

### Residential CMA

Listings as of 05/20/24 at 10:22 AM

Property type Residential; KW Neighborhood of 'Key West Golf Club'; Status of 'Active'. **(Selected Listings Only)**

#### Active Properties

| MLS#                      | Address              | City     | Year Built | WF             | BD | Bth     | Lot SqFt | Year | Listing Date | DOM   | SqFt     | Original LP  | LP/SqFt  | List Price |
|---------------------------|----------------------|----------|------------|----------------|----|---------|----------|------|--------------|-------|----------|--------------|----------|------------|
| 609331                    | 19 Golf Club Dr B    | KEY WEST | 1996       | No             | 2  | 2 (1,1) | 1,343    | 1996 | 03/22/2024   | 59    | 806      | 609,900      | 718.36   | 579,000    |
| 605171                    | 75 Golf Club Dr      | KEY WEST | 1996       | No             | 2  | 1 (1,0) | 1,496    | 1996 | 05/04/2023   | 382   | 780      | 667,000      | 756.41   | 590,000    |
| 608998                    | 135 Golf Club Dr     | KEY WEST | 1996       | No             | 2  | 2 (1,1) | 1,482    | 1996 | 03/02/2024   | 79    | 780      | 625,000      | 767.95   | 599,000    |
| 609379                    | 68 Merganser Ln      | KEY WEST | 1995       | No             | 2  | 2 (1,1) | 1,344    | 1995 | 03/30/2024   | 51    | 780      | 649,000      | 794.87   | 620,000    |
| 609059                    | 30 Kingfisher Ln     | KEY WEST | 1996       | No             | 2  | 2 (1,1) | 1,528    | 1996 | 03/05/2024   | 76    | 780      | 679,000      | 833.21   | 649,900    |
| 609970                    | 25 Spoonbill Way     | KEY WEST | 1998       | No             | 2  | 2 (1,1) | 1,278    | 1998 | 05/13/2024   | 7     | 836      | 689,000      | 824.16   | 689,000    |
| 608428                    | 101 Golf Club Dr     | KEY WEST | 1996       | No             | 2  | 2 (2,0) | 1,426    | 1996 | 01/29/2024   | 112   | 900      | 759,000      | 772.22   | 695,000    |
| 609424                    | 69 Spoonbill Way     | KEY WEST | 1998       | No             | 2  | 3 (2,1) | 1,926    | 1998 | 04/02/2024   | 48    | 930      | 789,900      | 849.35   | 789,900    |
| 609230                    | 28 Whistling Duck Ln | KEY WEST | 1996       | No             | 3  | 2 (2,0) | 2,365    | 1996 | 03/16/2024   | 65    | 1,320    | 895,000      | 643.18   | 849,000    |
| 608575                    | 129 Golf Club Dr     | KEY WEST | 1996       | No             | 3  | 3 (3,0) | 1,685    | 1996 | 02/05/2024   | 105   | 1,320    | 940,000      | 674.24   | 890,000    |
| 609811                    | 236 Golf Club Dr     | KEY WEST | 1999       | No             | 2  | 3 (2,1) | 1,820    | 1999 | 05/01/2024   | 19    | 1,120    | 965,000      | 861.61   | 965,000    |
| 608765                    | 40 Spoonbill Way 2   | KEY WEST | 1999       | No             | 3  | 3 (3,0) | 1,699    | 1999 | 02/14/2024   | 96    | 1,320    | 1,059,000    | 738.26   | 974,500    |
| 609721                    | 23 Kestral Way       | KEY WEST | 1997       | No             | 4  | 3 (3,0) | 2,101    | 1997 | 04/24/2024   | 26    | 1,320    | 980,000      | 742.42   | 980,000    |
| 608498                    | 13 Kestral Way       | KEY WEST | 1997       | No             | 3  | 3 (3,0) | 2,180    | 1997 | 02/01/2024   | 109   | 1,460    | 995,000      | 681.51   | 995,000    |
| 609491                    | 221 Golf Club Dr     | KEY WEST | 2001       | No             | 3  | 3 (2,1) | 3,499    | 2001 | 04/06/2024   | 44    | 1,600    | 1,450,000    | 859.38   | 1,375,000  |
| 609340                    | 283 Golf Club Dr     | KEY WEST | 1999       | No             | 3  | 3 (2,1) | 3,316    | 1999 | 03/26/2024   | 55    | 1,600    | 1,399,000    | 874.38   | 1,399,000  |
| 608836                    | 211 Golf Club Dr     | KEY WEST | 2000       | No             | 3  | 3 (2,1) | 3,761    | 2000 | 02/21/2024   | 89    | 1,600    | 1,595,000    | 934.38   | 1,495,000  |
| 608393                    | 243 Golf Club Dr     | KEY WEST | 2000       | No             | 3  | 3 (2,1) | 6,267    | 2000 | 01/27/2024   | 114   | 1,600    | 1,700,000    | 1,015.63 | 1,625,000  |
| 609323                    | 245 Golf Club Dr     | KEY WEST | 2001       | No             | 4  | 3 (2,1) | 4,942    | 2001 | 03/22/2024   | 59    | 1,600    | 1,899,000    | 1,124.38 | 1,799,000  |
| <b>Total Listings: 19</b> |                      |          |            | <b>Average</b> |    |         | 2,392.53 |      |              | 83.95 | 1,181.68 | 1,018,147.37 | 813.99   | 976,752.63 |
|                           |                      |          |            | <b>Min</b>     |    |         | 1,278    |      |              | 7     | 780      | 609,900      | 643.18   | 579,000    |
|                           |                      |          |            | <b>Max</b>     |    |         | 6,267    |      |              | 382   | 1,600    | 1,899,000    | 1,124.38 | 1,799,000  |
|                           |                      |          |            | <b>Median</b>  |    |         | 1,820    |      |              | 65    | 1,320    | 940,000      | 794.87   | 890,000    |

