

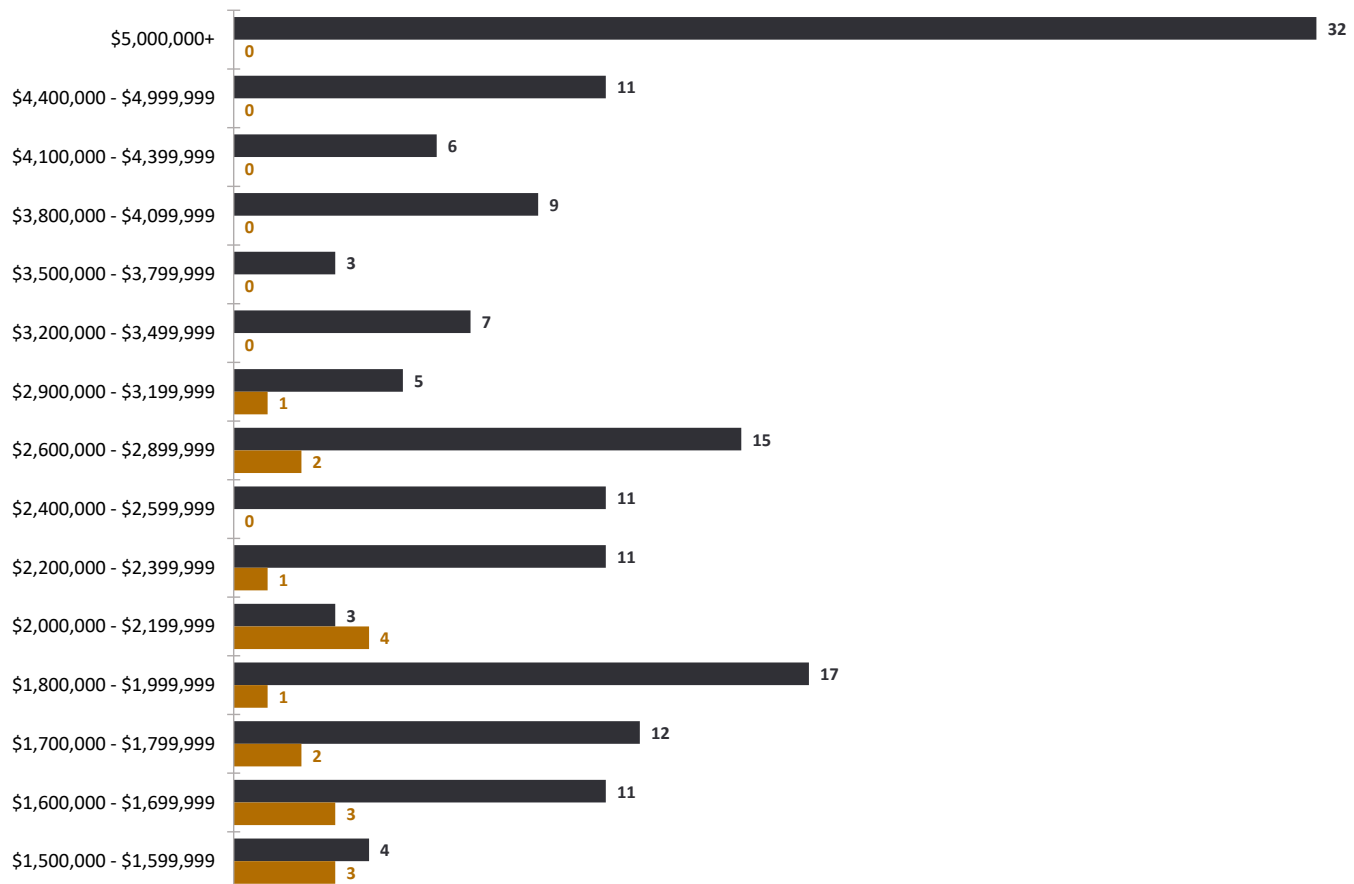
MARCO ISLAND
FLORIDA

LUXURY INVENTORY VS. SALES | JULY 2025

Total Inventory: **157**Total Sales: **17**Total Sales Ratio²: **11%**

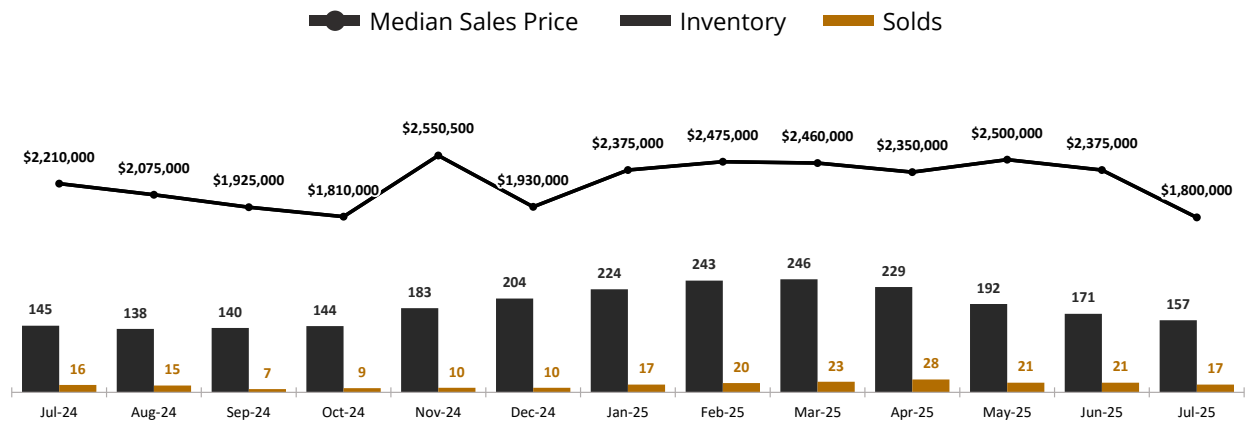
Buyer's Market

Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,512,500	3	3	1	18	6%
2,000 - 2,499	\$1,700,000	3	3	8	38	21%
2,500 - 2,999	\$2,000,000	3	3	3	21	14%
3,000 - 3,499	\$2,125,550	4	4	2	21	10%
3,500 - 3,999	\$2,700,000	3	4	1	14	7%
4,000+	\$2,800,000	5	5	2	45	4%

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 | JULY

TOTAL INVENTORY

Jul. 2024 Jul. 2025
145 157

VARIANCE: **8%**

TOTAL SOLD

Jul. 2024 Jul. 2025
16 17

VARIANCE: **6%**

SALES PRICE

Jul. 2024 Jul. 2025
\$2.21m \$1.80m

VARIANCE: **-19%**

SALE PRICE PER SQFT.

