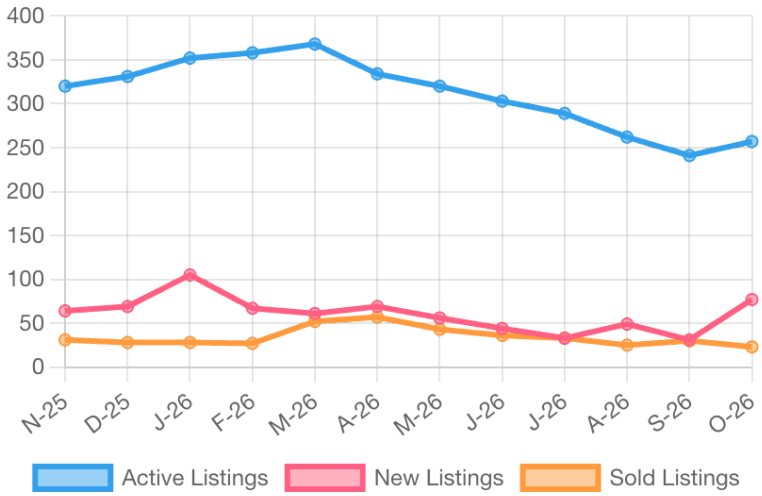
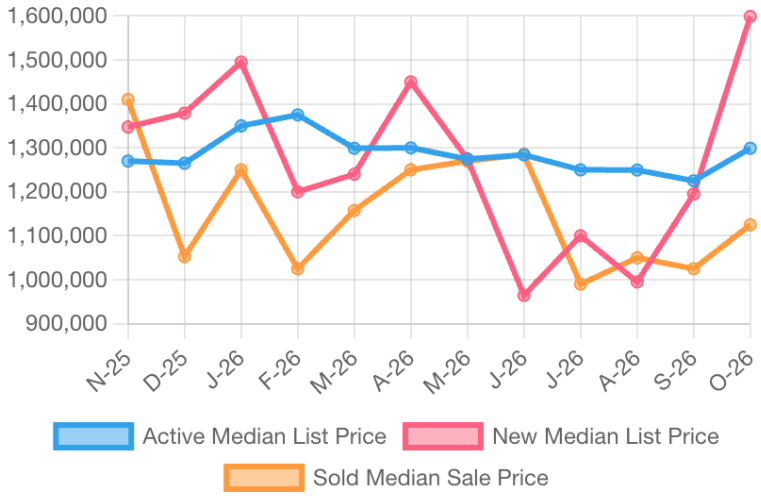
Market Summary