#### Contingent/Show Properties

| MLS#                     | Address          | City     | Year Built | WF             | BD | Bth     | Lot SqFt | Year | Listing Date | DOM | SqFt | Original LP | LP/SqFt | List Price |
|--------------------------|------------------|----------|------------|----------------|----|---------|----------|------|--------------|-----|------|-------------|---------|------------|
| 607771                   | 177 Golf Club Dr | KEY WEST | 1997       | No             | 2  | 2 (1,1) | 1,660    | 1997 | 12/11/2023   | 155 | 806  | 680,000     | 763.03  | 615,000    |
| <b>Total Listings: 1</b> |                  |          |            | <b>Average</b> |    |         | 1,660    |      |              | 155 | 806  | 680,000     | 763.03  | 615,000    |
|                          |                  |          |            | <b>Min</b>     |    |         | 1,660    |      |              | 155 | 806  | 680,000     | 763.03  | 615,000    |
|                          |                  |          |            | <b>Max</b>     |    |         | 1,660    |      |              | 155 | 806  | 680,000     | 763.03  | 615,000    |
|                          |                  |          |            | <b>Median</b>  |    |         | 1,660    |      |              | 155 | 806  | 680,000     | 763.03  | 615,000    |

Property Type Count

20

Averages

Sqft: 1,163

\$/Sqft: 811.45

DOM: 88

Original List Price: 1,001,240

List Price: 958,665

*4.3% Reduction*

\* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.

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*KWGC - Active as of 5/20/24*



**KW** KEY WEST  
COMPASS REALTY  
KELLERWILLIAMS



**Robin Mitchell** BROKER-ASSOCIATE

Cell: (305) 797-9099  
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1 Golf Club Dr. Key West, FL 33040  
333 Fleming St. Key West, FL 33040

Each Office Is Independently Owned and Operated

**Residential CMA**

Listings as of 05/20/24 at 10:24 AM

Property type Residential; Key/Island of 'Key West'; KW Neighborhood of 'Key West Golf Club'; Status of 'Pending', 'Kick-out', 'Contingent/Show', 'Contingent'. **(Selected Listings Only)**

