

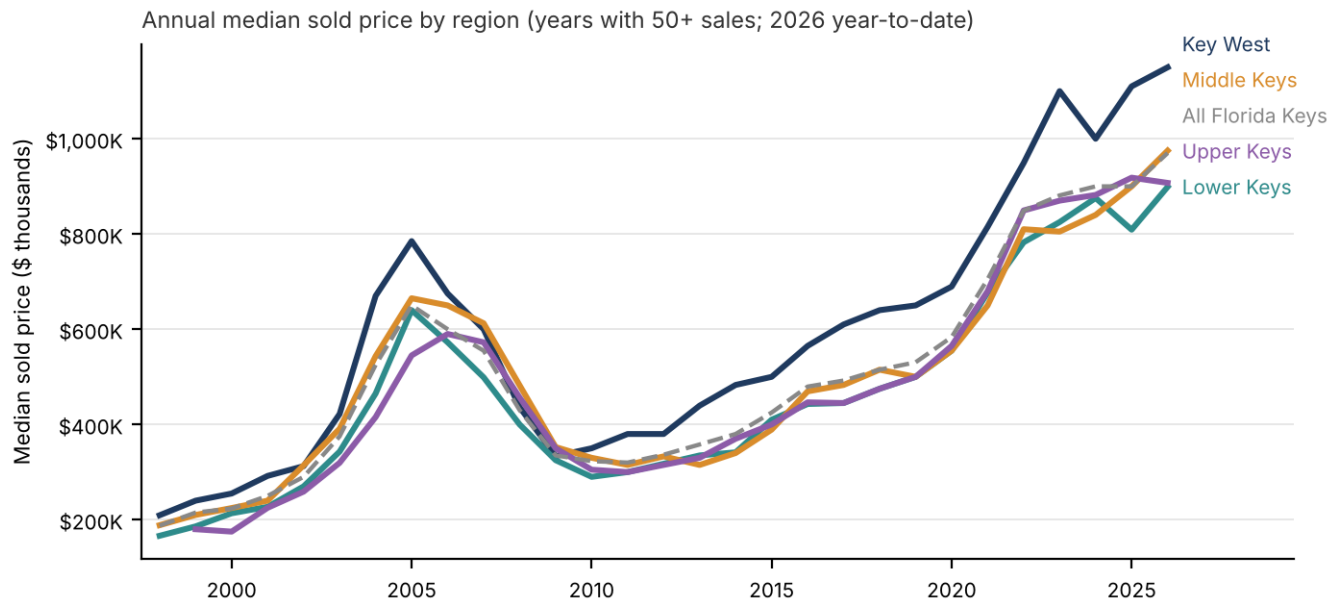
Florida Keys Residential Median Sold Price by Region, 1998–2026

Annual median sold price of residential properties (single-family homes, condos, townhouses and mobile homes) closed through the Florida Keys MLS. The median is the middle sale of the year when every closed sale is ranked by price: half of the year's sales closed above it and half below. Unlike an average, it is not pulled up by a handful of very expensive homes.

Year	Key West	Lower Keys	Middle Keys	Upper Keys	All Florida Keys
1998	\$209,375	\$166,250	\$188,500	\$268,500†	\$187,500
1999	\$240,000	\$186,000	\$210,000	\$180,000	\$215,000
2000	\$255,000	\$213,500	\$224,500	\$175,000	\$223,500
2001	\$292,000	\$227,000	\$240,000	\$225,000	\$250,000
2002	\$312,500	\$270,000	\$314,250	\$259,000	\$290,000
2003	\$422,000	\$343,000	\$391,000	\$319,500	\$375,000
2004	\$670,000	\$465,000	\$543,500	\$415,500	\$525,000
2005	\$785,000	\$640,000	\$665,000	\$545,000	\$650,000
2006	\$675,000	\$572,500	\$650,000	\$590,000	\$600,000
2007	\$600,000	\$499,000	\$612,500	\$572,500	\$555,000
2008	\$436,250	\$400,000	\$482,050	\$456,500	\$430,000
2009	\$333,500	\$325,000	\$352,500	\$350,000	\$335,000
2010	\$350,000	\$290,000	\$330,000	\$305,000	\$322,900
2011	\$380,000	\$300,000	\$315,000	\$300,000	\$320,000
2012	\$380,000	\$317,500	\$333,000	\$315,000	\$336,500
2013	\$439,500	\$335,000	\$315,000	\$330,000	\$358,000
2014	\$483,000	\$341,500	\$340,000	\$370,000	\$380,000
2015	\$500,000	\$410,000	\$389,175	\$400,000	\$425,000
2016	\$565,000	\$443,000	\$469,500	\$446,450	\$479,500
2017	\$610,000	\$445,000	\$483,000	\$445,000	\$492,250
2018	\$640,000	\$475,000	\$515,000	\$475,000	\$515,000
2019	\$650,000	\$500,000	\$500,000	\$500,000	\$530,625
2020	\$689,500	\$555,000	\$555,000	\$565,000	\$583,500
2021	\$815,000	\$677,000	\$650,000	\$680,000	\$705,000
2022	\$949,000	\$782,500	\$810,000	\$849,450	\$849,000
2023	\$1,100,000	\$825,000	\$805,000	\$870,000	\$881,000
2024	\$1,000,000	\$875,500	\$840,000	\$882,000	\$900,000
2025	\$1,110,000	\$809,000	\$900,000	\$918,250	\$900,000
2026 YTD*	\$1,150,000	\$899,000	\$975,000	\$907,250	\$970,000

* 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 listing search: all closed residential sales for each region and year, ranked by sold price. Retrieved October 23, 2026. When a year has an even number of sales, the median is the midpoint of the two middle sales.
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 figures 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.
Median vs. average	The median is usually lower than the average because a small number of high-priced sales raise the average but not the median. A companion report shows annual average sold prices for the same regions and years. Sale counts here were taken October 23, 2026 and differ from the average report by 1–3 sales in a few years, reflecting MLS records added or corrected in between.
Excel file	The accompanying Excel file lists, for every region and year, the number of sales and the price and MLS number of the middle sale(s), so each median can be checked in Flexmls.
Disclaimer	Information deemed reliable but not guaranteed.