Key West Residential, October 2026

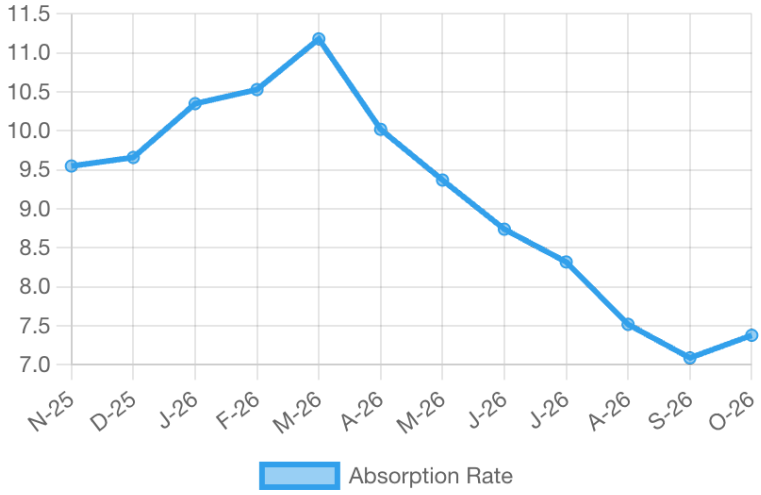
Number of Listings



Listing Prices



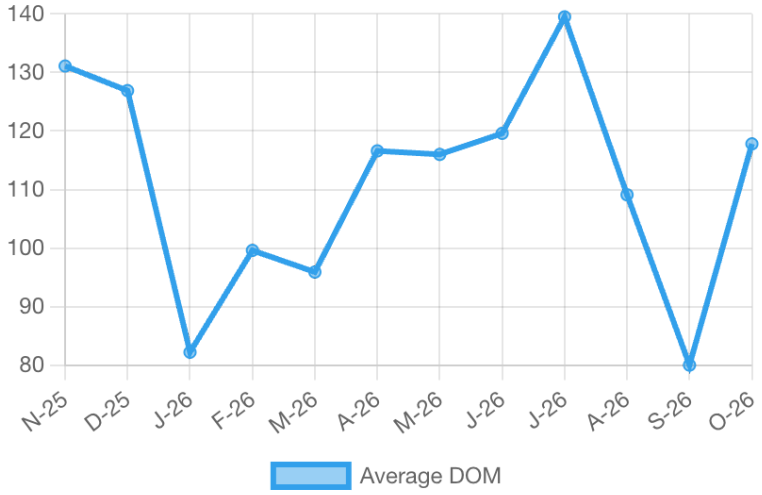
Absorption Rate, in Months



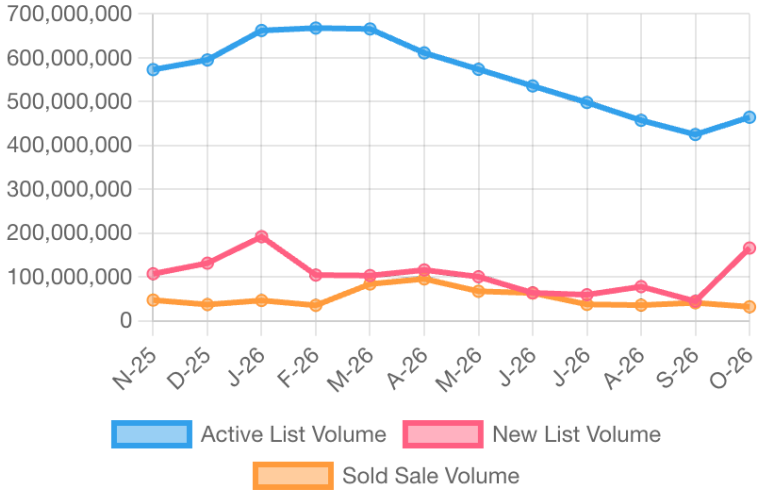
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Oct-26	Oct-25	% Chg	2026 YTD	2025 YTD	% Chg
Absorption Rate	7.38	8.57	-13.89	9.05	10.16	-10.93
Average List Price (Actives)	$1,807,078	$1,761,628	2.58	$1,765,435	$1,718,066	2.76
Median List Price (Actives)	$1,299,000	$1,275,000	1.88	$1,299,000	$1,299,000	0.00
Average Sale Price (Solds)	$1,401,435	$1,457,054	-3.82	$1,527,981	$1,439,162	6.17
Median Sale Price (Solds)	$1,125,000	$1,072,500	4.90	$1,127,500	$1,101,100	2.40
Average DOM	117	111	5.41	108	93	16.13
Median DOM	107	70	52.86	77	65	18.46

Sold Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	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	0	0.0	0	0	0.0
200,000-249,999	0	0	0.0	0	0	0.0
250,000-299,999	0	0	0.0	0	2	-100.0
300,000-349,999	0	1	-100.0	1	3	-66.7
350,000-399,999	0	0	0.0	2	2	0.0
400,000-449,999	0	0	0.0	1	0	N/A
450,000-499,999	0	0	0.0	8	5	60.0
500,000-549,999	0	1	-100.0	11	12	-8.3
550,000-599,999	0	0	0.0	14	15	-6.7
600,000-649,999	1	2	-50.0	8	10	-20.0
650,000-699,999	3	2	50.0	16	19	-15.8
700,000-749,999	0	1	-100.0	8	9	-11.1
750,000-799,999	0	1	-100.0	13	16	-18.7
800,000-849,999	1	1	0.0	15	19	-21.1
850,000-899,999	0	2	-100.0	12	23	-47.8
900,000-949,999	1	1	0.0	14	13	7.7
950,000-999,999	1	1	0.0	17	9	88.9

Pending Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	0	0	0.0	0	1	-100.0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	0	0	0.0	0	0	0.0
200,000-249,999	0	0	0.0	0	0	0.0
250,000-299,999	0	0	0.0	0	2	-100.0
300,000-349,999	0	0	0.0	1	0	N/A
350,000-399,999	0	1	-100.0	2	4	-50.0
400,000-449,999	1	0	N/A	2	0	N/A
450,000-499,999	0	0	0.0	6	6	0.0
500,000-549,999	0	0	0.0	10	8	25.0
550,000-599,999	0	2	-100.0	15	16	-6.2
600,000-649,999	0	1	-100.0	7	5	40.0
650,000-699,999	0	2	-100.0	12	24	-50.0
700,000-749,999	0	0	0.0	5	7	-28.6
750,000-799,999	0	1	-100.0	15	18	-16.7
800,000-849,999	0	0	0.0	7	8	-12.5
850,000-899,999	1	2	-50.0	13	26	-50.0
900,000-949,999	0	2	-100.0	4	7	-42.9
950,000-999,999	0	2	-100.0	22	19	15.8

