



MARCO ISLAND
FLORIDA

LUXURY INVENTORY VS. SALES | APRIL 2025

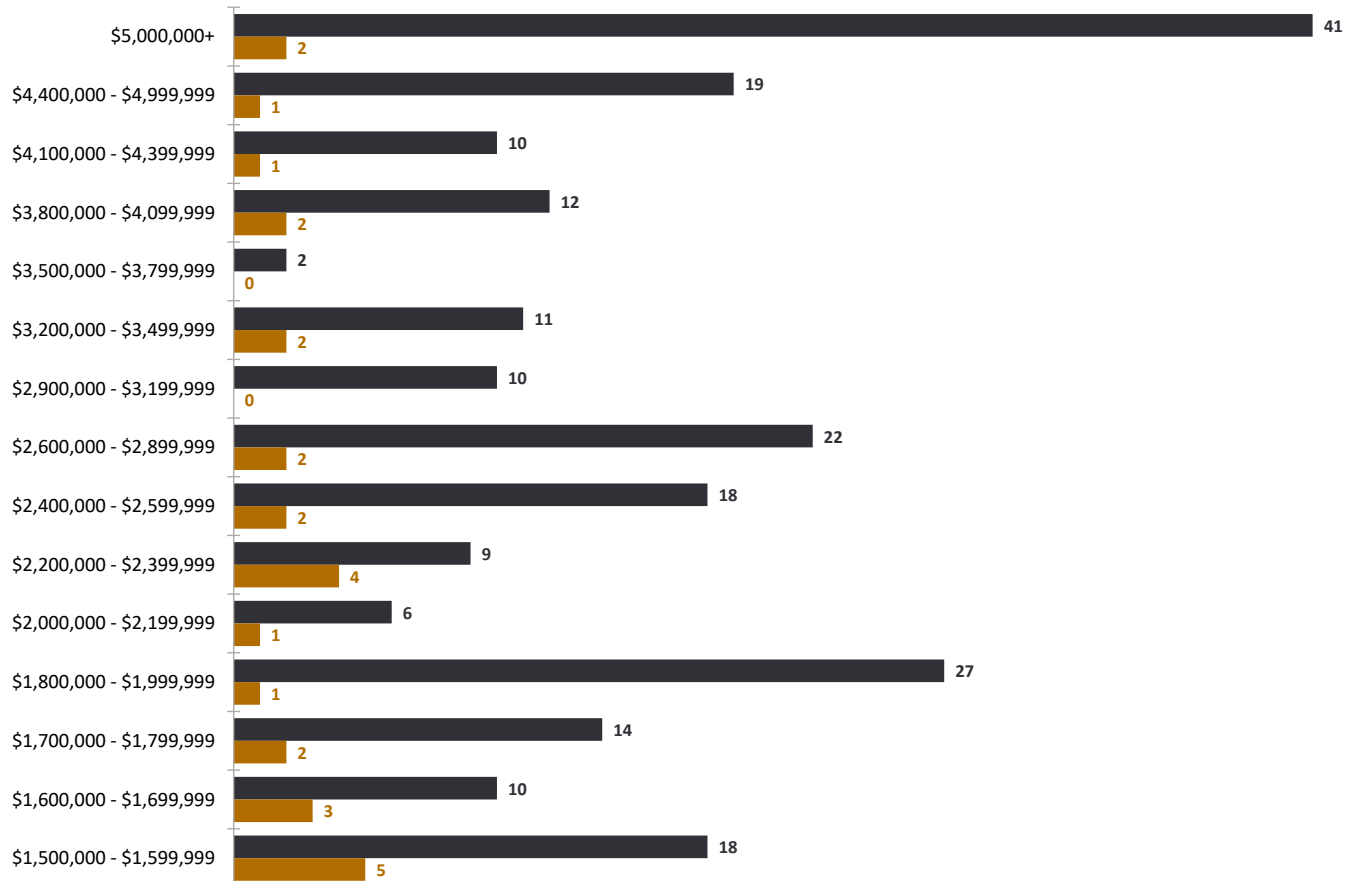
Total Inventory: 229

Total Sales: 28

Total Sales Ratio²: 12%

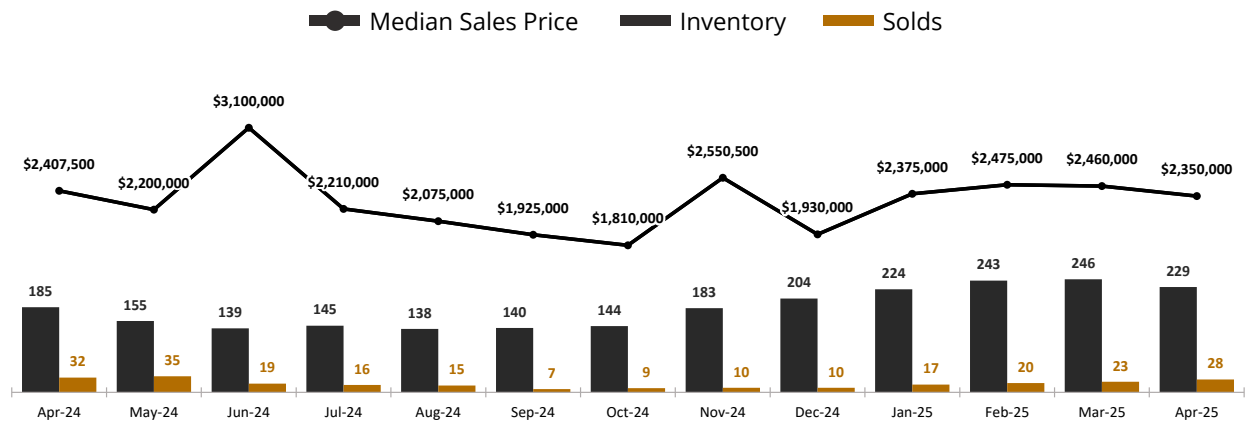
Balanced Market

Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,600,000	4	3	1	24	4%
2,000 - 2,499	\$1,600,000	3	3	11	66	17%
2,500 - 2,999	\$2,125,000	4	3	7	37	19%
3,000 - 3,499	\$3,400,000	4	4	3	27	11%
3,500 - 3,999	\$2,385,000	4	5	1	17	6%
4,000+	\$4,660,500	5	5	5	58	9%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales 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.

13-MONTH LUXURY MARKET TREND⁴

MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2024 Apr. 2025
185 229

VARIANCE: **24%**

TOTAL SOLD

Apr. 2024 Apr. 2025
32 28

VARIANCE: **-13%**

SALES PRICE

Apr. 2024 Apr. 2025
\$2.41m \$2.35m

VARIANCE: **-2%**

SALE PRICE PER SQFT.

