

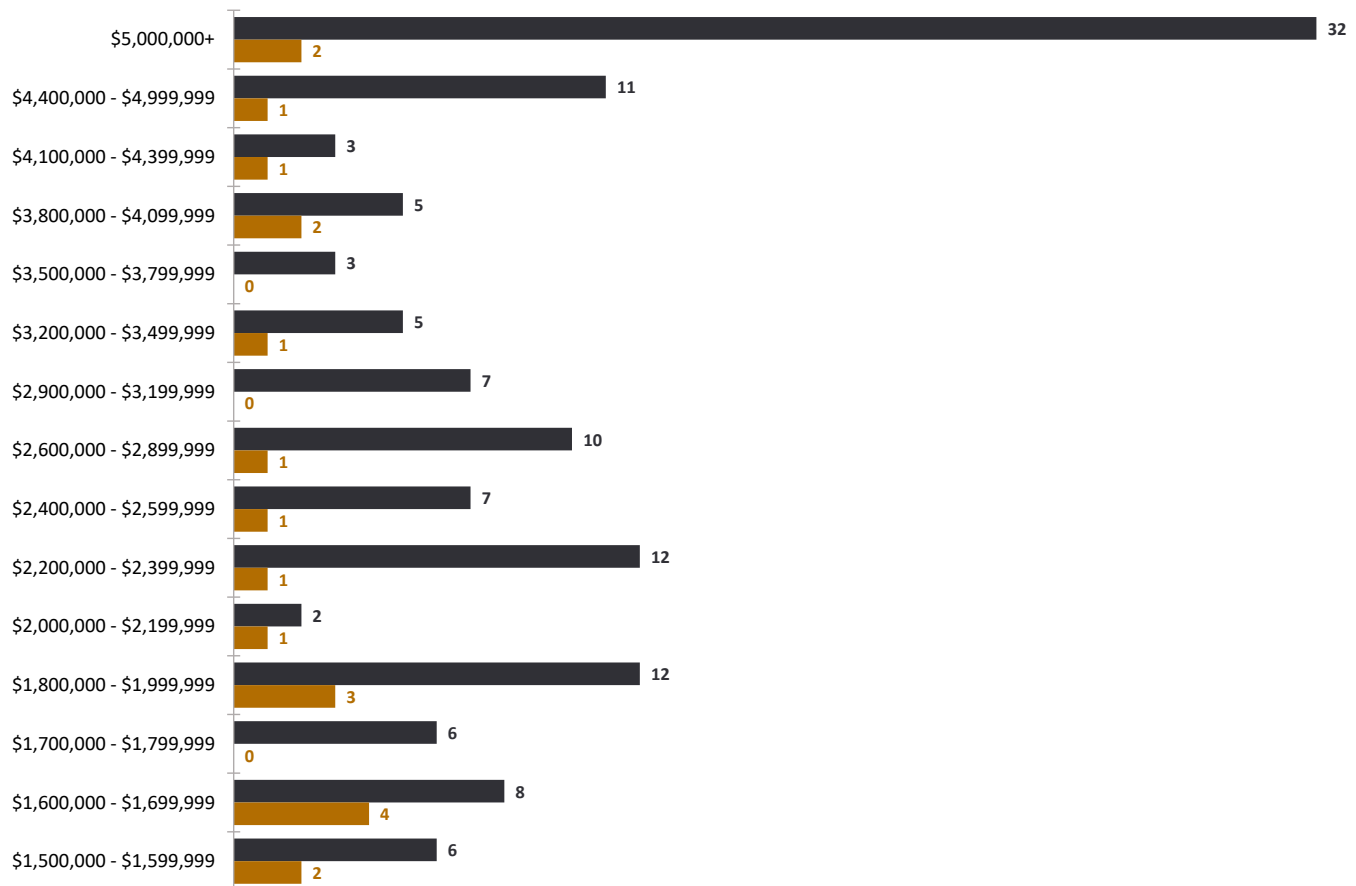
MARCO ISLAND
FLORIDA

LUXURY INVENTORY VS. SALES | SEPTEMBER 2025

Total Inventory: **129**Total Sales: **20**Total Sales Ratio²: **16%**

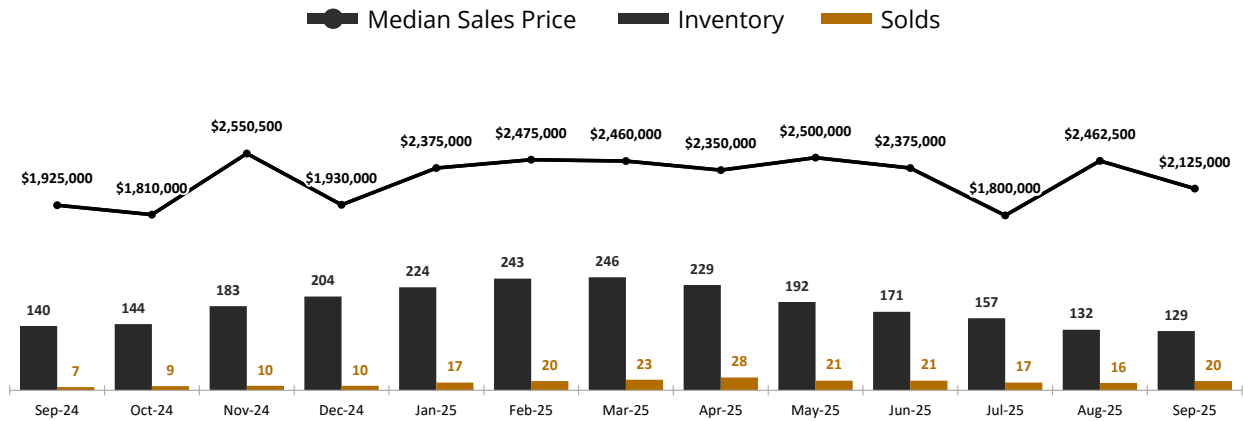
Balanced Market

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	\$1,737,500	3	3	4	11	36%
2,000 - 2,499	\$1,758,000	3	3	6	29	21%
2,500 - 2,999	\$3,400,000	4	4	3	16	19%
3,000 - 3,499	\$1,550,000	4	3	1	17	6%
3,500 - 3,999	\$1,975,000	4	5	1	16	6%
4,000+	\$4,200,000	4	7	5	40	13%

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 | SEPTEMBER

TOTAL INVENTORY

Sept. 2024 Sept. 2025
140 129

VARIANCE: -8%

TOTAL SOLD

Sept. 2024 Sept. 2025
7 20

VARIANCE: 186%

SALES PRICE

Sept. 2024 Sept. 2025
\$1.93m \$2.13m

VARIANCE: 10%

SALE PRICE PER SQFT.

Sept. 2024 Sept. 2025
\$813 \$884

VARIANCE: 9%