Sold Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
1,000,000-1,099,999	3	4	-25.0	26	15	73.3
1,100,000-1,199,999	3	1	200.0	24	16	50.0
1,200,000-1,299,999	0	0	0.0	14	24	-41.7
1,300,000-1,399,999	1	1	0.0	13	11	18.2
1,400,000-1,499,999	1	1	0.0	11	12	-8.3
1,500,000-1,599,999	0	0	0.0	9	13	-30.8
1,600,000-1,699,999	2	1	100.0	13	14	-7.1
1,700,000-1,799,999	0	1	-100.0	8	6	33.3
1,800,000-1,899,999	0	0	0.0	10	7	42.9
1,900,000-1,999,999	1	1	0.0	7	9	-22.2
2,000,000-2,249,999	1	1	0.0	12	11	9.1
2,250,000-2,499,999	2	1	100.0	14	11	27.3
2,500,000-2,749,999	1	0	N/A	9	4	125.0
2,750,000-2,999,999	1	0	N/A	11	9	22.2
3,000,000-3,249,999	0	0	0.0	7	4	75.0
3,250,000-3,499,999	0	0	0.0	6	6	0.0
3,500,000-3,749,999	0	1	-100.0	2	7	-71.4
3,750,000-3,999,999	0	1	-100.0	3	2	50.0
4,000,000-4,249,999	0	0	0.0	3	2	50.0
4,250,000-4,499,999	0	0	0.0	4	1	300.0
4,500,000-4,749,999	0	0	0.0	2	1	100.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	1	-100.0	6	7	-14.3
Totals	23	28	-17.9	354	349	1.4

Pending Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
1,000,000-1,099,999	1	1	0.0	14	10	40.0
1,100,000-1,199,999	0	2	-100.0	26	20	30.0
1,200,000-1,299,999	0	0	0.0	16	15	6.7
1,300,000-1,399,999	2	2	0.0	17	15	13.3
1,400,000-1,499,999	0	2	-100.0	14	14	0.0
1,500,000-1,599,999	0	0	0.0	9	9	0.0
1,600,000-1,699,999	0	2	-100.0	11	15	-26.7
1,700,000-1,799,999	0	2	-100.0	11	10	10.0
1,800,000-1,899,999	0	1	-100.0	6	4	50.0
1,900,000-1,999,999	0	0	0.0	9	8	12.5
2,000,000-2,249,999	0	0	0.0	5	9	-44.4
2,250,000-2,499,999	2	1	100.0	16	16	0.0
2,500,000-2,749,999	2	0	N/A	7	5	40.0
2,750,000-2,999,999	0	2	-100.0	11	9	22.2
3,000,000-3,249,999	0	0	0.0	6	6	0.0
3,250,000-3,499,999	1	2	-50.0	8	9	-11.1
3,500,000-3,749,999	0	2	-100.0	4	7	-42.9
3,750,000-3,999,999	0	0	0.0	3	3	0.0
4,000,000-4,249,999	0	0	0.0	3	3	0.0
4,250,000-4,499,999	0	0	0.0	3	1	200.0
4,500,000-4,749,999	0	0	0.0	3	0	N/A
4,750,000-4,999,999	0	0	0.0	3	1	200.0
5,000,000+	0	0	0.0	7	7	0.0
Totals	10	32	-68.7	333	347	-4.0

Active Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	0	0	0.0	1	3	-66.7
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	0	0	0.0	0	0	0.0
200,000-249,999	0	0	0.0	0	0	0.0
250,000-299,999	0	0	0.0	0	2	-100.0
300,000-349,999	2	1	100.0	4	2	100.0
350,000-399,999	2	3	-33.3	5	12	-58.3
400,000-449,999	2	4	-50.0	8	4	100.0
450,000-499,999	2	6	-66.7	12	16	-25.0
500,000-549,999	5	8	-37.5	22	29	-24.1
550,000-599,999	12	13	-7.7	41	38	7.9
600,000-649,999	8	5	60.0	22	19	15.8
650,000-699,999	7	9	-22.2	29	46	-37.0
700,000-749,999	6	5	20.0	16	14	14.3
750,000-799,999	16	11	45.5	38	38	0.0
800,000-849,999	8	3	166.7	30	16	87.5
850,000-899,999	18	15	20.0	46	59	-22.0
900,000-949,999	6	4	50.0	14	17	-17.6
950,000-999,999	12	16	-25.0	49	48	2.1
1,000,000-1,099,999	3	11	-72.7	26	35	-25.7
1,100,000-1,199,999	10	21	-52.4	56	69	-18.8
1,200,000-1,299,999	12	17	-29.4	49	62	-21.0
1,300,000-1,399,999	11	5	120.0	43	33	30.3
1,400,000-1,499,999	7	4	75.0	31	28	10.7
1,500,000-1,599,999	5	6	-16.7	26	30	-13.3
1,600,000-1,699,999	1	9	-88.9	20	41	-51.2
1,700,000-1,799,999	12	8	50.0	30	33	-9.1
1,800,000-1,899,999	11	10	10.0	29	21	38.1
1,900,000-1,999,999	6	12	-50.0	24	38	-36.8
2,000,000-2,249,999	10	10	0.0	33	36	-8.3

New Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	0	0	0.0	1	3	-66.7
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	0	0	0.0	0	0	0.0
200,000-249,999	0	0	0.0	0	0	0.0
250,000-299,999	0	0	0.0	0	2	-100.0
300,000-349,999	0	0	0.0	3	2	50.0
350,000-399,999	0	1	-100.0	2	9	-77.8
400,000-449,999	1	1	0.0	5	4	25.0
450,000-499,999	0	0	0.0	8	9	-11.1
500,000-549,999	2	4	-50.0	11	25	-56.0
550,000-599,999	2	6	-66.7	29	32	-9.4
600,000-649,999	0	0	0.0	16	13	23.1
650,000-699,999	0	4	-100.0	19	36	-47.2
700,000-749,999	1	0	N/A	10	11	-9.1
750,000-799,999	1	3	-66.7	27	29	-6.9
800,000-849,999	3	1	200.0	24	12	100.0
850,000-899,999	4	6	-33.3	28	38	-26.3
900,000-949,999	0	2	-100.0	10	13	-23.1
950,000-999,999	5	5	0.0	29	29	0.0
1,000,000-1,099,999	1	4	-75.0	14	28	-50.0
1,100,000-1,199,999	2	10	-80.0	28	57	-50.9
1,200,000-1,299,999	2	4	-50.0	33	38	-13.2
1,300,000-1,399,999	5	3	66.7	26	17	52.9
1,400,000-1,499,999	4	1	300.0	25	16	56.3
1,500,000-1,599,999	6	1	500.0	19	16	18.8
1,600,000-1,699,999	1	4	-75.0	11	27	-59.3
1,700,000-1,799,999	3	3	0.0	20	24	-16.7
1,800,000-1,899,999	2	3	-33.3	18	16	12.5
1,900,000-1,999,999	2	2	0.0	13	26	-50.0
2,000,000-2,249,999	7	2	250.0	25	19	31.6

Active Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
2,250,000-2,499,999	11	20	-45.0	44	55	-20.0
2,500,000-2,749,999	7	10	-30.0	25	28	-10.7
2,750,000-2,999,999	10	11	-9.1	33	38	-13.2
3,000,000-3,249,999	0	3	-100.0	9	14	-35.7
3,250,000-3,499,999	6	6	0.0	18	24	-25.0
3,500,000-3,749,999	6	3	100.0	12	13	-7.7
3,750,000-3,999,999	5	1	400.0	13	19	-31.6
4,000,000-4,249,999	0	0	0.0	3	4	-25.0
4,250,000-4,499,999	2	4	-50.0	13	10	30.0
4,500,000-4,749,999	2	1	100.0	7	1	600.0
4,750,000-4,999,999	4	5	-20.0	12	13	-7.7
5,000,000+	10	10	0.0	31	27	14.8
Totals	257	290	-11.4	924	1035	-10.7

New Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
2,250,000-2,499,999	4	4	0.0	33	40	-17.5
2,500,000-2,749,999	2	3	-33.3	14	19	-26.3
2,750,000-2,999,999	1	5	-80.0	17	21	-19.0
3,000,000-3,249,999	0	2	-100.0	4	10	-60.0
3,250,000-3,499,999	1	2	-50.0	14	16	-12.5
3,500,000-3,749,999	1	0	N/A	11	6	83.3
3,750,000-3,999,999	4	3	33.3	8	12	-33.3
4,000,000-4,249,999	0	0	0.0	3	3	0.0
4,250,000-4,499,999	2	2	0.0	7	7	0.0
4,500,000-4,749,999	1	0	N/A	4	1	300.0
4,750,000-4,999,999	2	2	0.0	5	7	-28.6
5,000,000+	5	3	66.7	18	16	12.5
Totals	77	96	-19.8	592	709	-16.5

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