35.1%	
Dollar Volume - Residential	\$64,619,000	\$26,621,500	\$34,176,400	\$76,806,005	\$202,222,905	86.7%
2020	\$26,018,500	\$14,932,340	\$16,022,150	\$34,501,700	\$91,137,190	94.8%
% chg	148.4%	78.3%	113.3%	122.6%	121.9%	
Dollar Volume - Vacant Land	\$1,901,000	\$1,055,000	\$2,259,500	\$1,765,000	\$6,980,500	3.0%
2020	\$825,000	\$1,885,000	\$938,000	\$691,300	\$4,339,300	4.5%
% chg	130.4%	-44.0%	140.9%	155.3%	60.9%	
SP-OLP Residential	93.83%	94.06%	95.24%	92.58%	93.61%	
2020	86.93%	91.37%	92.53%	93.48%	91.00%	
% chg	7.9%	2.9%	2.9%	-1.0%	2.9%	
SP-FLP Residential	95.70%	95.77%	96.76%	94.73%	95.51%	
2020	93.42%	94.21%	95.14%	95.07%	94.46%	
% chg	2.4%	1.7%	1.7%	-0.4%	1.1%	
2020	1.9%	1.7%	1.5%	2.2%	1.9%	
SP-OLP - Vacant Land	99.27%	94.12%	91.11%	92.99%	94.16%	
2020	9.36%	91.64%	85.51%	99.83%	34.26%	
% chg	960.6%	2.7%	6.5%	-6.9%	174.8%	
SP-FLP Vacant Land	100.48%	96.01%	91.04%	98.38%	96.06%	
2020	81.24%	95.73%	93.52%	99.83%	92.72%	
% chg	23.7%	0.3%	-2.7%	-1.5%	3.6%	
Average Price Reduction - Vacant Land	1.2%	1.9%	-0.1%	5.4%	1.9%	
DOM - Residential	115	108	84	95	101	
2020	137	116	101	73	106	
% chg	-16.1%	-6.9%	-16.8%	30.1%	-4.7%	
DOM - Vacant Land	164	83	175	174	154	
2020	460	111	134	17	208	
% chg	-64.3%	-25.2%	30.6%	923.5%	-26.0%	

Properties Available vs. Sold Keys-wide

Source: Florida Keys MLS



Number Properties Available vs. Sold – Keys-Wide

Source: Florida Keys MLS

January 2021's 259 sales represent a 50.1% increase over January 2020's 172.
 January 2021's 1,894 listings is a -29.3% decrease from the 2,680 in January 2020.