Apr. 2024 Apr. 2025
\$845 \$802

VARIANCE: **-5%**

SALE TO LIST PRICE RATIO

Apr. 2024 Apr. 2025
93.86% 94.42%

VARIANCE: **1%**

DAYS ON MARKET

Apr. 2024 Apr. 2025
90 71

VARIANCE: **-21%**

MARCO ISLAND MARKET SUMMARY | APRIL 2025

- The single-family luxury market is a **Balanced Market** with a **12% Sales Ratio**.
- Homes sold for a median of **94.42% of list price** in April 2025.
- The most active price band is **\$2,200,000-\$2,399,999**, where the sales ratio is **44%**.
- The median luxury sales price for single-family homes is **\$2,350,000**.
- The median days on market for April 2025 was **71** days, down from **90** in April 2024.

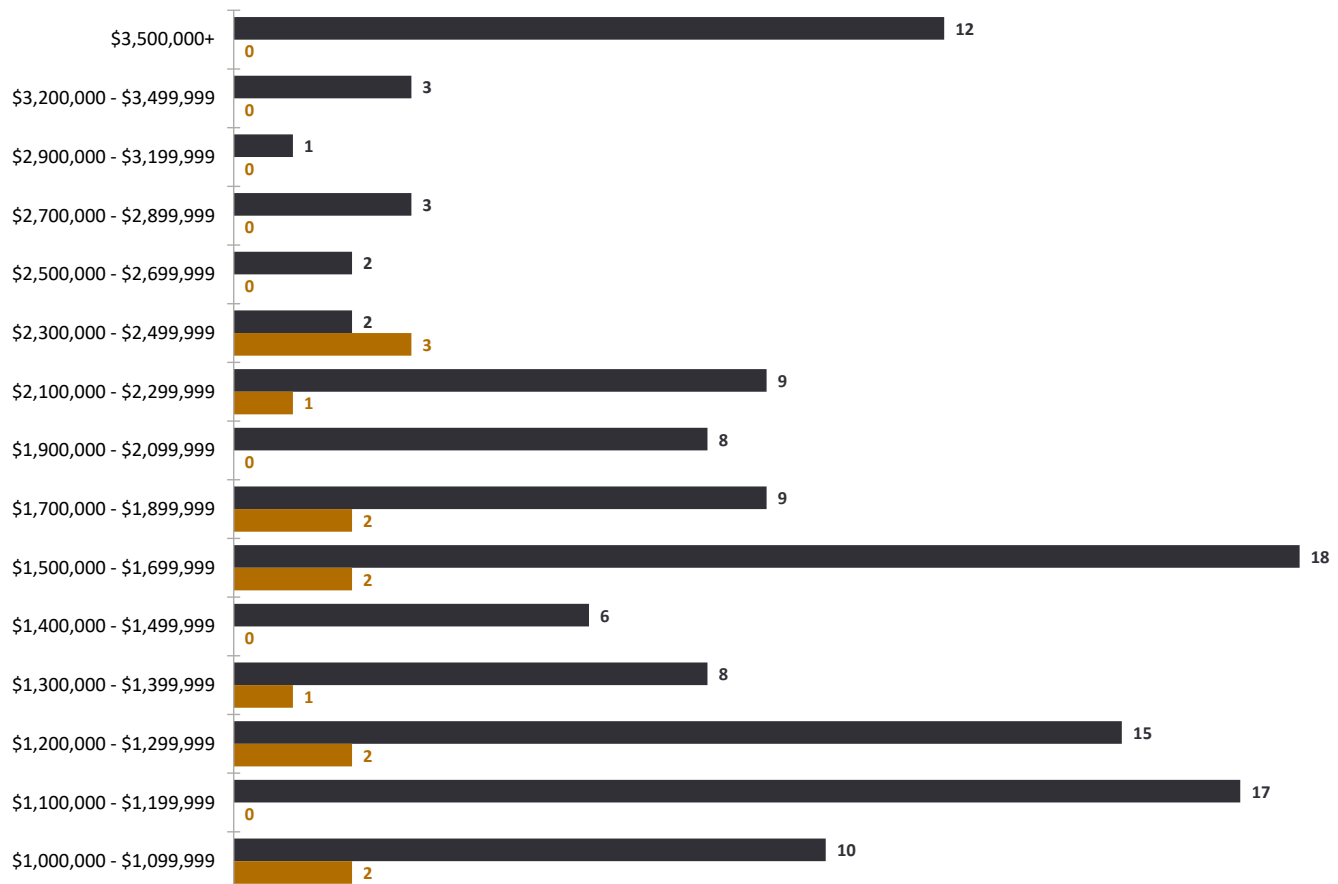
³Square foot table does not account for listings and solds where square foot data is not disclosed.⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | APRIL 2025