**Contingent/Show Properties**

| MLS#                     | Address          | City     | Year Built | WF             | BD | Bth     | Lot SqFt | Year | Listing Date | DOM | SqFt | Original LP | LP/SqFt | List Price |
|--------------------------|------------------|----------|------------|----------------|----|---------|----------|------|--------------|-----|------|-------------|---------|------------|
| 609231                   | 117 Golf Club Dr | KEY WEST | 1996       | No             | 2  | 2 (1,1) | 1,501    | 1996 | 03/14/2024   | 67  | 780  | 639,000     | 743.59  | 580,000    |
| 607771                   | 177 Golf Club Dr | KEY WEST | 1997       | No             | 2  | 2 (1,1) | 1,660    | 1997 | 12/11/2023   | 155 | 806  | 680,000     | 763.03  | 615,000    |
| <b>Total Listings: 2</b> |                  |          |            | <b>Average</b> |    |         | 1,580.5  |      |              | 111 | 793  | 659,500     | 753.31  | 597,500    |
|                          |                  |          |            | <b>Min</b>     |    |         | 1,501    |      |              | 67  | 780  | 639,000     | 743.59  | 580,000    |
|                          |                  |          |            | <b>Max</b>     |    |         | 1,660    |      |              | 155 | 806  | 680,000     | 763.03  | 615,000    |
|                          |                  |          |            | <b>Median</b>  |    |         | 1,580.5  |      |              | 111 | 793  | 659,500     | 753.31  | 597,500    |

**Contingent Properties**

| MLS#                     | Address          | City     | Year Built | WF             | BD | Bth     | Lot SqFt | Year | Listing Date | DOM | SqFt  | Original LP | LP/SqFt | List Price |
|--------------------------|------------------|----------|------------|----------------|----|---------|----------|------|--------------|-----|-------|-------------|---------|------------|
| 608311                   | 34 Spoonbill Way | KEY WEST | 1998       | No             | 2  | 3 (2,1) | 3,111    | 1998 | 01/21/2024   | 115 | 1,624 | 1,399,000   | 769.09  | 1,249,000  |
| <b>Total Listings: 1</b> |                  |          |            | <b>Average</b> |    |         | 3,111    |      |              | 115 | 1,624 | 1,399,000   | 769.09  | 1,249,000  |
|                          |                  |          |            | <b>Min</b>     |    |         | 3,111    |      |              | 115 | 1,624 | 1,399,000   | 769.09  | 1,249,000  |
|                          |                  |          |            | <b>Max</b>     |    |         | 3,111    |      |              | 115 | 1,624 | 1,399,000   | 769.09  | 1,249,000  |
|                          |                  |          |            | <b>Median</b>  |    |         | 3,111    |      |              | 115 | 1,624 | 1,399,000   | 769.09  | 1,249,000  |

**Pending Properties**

| MLS#                     | Address         | City     | Year Built | WF             | BD | Bth     | Lot SqFt | Year | Listing Date | DOM | SqFt | Original LP | LP/SqFt | List Price |
|--------------------------|-----------------|----------|------------|----------------|----|---------|----------|------|--------------|-----|------|-------------|---------|------------|
| 607452                   | 64 Merganser Ln | KEY WEST | 1995       | No             | 2  | 2 (1,1) | 1,032    | 1995 | 11/16/2023   | 162 | 780  | 670,000     | 750     | 585,000    |
| <b>Total Listings: 1</b> |                 |          |            | <b>Average</b> |    |         | 1,032    |      |              | 162 | 780  | 670,000     | 750     | 585,000    |
|                          |                 |          |            | <b>Min</b>     |    |         | 1,032    |      |              | 162 | 780  | 670,000     | 750     | 585,000    |
|                          |                 |          |            | <b>Max</b>     |    |         | 1,032    |      |              | 162 | 780  | 670,000     | 750     | 585,000    |
|                          |                 |          |            | <b>Median</b>  |    |         | 1,032    |      |              | 162 | 780  | 670,000     | 750     | 585,000    |

