



MARCO ISLAND
FLORIDA

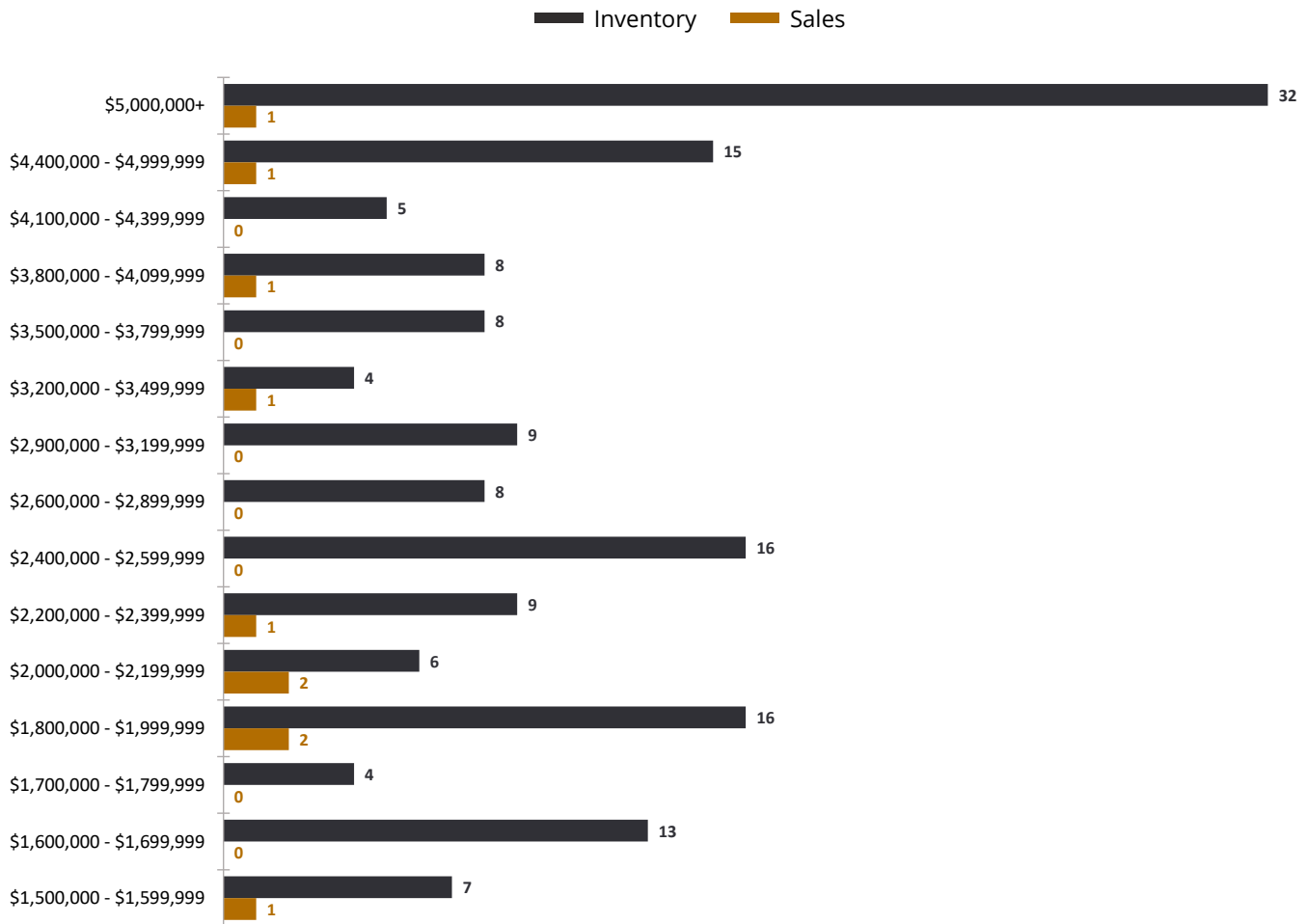
LUXURY INVENTORY VS. SALES | NOVEMBER 2025