Jul. 2024 Jul. 2025
\$904 \$723

VARIANCE: **-20%**

SALE TO LIST PRICE RATIO

Jul. 2024 Jul. 2025
93.35% 91.72%

VARIANCE: **-2%**

DAYS ON MARKET

Jul. 2024 Jul. 2025
63 105

VARIANCE: **67%**

MARCO ISLAND MARKET SUMMARY | JULY 2025

- The single-family luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **91.72% of list price** in July 2025.
- The most active price band is **\$2,000,000-\$2,199,999**, where the sales ratio is **133%**.
- The median luxury sales price for single-family homes is **\$1,800,000**.
- The median days on market for July 2025 was **105** days, up from **63** in July 2024.

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

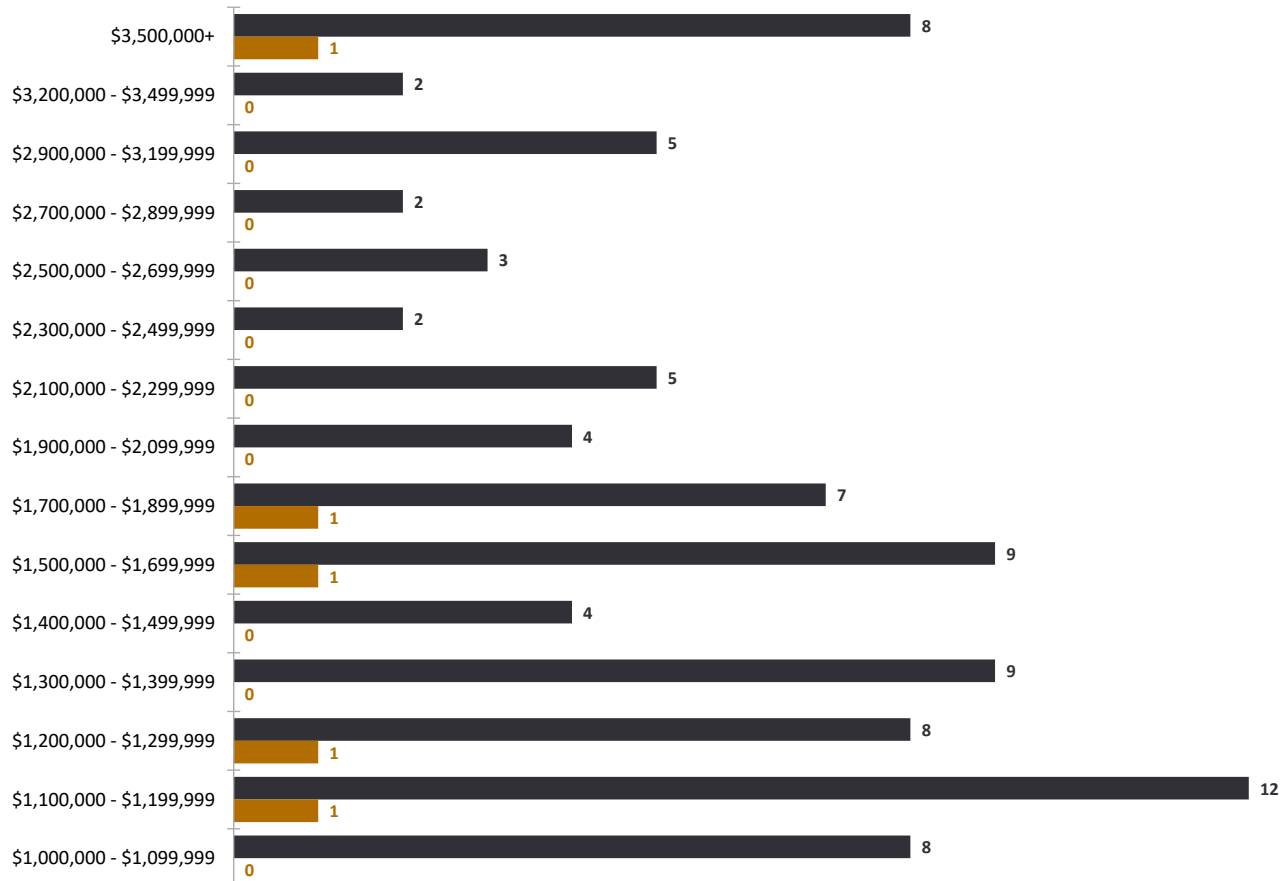
⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | JULY 2025