**Closed Properties**

| MLS#                     | Address          | City     | Year Built | WF             | BD | Bth     | Lot SqFt | Year | Sold Date  | DOM   | SqFt   | Original LP | List Price | Sale Price | Sold Price/SqFt |
|--------------------------|------------------|----------|------------|----------------|----|---------|----------|------|------------|-------|--------|-------------|------------|------------|-----------------|
| 608605                   | 71 Golf Club Dr  | KEY WEST | 1996       | No             | 2  | 1 (1,0) | 1,827    | 1996 | 05/10/2024 | 80    | 780    | 640,000     | 599,000    | 575,000    | 737.18          |
| 609020                   | 149 Golf Club Dr | KEY WEST | 1996       | No             | 2  | 2 (1,1) | 2,016    | 1996 | 05/08/2024 | 20    | 780    | 645,000     | 645,000    | 635,000    | 814.1           |
| 608479                   | 21 Spoonbill Way | KEY WEST | 1998       | No             | 2  | 2 (1,1) | 1,232    | 1998 | 05/03/2024 | 51    | 836    | 675,000     | 675,000    | 665,000    | 795.45          |
| <b>Total Listings: 3</b> |                  |          |            | <b>Average</b> |    |         | 1,691.67 |      |            | 50.33 | 798.67 | 653,333.33  | 639,666.67 | 625,000    | 782.25          |
|                          |                  |          |            | <b>Min</b>     |    |         | 1,232    |      |            | 20    | 780    | 640,000     | 599,000    | 575,000    | 737.18          |
|                          |                  |          |            | <b>Max</b>     |    |         | 2,016    |      |            | 80    | 836    | 675,000     | 675,000    | 665,000    | 814.1           |
|                          |                  |          |            | <b>Median</b>  |    |         | 1,827    |      |            | 51    | 780    | 645,000     | 645,000    | 635,000    | 795.45          |

*4 Under Contract*

Property Type Count

7

Averages

Sqft: 912

**\$/Sqft: 767.49**

**DOM: 94**

Original List Price: 764,000

List Price: 706,857

**Sold Price: 625,000**

*+ 3 most recent Closings*

Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.

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*KWGC - Under Contract + most Recently Closed As of 5/20/24*

P/Contingent  
 580,000 - \$1.249m  
 Average - 757.250  
 Dom - 128  
 Price/Sq - 756/Sq.

*Robin Mitchell*

Residential CMA

Listings as of 05/20/24 at 10:25 AM

Property type Residential; KW Neighborhood of 'Key West Golf Club'; Sold Date between '01/01/2024' and '01/23/2034'; Status of 'Closed'. (Selected Listings Only)

