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# Key West Real Estate Market Stats

## JULY 2020

FOR SALE	SOLD	AVG SALES PRICE	DAYS ON MARKET
307	48	\$756,641	128

**307** residential homes were listed “For Sale” in the Key West market.

**48** homes sold during **July**.

That’s a **6** month supply of homes ***if no other homes come on the market.***

**58** additional homes came on the market, increasing inventory by **10** homes!

**82** of those homes were priced \$1,500,000+.

Only **5** of those homes sold during **July**.

That’s a **16** month supply of homes ***if no other homes come on the market***

**9** additional homes came on the market, increasing inventory by **4** homes!

**67** of those homes were priced \$900,000-\$1,499,999.

Only **8** of those homes sold during **July**.

That’s an **8** month supply of homes ***if no other homes come on the market***

**10** additional homes came on the market, increasing inventory by **2** homes!

**85** of those homes were priced \$600,000-\$899,999.

**15** of those homes sold during **July**.

That’s a **5** month supply ***if no other homes come on the market.***

**21** additional homes came on the market, increasing inventory by **6** homes!

**73** of those homes were priced \$599,999 or less.

**20** of those homes sold during **July**.

That’s a **3** month supply ***if no other homes come on the market.***

**18** additional homes came on the market, decreasing inventory by **2** homes!

### **JULY INVENTORY DECREASED BY 9.1% AND SALES WENT UP FROM 23 TO 48 HOMES SOLD**

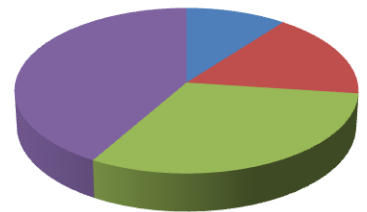
In the past month of July Pending Sales increased from 80 in June to 94 in July. With reduced inventory and double the Sales of the month before this July was right in line with July 2019 in terms of Sales.

Looking forward the Market anticipates steady Sales due to the steady Pending Sales and slightly lower inventory levels. **Price** is still the **most critical** factor in getting a sale. The Brokerage community sells

**98% of all homes SOLD each year!**

\*Based on information from the KWAR MLS for the period 7/1/2020 - 7/31/2020

## SOLDS



- \$1,500,000+
- \$900,000-\$1,499,999
- \$600,000-\$899,999
- <\$599,999