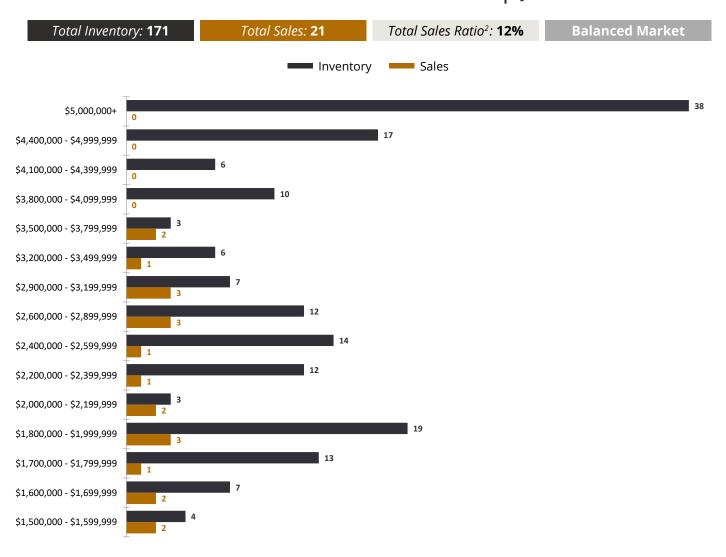


Luxury Benchmark Price 1: \$1,500,000

## LUXURY INVENTORY VS. SALES | JUNE 2025



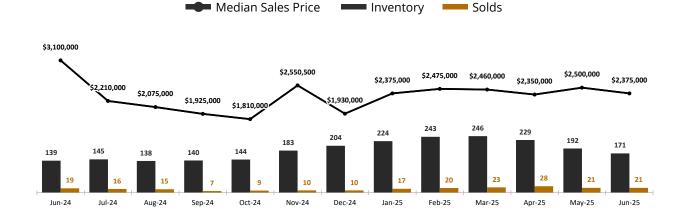
Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	NA	NA	NA	0	15	0%
2,000 - 2,499	\$1,765,000	4	3	8	39	21%
2,500 - 2,999	\$1,900,000	4	4	3	28	11%
3,000 - 3,499	\$2,887,500	4	4	6	20	30%
3,500 - 3,999	\$2,937,500	4	4	2	15	13%
4,000+	\$3,250,000	4	5	2	54	4%

<sup>&</sup>lt;sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>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.

# MARCO ISLAND

Luxury Benchmark Price<sup>1</sup>: \$1,500,000

#### 13-MONTH LUXURY MARKET TREND<sup>4</sup>



#### MEDIAN DATA REVIEW | JUNE

TOTAL INVENTORY

Jun. 2024 Jun. 2025

139 171

VARIANCE: **23**%

SALE PRICE PER SQFT.

Jun. 2024 Jun. 2025 \$939 \$793

VARIANCE: -16%

TOTAL SOLDS

Jun. 2024 Jun. 2025 19 21

VARIANCE: 11%

SALE TO LIST PRICE RATIO

Jun. 2024 Jun. 2025

94.19% 94.92%

VARIANCE: 1%

SALES PRICE

Jun. 2024 Jun. 2025

\$3.10m \$2.38m

VARIANCE: -23%

DAYS ON MARKET

Jun. 2024 Jun. 2025

108 80

VARIANCE: -26%

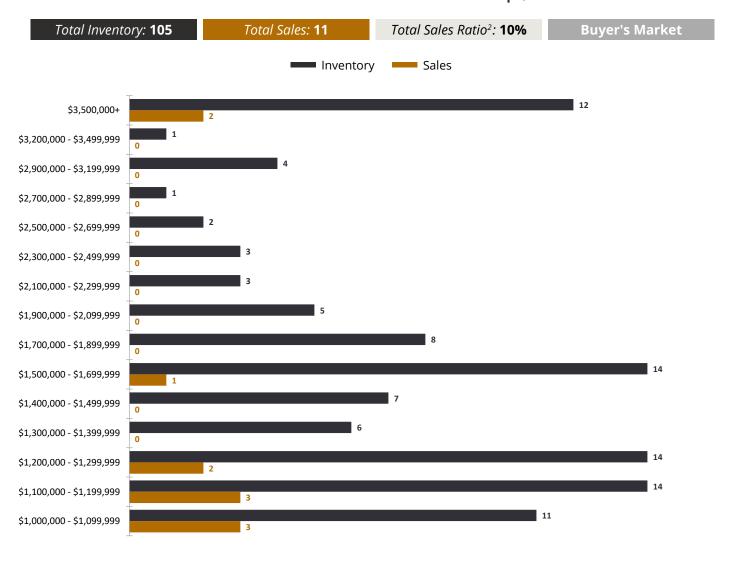
## MARCO ISLAND MARKET SUMMARY | JUNE 2025

- The single-family luxury market is a **Balanced Market** with a **12% Sales Ratio**.
- Homes sold for a median of **94.92% of list price** in June 2025.
- The most active price bands are \$2,000,000-\$2,199,999 and \$3,500,000-\$3,799,999, where the sales ratio is 67%.
- The median luxury sales price for single-family homes is \$2,375,000.
- The median days on market for June 2025 was 80 days, down from 108 in June 2024.

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

Luxury Benchmark Price<sup>1</sup>: \$1,000,000

## LUXURY INVENTORY VS. SALES | JUNE 2025



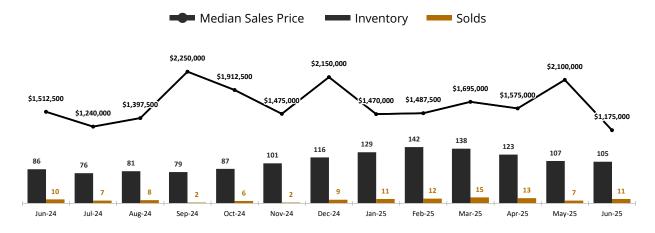
Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	NA	NA	NA	0	2	0%
1,000 - 1,499	\$1,125,000	2	2	4	19	21%
1,500 - 1,999	\$1,150,000	2	2	3	35	9%
2,000 - 2,499	\$1,325,000	3	3	2	19	11%
2,500 - 2,999	NA	NA	NA	0	10	0%
3,000+	\$4,825,000	4	4	2	20	10%

<sup>&</sup>lt;sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>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.

# MARCO ISLAND

Luxury Benchmark Price<sup>1</sup>: \$1,000,000

#### 13-MONTH LUXURY MARKET TREND4



#### MEDIAN DATA REVIEW | JUNE

TOTAL INVENTORY

Jun. 2024 Jun. 2025 86 105

VARIANCE: **22**%

SALE PRICE PER SQFT.

Jun. 2024 Jun. 2025

\$832 \$689

VARIANCE: -17%

TOTAL SOLDS

Jun. 2024 Jun. 2025

10 11

VARIANCE: 10%

SALE TO LIST PRICE RATIO

Jun. 2024 Jun. 2025

94.03% 92.97%

VARIANCE: -1%

SALES PRICE

Jun. 2024 Jun. 2025

\$1.51m \$1.18m

VARIANCE: -22%

DAYS ON MARKET

Jun. 2024 Jun. 2025

27 135

VARIANCE: 400%

## MARCO ISLAND MARKET SUMMARY | JUNE 2025

- The attached luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **92.97% of list price** in June 2025.
- The most active price band is \$1,000,000-\$1,099,999, where the sales ratio is 27%.
- The median luxury sales price for attached homes is **\$1,175,000**.
- The median days on market for June 2025 was 135 days, up from 27 in June 2024.

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