SALE TO LIST PRICE RATIO

Sept. 2024 Sept. 2025
94.81% 88.94%

VARIANCE: -6%

DAYS ON MARKET

Sept. 2024 Sept. 2025
241 88

VARIANCE: -63%

MARCO ISLAND MARKET SUMMARY | SEPTEMBER 2025

- The single-family luxury market is a **Balanced Market** with a **16% Sales Ratio**.
- Homes sold for a median of **88.94% of list price** in September 2025.
- The most active price band is **\$1,600,000-\$1,699,999**, where the sales ratio is **50%**.
- The median luxury sales price for single-family homes is **\$2,125,000**.
- The median days on market for September 2025 was **88** days, down from **241** in September 2024.

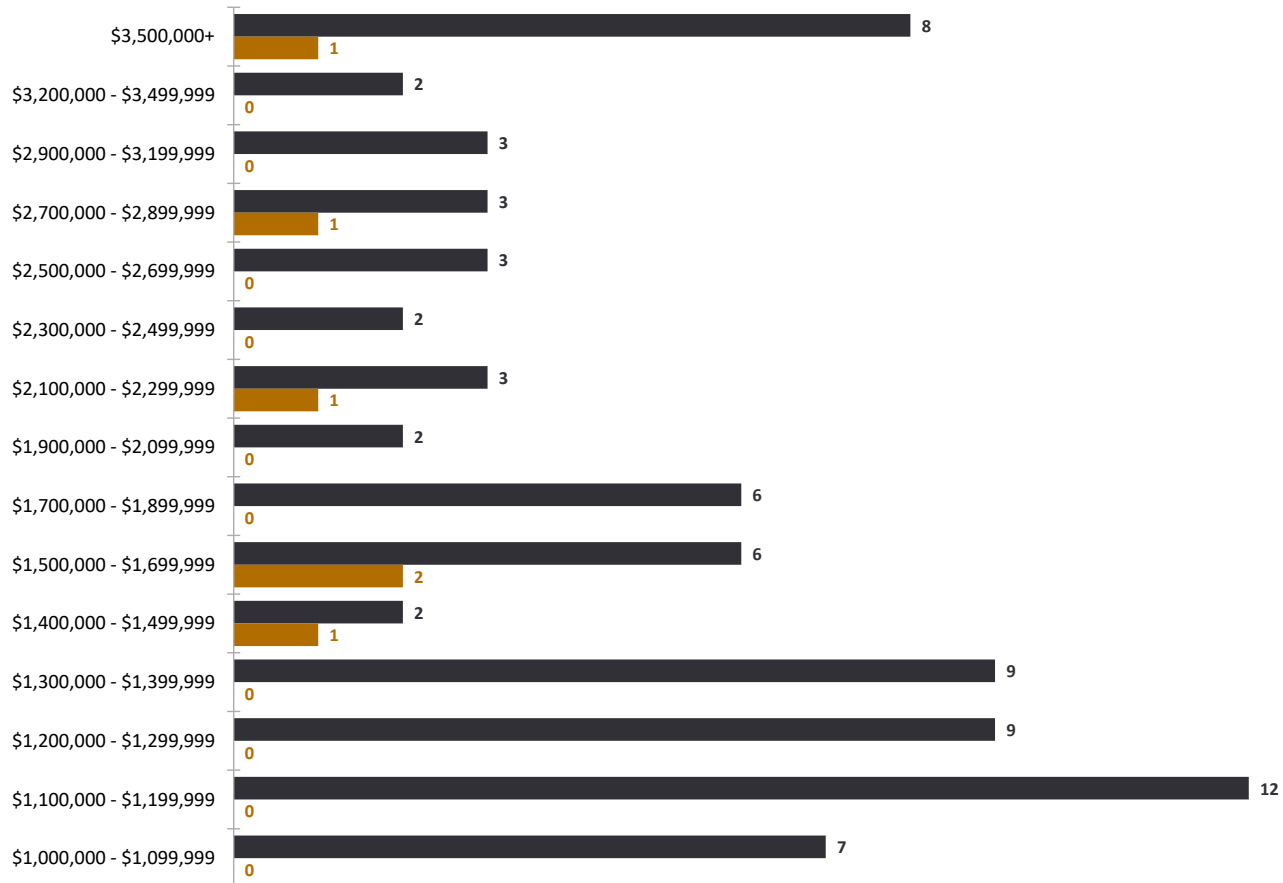
³Square foot table does not account for listings and sells where square foot data is not disclosed.⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | SEPTEMBER 2025

