

## AUGUST 2021

FOR SALE	SOLD	PENDING	AVG SALES PRICE	DAYS ON MARKET
136	50	85	\$944,308	51

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

**50** homes sold during **August**.

That’s a **2** month supply of homes **if no other homes come on the market**.

**46** additional homes came on the market, decreasing inventory by **4** homes!

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

**8** of those homes sold during **August**.

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

**15** additional homes came on the market, increasing inventory by **7** homes!

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

**11** of those homes sold during **August**.

That’s a **2** month supply of homes **if no other homes come on the market**.

**7** additional homes came on the market, decreasing inventory by **4** homes!

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

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

That’s a **2** month supply **if no other homes come on the market**.

**12** additional homes came on the market, decreasing inventory by **3** homes!

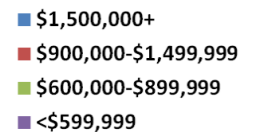
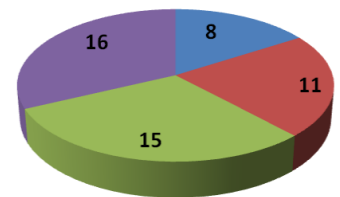
**22** of those homes were priced \$599,999 or less.

**16** of those homes sold during **August**.

That’s a **1** month supply **if no other homes come on the market**.

**12** additional homes came on the market, decreasing inventory by **4** homes!

### HOMES SOLD



**AUGUST INVENTORY FINALLY INCREASED 18% TO 136 HOMES FOR SALE.**  
**HOMES SOLD DECLINED FROM 82 TO 50 HOMES SOLD.**

As anticipated, Pending Sales decreased, from 97 in July, to 85 in August, as current inventory levels could not fuel more Sales. Looking forward the Market is telling us we can anticipate steady Sales in August due to the stable amount of Pending Sales and increase in inventory levels. The past month showed 46 new homes came on the market. The question now is with the increase in inventory will homes continue to sell as quickly as they have in the past 9 months?

**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 08/01/2021 - 8/31/2021

Sean Farrer, P.A.



305.924.0700



www.Key-West-Real-Estate.net



KeyWestRealEstateGuy@gmail.com



COLDWELL  
BANKER  
SCHMITT  
REAL ESTATE CO.