

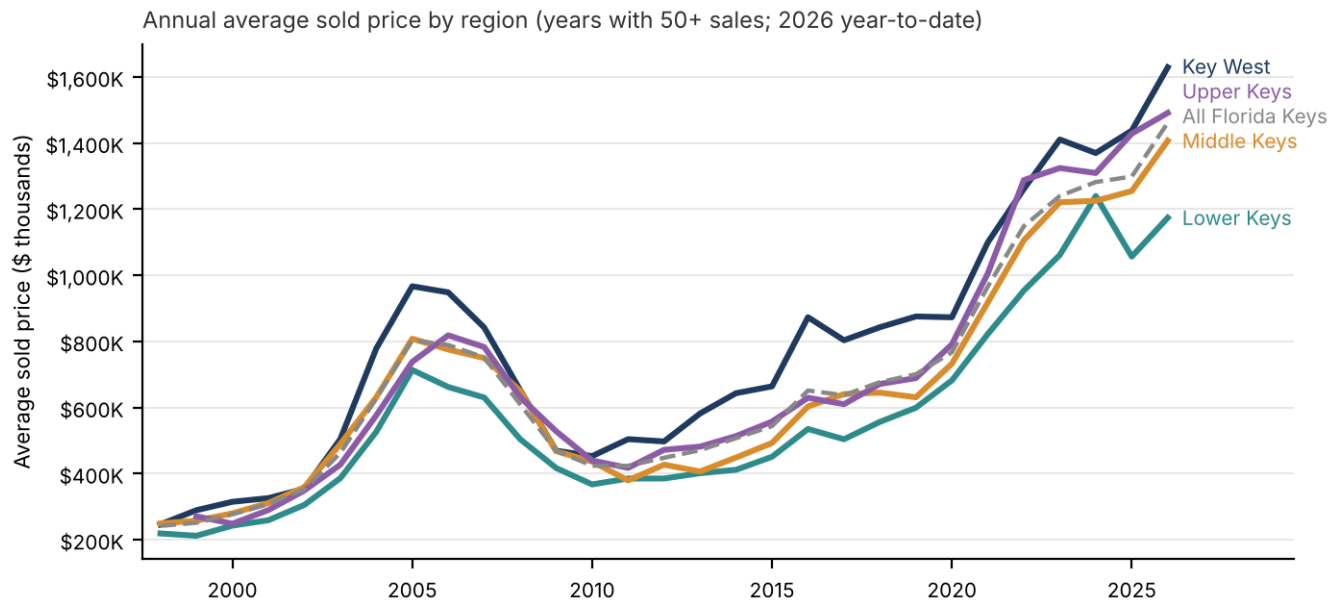
Florida Keys Residential Average Sold Price by Region, 1998–2026

Annual average sold price of residential properties (single-family homes, condos, townhouses and mobile homes) closed through the Florida Keys MLS. Each figure is the year's total sold dollar volume divided by its number of closed sales.

Year	Key West	Lower Keys	Middle Keys	Upper Keys	All Florida Keys
1998	\$246,605	\$219,114	\$249,385	\$340,273†	\$241,935
1999	\$289,471	\$212,069	\$257,718	\$271,090	\$251,442
2000	\$314,920	\$242,750	\$279,898	\$248,586	\$276,987
2001	\$325,960	\$259,159	\$311,252	\$289,860	\$307,960
2002	\$354,314	\$305,420	\$359,069	\$348,996	\$352,476
2003	\$504,465	\$386,244	\$489,888	\$427,149	\$462,535
2004	\$778,695	\$526,641	\$631,199	\$576,258	\$627,250
2005	\$966,960	\$713,774	\$808,205	\$738,301	\$804,211
2006	\$948,571	\$662,222	\$775,693	\$818,603	\$789,249
2007	\$842,199	\$630,490	\$749,786	\$783,108	\$751,727
2008	\$652,709	\$504,300	\$650,956	\$631,419	\$609,913
2009	\$469,544	\$417,016	\$467,962	\$528,330	\$469,370
2010	\$453,123	\$367,438	\$436,579	\$439,781	\$423,912
2011	\$504,388	\$385,391	\$379,614	\$417,481	\$423,853
2012	\$497,494	\$385,389	\$427,159	\$472,158	\$448,011
2013	\$582,062	\$401,405	\$406,501	\$481,807	\$471,015
2014	\$643,500	\$411,709	\$448,830	\$513,691	\$507,424
2015	\$664,149	\$451,072	\$492,843	\$557,569	\$543,824
2016	\$873,370	\$535,171	\$603,182	\$629,737	\$651,550
2017	\$803,634	\$504,047	\$640,726	\$610,192	\$637,499
2018	\$843,108	\$556,735	\$645,128	\$671,441	\$677,012
2019	\$875,618	\$599,505	\$631,193	\$689,137	\$700,752
2020	\$873,091	\$682,177	\$732,584	\$791,375	\$767,273
2021	\$1,100,073	\$822,746	\$918,117	\$1,006,194	\$966,487
2022	\$1,261,623	\$953,961	\$1,106,067	\$1,288,384	\$1,148,913
2023	\$1,410,974	\$1,061,711	\$1,221,096	\$1,324,597	\$1,240,145
2024	\$1,370,129	\$1,240,148	\$1,225,553	\$1,309,658	\$1,282,355
2025	\$1,438,027	\$1,056,771	\$1,255,074	\$1,428,769	\$1,299,020
2026 YTD*	\$1,629,470	\$1,174,346	\$1,407,320	\$1,491,493	\$1,461,670

* 2026 is year-to-date through September 30, 2026. † Fewer than 50 sales that year; treat with caution. Regional figures for 1998–2004 exclude 12–28% of sales that have no MLS area recorded (these are included in the All Florida Keys column). See page 2 for details.

Trend at a glance



About this data

Source	Florida Keys MLS, Inc., via Flexmls Market Statistics (closed sales count and sold dollar volume), residential property type. Retrieved October 14, 2026.
Regions (MLS areas)	Key West: Areas 01–04. Lower Keys: Areas 05–11 (Stock Island through Big Pine & No Name Key). Middle Keys: Areas 13–21 (7 Mile Bridge through Marathon, Grassy Key, Duck Key and Long Key). Upper Keys: Areas 22–28 (Matecumbe, Windley and Plantation Keys, Key Largo and the Ocean Reef area). All Florida Keys: every residential MLS sale, including offshore islands and sales with no area recorded.
Older records	Data before 1998 is essentially absent from the MLS. In 1998–2004, 12–28% of sales have no MLS area recorded, so regional averages for those years reflect a subset of sales; from 2005 on the share is under 3%. Upper Keys sales appear in volume starting in 2000.
What is not included	Sales never entered in the MLS (for-sale-by-owner, some new construction and off-market deals). For a record of all recorded sales, see the Monroe County Property Appraiser.
Reading averages	Averages can be pulled up by a few very high-priced sales, especially in smaller regions and early years. An Excel file with annual sales counts, dollar volume and the underlying monthly data by MLS area accompanies this report.
Disclaimer	Information deemed reliable but not guaranteed.