Total Inventory: **77**Total Sales: **6**Total Sales Ratio²: **8%**

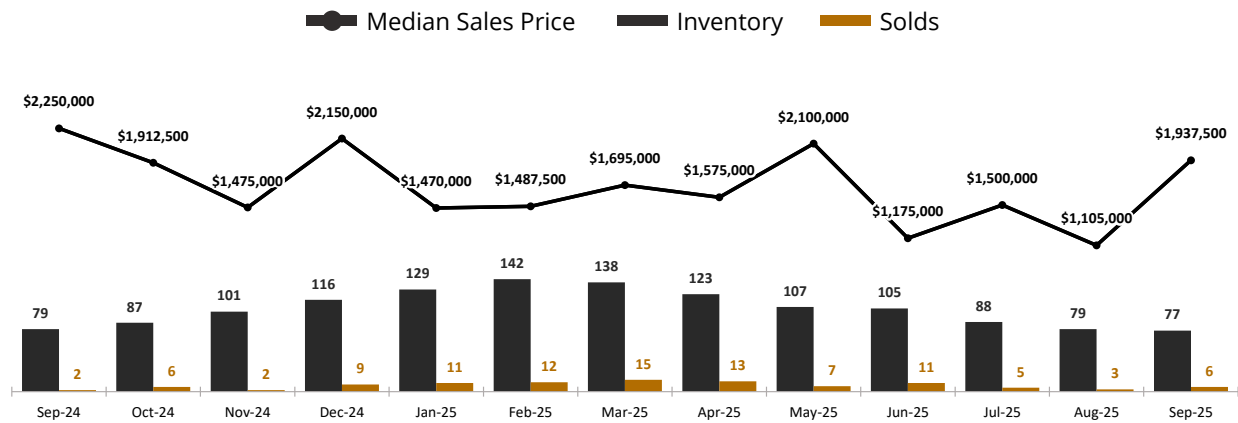
Buyer's Market

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	\$1,440,000	2	2	1	12	8%
1,500 - 1,999	\$1,550,000	3	3	1	26	4%
2,000 - 2,499	NA	NA	NA	0	14	0%
2,500 - 2,999	\$2,200,000	3	4	3	11	27%
3,000+	\$8,000,000	3	5	1	13	8%

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 | SEPTEMBER

TOTAL INVENTORY

Sept. 2024	Sept. 2025
79	77

VARIANCE: **-3%**

TOTAL SOLD

Sept. 2024	Sept. 2025
2	6

VARIANCE: **200%**

SALES PRICE

Sept. 2024	Sept. 2025
\$2.25m	\$1.94m

VARIANCE: **-14%**

SALE PRICE PER SQFT.

Sept. 2024	Sept. 2025
\$713	\$945

VARIANCE: **33%**

SALE TO LIST PRICE RATIO

Sept. 2024	Sept. 2025
93.34%	93.77%

VARIANCE: **0%**

DAYS ON MARKET

Sept. 2024	Sept. 2025
91	140

VARIANCE: **54%**

MARCO ISLAND MARKET SUMMARY | SEPTEMBER 2025

- The attached luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **93.77% of list price** in September 2025.
- The most active price band is **\$1,400,000-\$1,499,999**, where the sales ratio is **50%**.
- The median luxury sales price for attached homes is **\$1,937,500**.
- The median days on market for September 2025 was **140** days, up from **91** in September 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.