Total Inventory: **123**Total Sales: **13**Total Sales Ratio²: **11%**

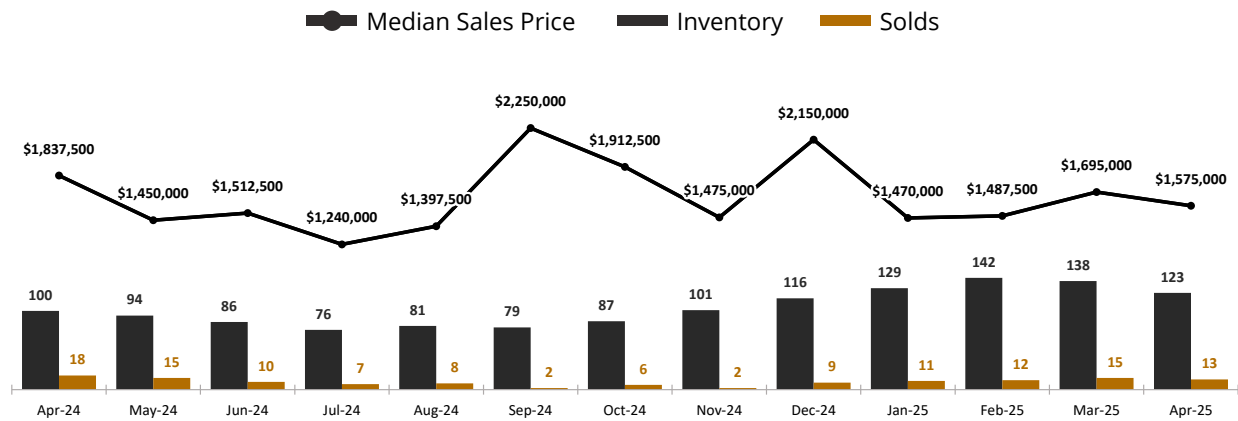
Buyer's Market

Inventory Sales



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	\$1,700,000	2	2	3	24	13%
1,500 - 1,999	\$1,350,000	3	2	5	38	13%
2,000 - 2,499	\$2,200,000	3	3	4	25	16%
2,500 - 2,999	\$1,575,000	3	3	1	16	6%
3,000+	NA	NA	NA	0	19	0%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales 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.

13-MONTH LUXURY MARKET TREND⁴

MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2024 Apr. 2025
100 123

VARIANCE: **23%**

TOTAL SOLD

Apr. 2024 Apr. 2025
18 13

VARIANCE: **-28%**

SALES PRICE

Apr. 2024 Apr. 2025
\$1.84m \$1.58m

VARIANCE: **-14%**

SALE PRICE PER SQFT.

Apr. 2024 Apr. 2025
\$865 \$926

VARIANCE: **7%**

SALE TO LIST PRICE RATIO

Apr. 2024 Apr. 2025
93.45% 95.45%

VARIANCE: **2%**

DAYS ON MARKET

Apr. 2024 Apr. 2025
65 55

VARIANCE: **-15%**

MARCO ISLAND MARKET SUMMARY | APRIL 2025

- The attached luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **95.45% of list price** in April 2025.
- The most active price band is **\$2,300,000-\$2,499,999**, where the sales ratio is **150%**.
- The median luxury sales price for attached homes is **\$1,575,000**.
- The median days on market for April 2025 was **55** days, down from **65** in April 2024.

³Square foot table does not account for listings and sells where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.