

MARCH 2025

MARCO ISLAND FLORIDA

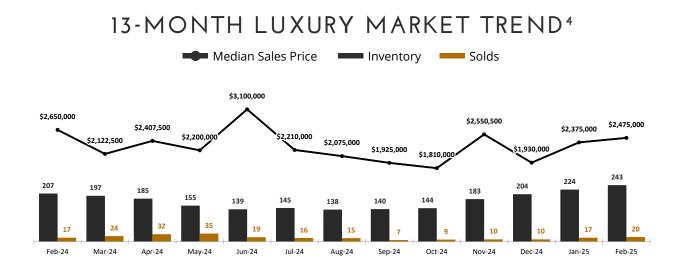
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LUXURY INVENTORY VS. SALES | FEBRUARY 2025

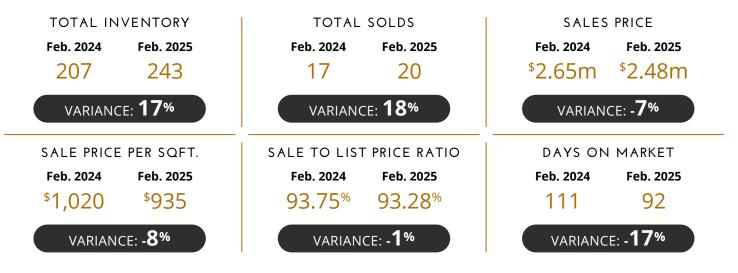


Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,875,000	3	3	1	28	4%
2,000 - 2,499	\$2,437,500	3	3	8	71	11%
2,500 - 2,999	\$2,900,000	3	4	3	41	7%
3,000 - 3,499	\$2,185,000	4	3	3	28	11%
3,500 - 3,999	\$2,800,000	4	4	3	19	16%
4,000+	\$6,800,000	5	6	2	56	4%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.



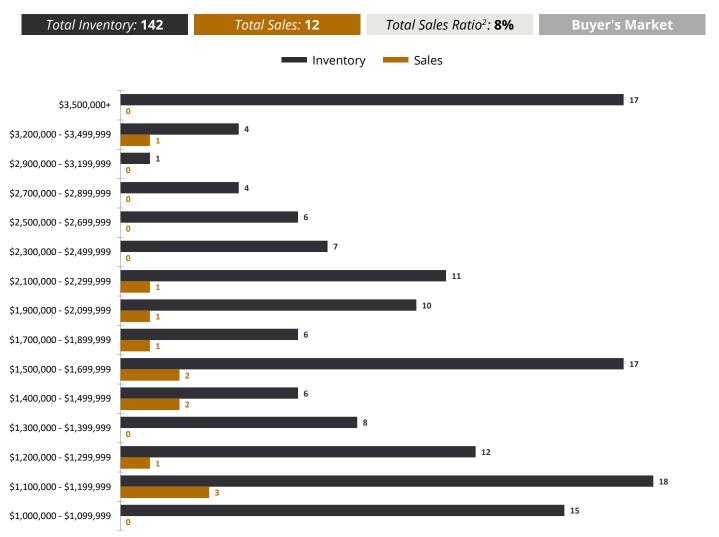
MEDIAN DATA REVIEW | FEBRUARY



MARCO ISLAND MARKET SUMMARY | FEBRUARY 2025

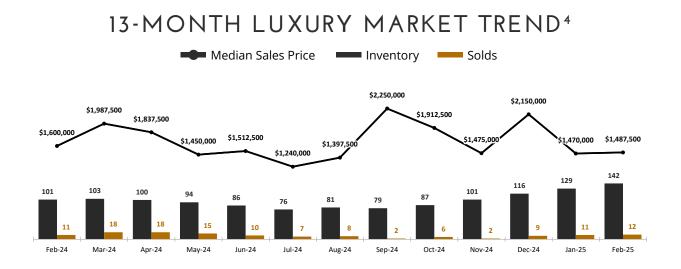
- The single-family luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **93.28% of list price** in February 2025.
- The most active price band is **\$2,200,000-\$2,399,999**, where the sales ratio is **40%**.
- The median luxury sales price for single-family homes is **\$2,475,000**.
- The median days on market for February 2025 was **92** days, down from **111** in February 2024.

LUXURY INVENTORY VS. SALES | FEBRUARY 2025

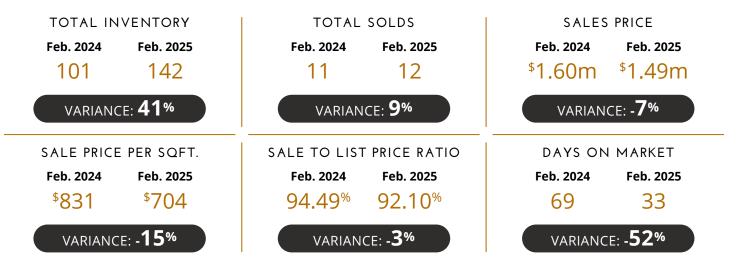


Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	NA	NA	NA	0	1	0%
1,000 - 1,499	NA	NA	NA	0	35	0%
1,500 - 1,999	\$1,712,500	3	3	2	35	6%
2,000 - 2,499	\$1,450,000	3	3	7	27	26%
2,500 - 2,999	\$1,125,000	3	3	1	22	5%
3,000+	\$2,524,500	3	4	2	22	9%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.



MEDIAN DATA REVIEW | FEBRUARY



MARCO ISLAND MARKET SUMMARY | FEBRUARY 2025

- The attached luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **92.10% of list price** in February 2025.
- The most active price band is **\$1,400,000-\$1,499,999**, where the sales ratio is **33%**.
- The median luxury sales price for attached homes is **\$1,487,500**.
- The median days on market for February 2025 was **33** days, down from **69** in February 2024.