Total Inventory: **160**

Total Sales: **10**

Total Sales Ratio²: **6%**

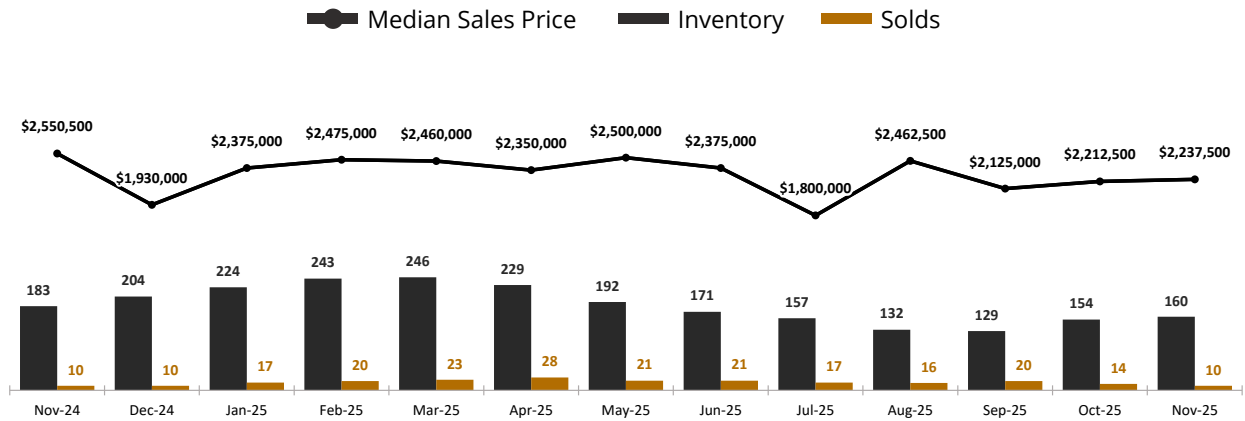
Buyer's Market



Square Feet ³ -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	12	0%
2,000 - 2,499	\$1,854,375	4	3	4	33	12%
2,500 - 2,999	NA	NA	NA	0	26	0%
3,000 - 3,499	\$2,325,000	4	4	3	20	15%
3,500 - 3,999	\$4,050,000	5	5	2	21	10%
4,000+	\$6,100,000	4	5	1	48	2%

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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | NOVEMBER

TOTAL INVENTORY

Nov. 2024: **183**
Nov. 2025: **160**

VARIANCE: **-13%**

TOTAL SOLDS

Nov. 2024: **10**
Nov. 2025: **10**

VARIANCE: **0%**

SALES PRICE

Nov. 2024: **\$2.55m**
Nov. 2025: **\$2.24m**

VARIANCE: **-12%**

SALE PRICE PER SQFT.

Nov. 2024: **\$1,046**
Nov. 2025: **\$853**

VARIANCE: **-18%**

SALE TO LIST PRICE RATIO

Nov. 2024: **95.30%**
Nov. 2025: **92.90%**

VARIANCE: **-3%**

DAYS ON MARKET

Nov. 2024: **82**
Nov. 2025: **89**

VARIANCE: **9%**

MARCO ISLAND MARKET SUMMARY | NOVEMBER 2025

- The single-family luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **92.90% of list price** in November 2025.
- The most active price band is **\$2,000,000-\$2,199,999**, where the sales ratio is **33%**.
- The median luxury sales price for single-family homes is **\$2,237,500**.
- The median days on market for November 2025 was **89** days, up from **82** in November 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.

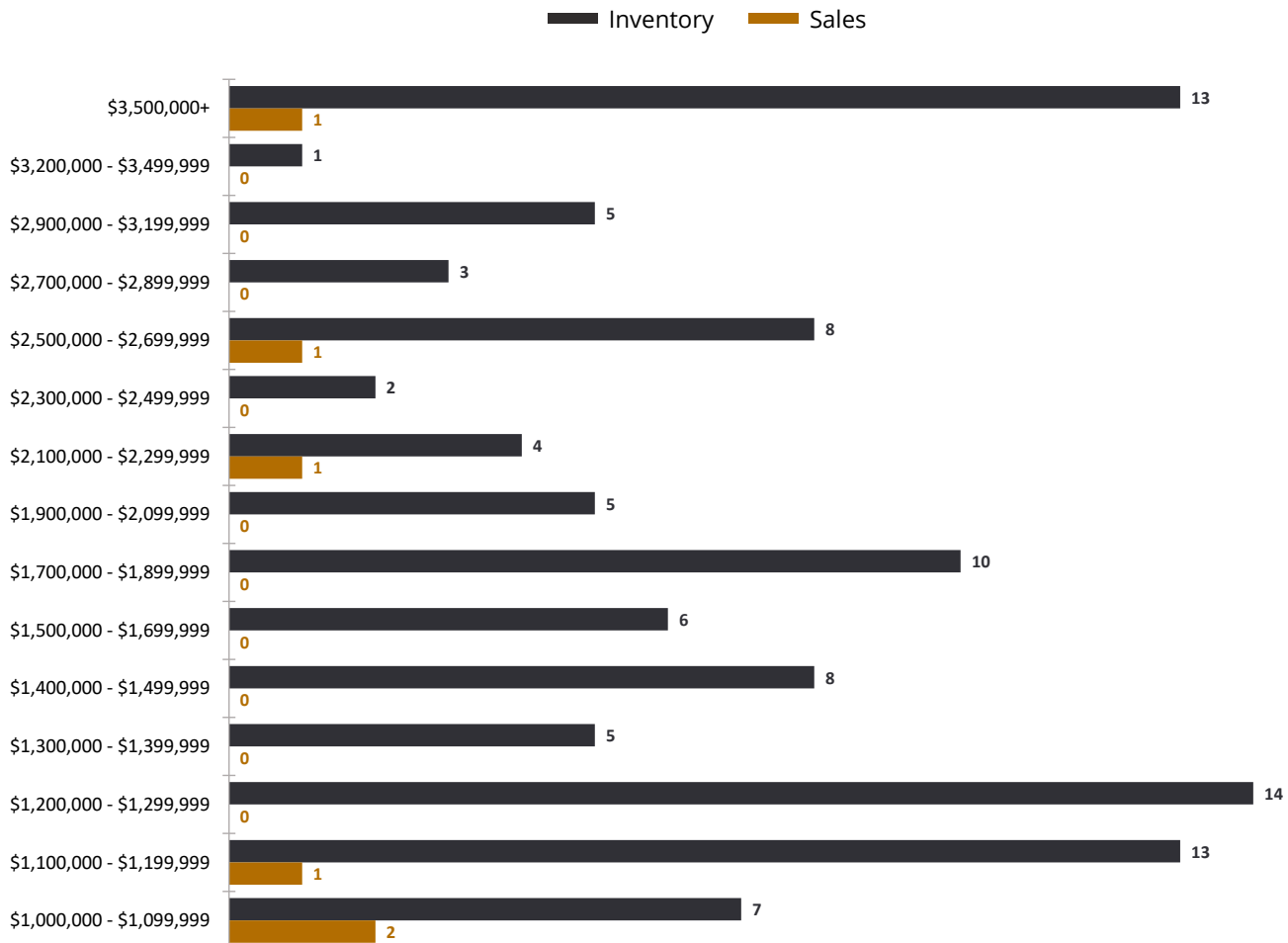
LUXURY INVENTORY VS. SALES | NOVEMBER 2025