Total Inventory: **88**Total Sales: **5**Total Sales Ratio²: **6%**

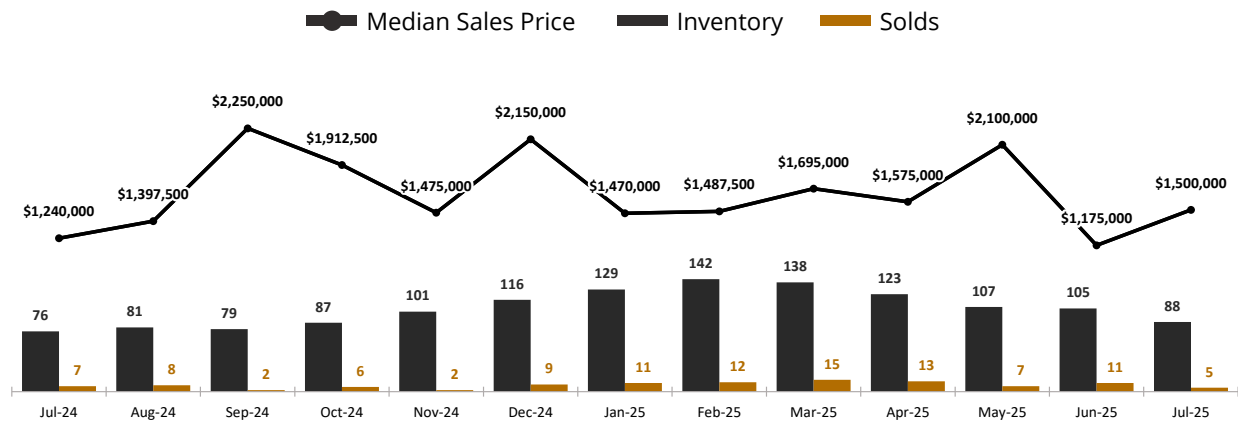
Buyer's Market

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	2	0%
1,000 - 1,499	NA	NA	NA	0	16	0%
1,500 - 1,999	NA	NA	NA	0	24	0%
2,000 - 2,499	\$1,325,000	3	4	2	18	11%
2,500 - 2,999	\$1,517,500	3	3	2	11	18%
3,000+	\$5,500,000	3	4	1	17	6%

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 | JULY

TOTAL INVENTORY

Jul. 2024 Jul. 2025
76 88

VARIANCE: **16%**

TOTAL SOLDs

Jul. 2024 Jul. 2025
7 5

VARIANCE: **-29%**

SALES PRICE

Jul. 2024 Jul. 2025
\$1.24m \$1.50m

VARIANCE: **21%**

SALE PRICE PER SQFT.

Jul. 2024 Jul. 2025
\$917 \$612

VARIANCE: **-33%**

SALE TO LIST PRICE RATIO

Jul. 2024 Jul. 2025
94.42% 93.02%

VARIANCE: **-1%**

DAYS ON MARKET

Jul. 2024 Jul. 2025
78 64

VARIANCE: **-18%**

MARCO ISLAND MARKET SUMMARY | JULY 2025

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **93.02% of list price** in July 2025.
- The most active price band is **\$1,700,000-\$1,899,999**, where the sales ratio is **14%**.
- The median luxury sales price for attached homes is **\$1,500,000**.
- The median days on market for July 2025 was **64** days, down from **78** in July 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.