

THE DOOLAN GROUP

LUXURY REAL ESTATE ADVISORS

MIDDLE KEYS

Key Colony Beach - "Gem of the Florida Keys"

THE NEIGHBORHOOD

An incorporated oceanfront city on a causeway island off Marathon - an upscale, amenity-rich boating community of canalfront homes, oceanfront estates, and a private beach club. Weekly rentals are permitted, making it both a lifestyle address and a proven investment market.

MARKET SNAPSHOT

Waterfront homes ~\$850K-\$8M; recent sale \$2.55M (Oct 2025)

4 7th St sold \$2.55M, Oct 2025; active luxury listings to ~\$8M (2025-2026 data).

NOTABLE STREETS & LANDMARKS

Ocean Drive (E/W), Shelter Bay Drive, Coury Drive, 7th/9th/10th/12th Streets · Key Colony Beach beach club, par-3 golf course, city tennis and pickleball, marinas, nearby Sombrero Beach

LIFESTYLE

A self-contained resort town - beach club, golf, tennis, and waterfront restaurants reachable by bike or golf cart. Wide canals with quick Atlantic and Gulf access make it a boater's favorite.



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