Total Inventory: **104**

Total Sales: **6**

Total Sales Ratio²: **6%**

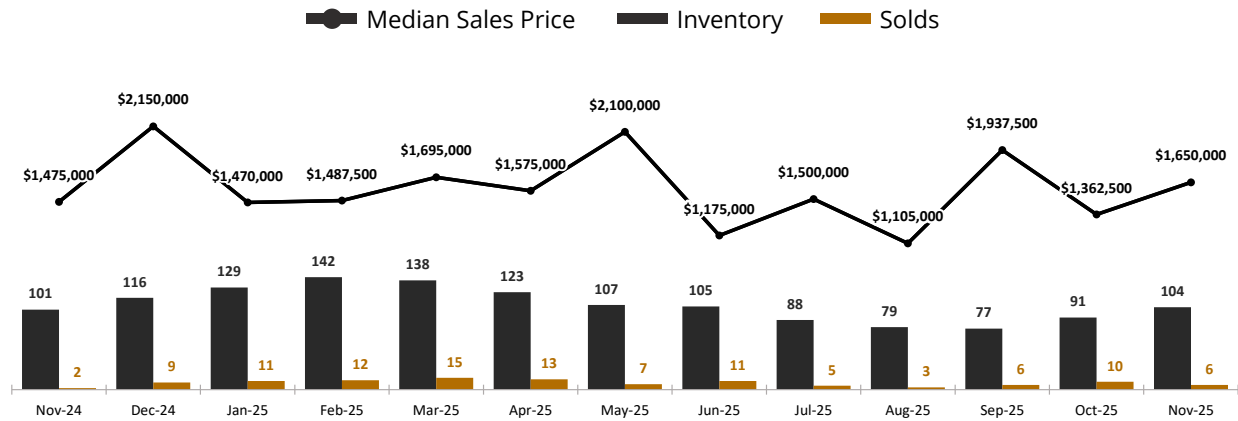
Buyer's Market



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	16	0%
1,500 - 1,999	\$1,085,000	3	2	3	29	10%
2,000 - 2,499	NA	NA	NA	0	21	0%
2,500 - 2,999	\$2,600,000	3	3	1	17	6%
3,000+	\$3,925,000	4	5	2	20	10%

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 | NOVEMBER

TOTAL INVENTORY

Nov. 2024: 101
Nov. 2025: 104

VARIANCE: **3%**

TOTAL SOLDS

Nov. 2024: 2
Nov. 2025: 6

VARIANCE: **200%**

SALES PRICE

Nov. 2024: \$1.48m
Nov. 2025: \$1.65m

VARIANCE: **12%**

SALE PRICE PER SQFT.

Nov. 2024: \$728
Nov. 2025: \$663

VARIANCE: **-9%**

SALE TO LIST PRICE RATIO

Nov. 2024: 92.70%
Nov. 2025: 92.05%

VARIANCE: **-1%**

DAYS ON MARKET

Nov. 2024: 133
Nov. 2025: 142

VARIANCE: **7%**

MARCO ISLAND MARKET SUMMARY | NOVEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **92.05% of list price** in November 2025.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **29%**.
- The median luxury sales price for attached homes is **\$1,650,000**.
- The median days on market for November 2025 was **142** days, up from **133** in November 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.