Closed Properties

| MLS#                      | Address          | City     | Year Built | WF             | BD | Bth     | Lot SqFt | Year     | Sold Date  | DOM | SqFt  | Original LP | List Price | Sale Price | Sold Price/SqFt |        |
|---------------------------|------------------|----------|------------|----------------|----|---------|----------|----------|------------|-----|-------|-------------|------------|------------|-----------------|--------|
| 608605                    | 71 Golf Club Dr  | KEY WEST | 1996       | No             | 2  | 1 (1,0) | 1,827    | 1996     | 05/10/2024 | 80  | 780   | 640,000     | 599,000    | 575,000    | 737.18          |        |
| 609020                    | 149 Golf Club Dr | KEY WEST | 1996       | No             | 2  | 2 (1,1) | 2,016    | 1996     | 05/08/2024 | 20  | 780   | 645,000     | 645,000    | 635,000    | 814.1           |        |
| 607398                    | 105 Golf Club Dr | KEY WEST | 1996       | No             | 2  | 2 (2,0) | 2,158    | 1996     | 02/16/2024 | 70  | 780   | 685,000     | 655,000    | 638,000    | 817.95          |        |
| 608479                    | 21 Spoonbill Way | KEY WEST | 1998       | No             | 2  | 2 (1,1) | 1,232    | 1998     | 05/03/2024 | 51  | 836   | 675,000     | 675,000    | 665,000    | 795.45          |        |
| 608586                    | 83 Golf Club Dr  | KEY WEST | 1996       | No             | 2  | 2 (1,1) | 1,885    | 1996     | 04/05/2024 | 15  | 780   | 675,000     | 675,000    | 665,000    | 852.56          |        |
| 607681                    | 160 Golf Club Dr | KEY WEST | 1997       | No             | 2  | 2 (1,1) | 1,866    | 1997     | 04/12/2024 | 100 | 836   | 699,000     | 679,000    | 652,500    | 780.5           |        |
| 607109                    | 79 Golf Club Dr  | KEY WEST | 1996       | No             | 2  | 3 (2,1) | 2,062    | 1996     | 02/08/2024 | 82  | 965   | 775,000     | 760,000    | 742,500    | 769.43          |        |
| 607400                    | 29 Kingfisher Ln | KEY WEST | 1996       | No             | 2  | 3 (2,1) | 1,615    | 1996     | 02/29/2024 | 98  | 1,115 | 840,000     | 798,000    | 788,000    | 706.73          |        |
| 608431                    | 9 Kestral Way    | KEY WEST | 1997       | No             | 3  | 3 (3,0) | 1,887    | 1997     | 04/02/2024 | 49  | 1,320 | 849,000     | 849,000    | 850,000    | 643.94          |        |
| 605413                    | 14 Golf Club Dr  | KEY WEST | 1996       | No             | 3  | 2 (2,0) | 1,924    | 1996     | 04/30/2024 | 333 | 1,320 | 949,900     | 869,900    | 864,900    | 655.23          |        |
| 608223                    | 12 Golf Club Dr  | KEY WEST | 1996       | No             | 3  | 2 (2,0) | 1,923.62 | 1996     | 03/25/2024 | 36  | 1,320 | 990,000     | 985,000    | 965,000    | 731.06          |        |
| 608601                    | 195 Golf Club Dr | KEY WEST | 2000       | No             | 4  | 3 (3,0) | 3,803    | 2000     | 03/29/2024 | 7   | 2,260 | 1,700,000   | 1,700,000  | 1,650,000  | 730.09          |        |
| <b>Total Listings: 12</b> |                  |          |            | <b>Average</b> |    |         |          | 2,016.55 |            |     | 78.42 | 1,091       | 843,575    | 824,158.33 | 807,575         | 752.85 |
|                           |                  |          |            | <b>Min</b>     |    |         |          | 1,232    |            |     | 7     | 780         | 640,000    | 599,000    | 575,000         | 643.94 |
|                           |                  |          |            | <b>Max</b>     |    |         |          | 3,803    |            |     | 333   | 2,260       | 1,700,000  | 1,700,000  | 1,650,000       | 852.56 |
|                           |                  |          |            | <b>Median</b>  |    |         |          | 1,905.31 |            |     | 60.5  | 900.5       | 737,000    | 719,500    | 703,750         | 753.3  |

Property Type Count

12

Averages

Sqft: 1,091

\$/Sqft: 752.85

DOM: 78

Original List Price: 843,575

List Price: 824,158

Sold Price: 807,575

2023 → 1,012,917

985,130

98% SP/LP

\* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.

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SOLD 2023 vs. 2024

|           |     |     |
|-----------|-----|-----|
| #         | 12  | 12  |
| Price/sq. | 767 | 753 |
| DOM       | 67  | 78  |

KWGC - 2024 Sold To Date

as of 5/20/24

96% SP/OP

2024



**KW** KEY WEST  
COMPASS REALTY  
KELLERWILLIAMS.



Robin Mitchell BROKER-ASSOCIATE

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1 Golf Club Dr. Key West, FL 33040  
333 Fleming St. Key West, FL 33040

Each Office Is Independently Owned and Operated

**Residential CMA**

Listings as of 05/20/24 at 10:27 AM

Property type Residential; Status of 'Closed'; KW Neighborhood of 'Key West Golf Club'; Sold Date between '01/01/2023' and '05/20/2023'. **(Selected Listings Only)**

**Closed Properties**

| MLS#                      | Address          | City     | Year Built | WF | BD | Bth     | Lot SqFt       | Year     | Sold Date  | DOM   | SqFt     | Original LP  | List Price | Sale Price | Sold Price/SqFt |
|---------------------------|------------------|----------|------------|----|----|---------|----------------|----------|------------|-------|----------|--------------|------------|------------|-----------------|
| 602713                    | 161 Golf Club Dr | KEY WEST | 1997       | No | 2  | 2 (1,1) | 1,165          | 1997     | 02/23/2023 | 80    | 780      | 684,000      | 555,557    | 525,000    | 673.08          |
| 603418                    | 10 Merganser Ln  | KEY WEST | 1995       | No | 2  | 1 (1,0) | 1,957          | 1995     | 02/27/2023 | 33    | 780      | 750,000      | 750,000    | 680,000    | 871.79          |
| 603461                    | 9 Spoonbill Way  | KEY WEST | 1998       | No | 2  | 3 (2,1) | 1,411          | 1998     | 03/01/2023 | 12    | 1,080    | 790,000      | 790,000    | 765,000    | 708.33          |
| 602113                    | 8 Kingfisher Ln  | KEY WEST | 1996       | No | 3  | 2 (2,0) | 1,615          | 1996     | 04/26/2023 | 222   | 1,060    | 829,000      | 799,000    | 745,000    | 702.83          |
| 602754                    | 206 Golf Club Dr | KEY WEST | 2000       | No | 2  | 3 (2,1) | 1,851          | 2000     | 02/28/2023 | 97    | 1,120    | 975,000      | 850,000    | 820,000    | 732.14          |
| 602988                    | 60 Golf Club Dr  | KEY WEST | 1996       | No | 3  | 3 (2,1) | 3,998          | 1996     | 01/03/2023 | 41    | 1,203    | 949,000      | 949,000    | 925,000    | 768.91          |
| 603699                    | 16 Spoonbill Way | KEY WEST | 1997       | No | 3  | 3 (3,0) | 2,062          | 1997     | 03/15/2023 | 28    | 1,320    | 970,000      | 970,000    | 934,900    | 708.26          |
| 605076                    | 208 Golf Club Dr | KEY WEST | 2000       | No | 2  | 3 (2,1) | 1,871          | 2000     | 05/16/2023 | 4     | 1,120    | 999,000      | 999,000    | 990,000    | 883.93          |
| 602869                    | 8 Spoonbill Way  | KEY WEST | 1998       | No | 3  | 3 (2,1) | 3,412          | 1998     | 02/23/2023 | 107   | 1,600    | 1,150,000    | 1,100,000  | 1,060,000  | 662.5           |
| 603072                    | 26 Spoonbill Way | KEY WEST | 1998       | No | 3  | 2 (2,0) | 3,531          | 1998     | 05/15/2023 | 160   | 1,350    | 1,120,000    | 1,120,000  | 1,035,000  | 766.67          |
| 603191                    | 259 Golf Club Dr | KEY WEST | 2000       | No | 3  | 3 (2,1) | 4,577          | 2000     | 01/09/2023 | 4     | 1,600    | 1,450,000    | 1,450,000  | 1,450,000  | 906.25          |
| 603108                    | 265 Golf Club Dr | KEY WEST | 2001       | No | 4  | 3 (2,1) | 3,158          | 2001     | 01/09/2023 | 20    | 2,016    | 1,489,000    | 1,489,000  | 1,650,000  | 818.45          |
| <b>Total Listings: 12</b> |                  |          |            |    |    |         | <b>Average</b> | 2,550.67 |            | 67.33 | 1,252.42 | 1,012,916.67 | 985,129.75 | 964,991.67 | 766.93          |
|                           |                  |          |            |    |    |         | <b>Min</b>     | 1,165    |            | 4     | 780      | 684,000      | 555,557    | 525,000    | 662.5           |
|                           |                  |          |            |    |    |         | <b>Max</b>     | 4,577    |            | 222   | 2,016    | 1,489,000    | 1,489,000  | 1,650,000  | 906.25          |
|                           |                  |          |            |    |    |         | <b>Median</b>  | 2,009.5  |            | 37    | 1,161.5  | 972,500      | 959,500    | 929,950    | 749.4           |

Property Type Count

12

Averages

Sqft: 1,252

**\$/Sqft: 766.93**

**DOM: 67**

Original List Price: 1,012,917

List Price: 985,130

**Sold Price: 964,992**

95% SP/OP

98% SP/LP

\* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.

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KWGC - Sold to Date - 2023  
Comparison  
as of 5/20/23



**KW** KEY WEST  
COMPASS REALTY  
KELLERWILLIAMS.



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