



MARCO ISLAND
FLORIDA

LUXURY INVENTORY VS. SALES | JANUARY 2026

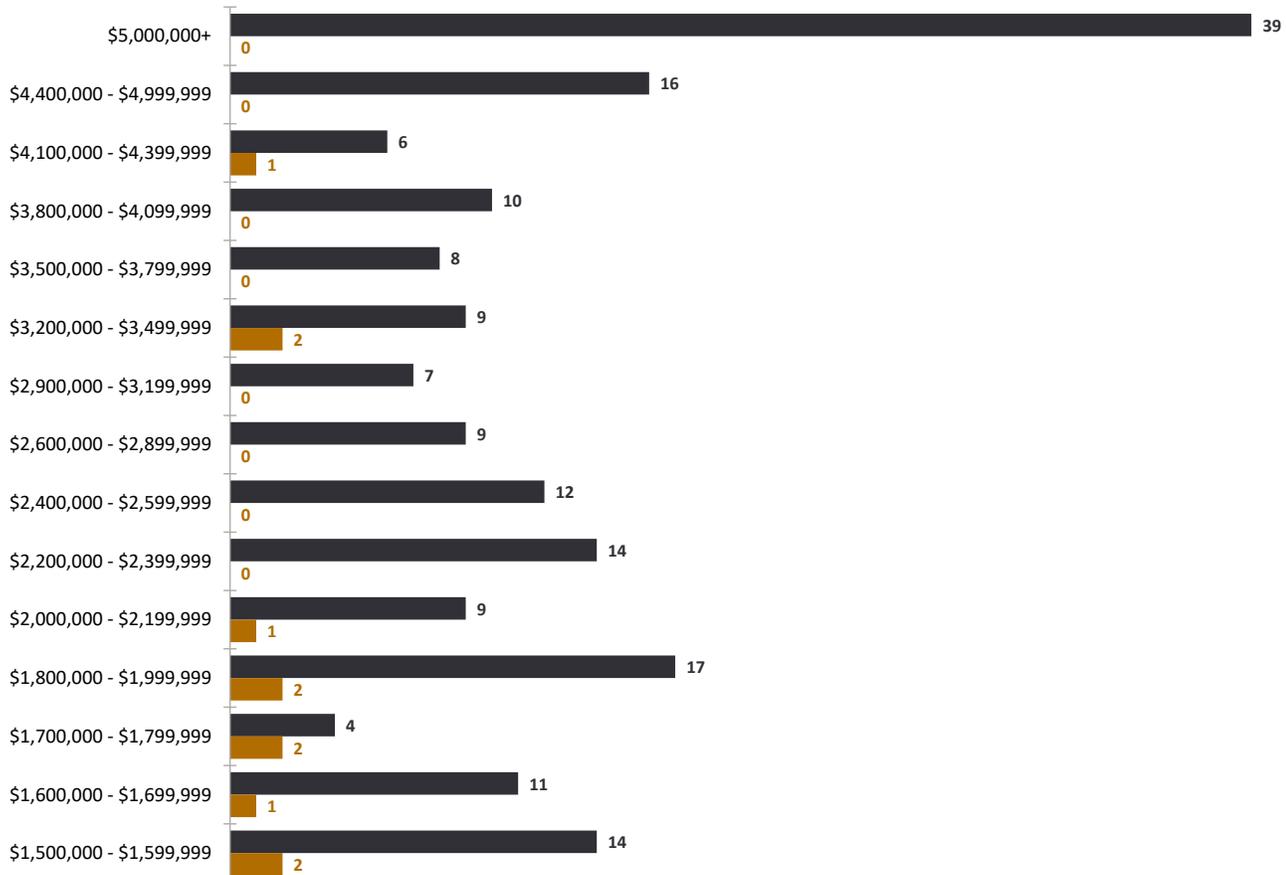
Total Inventory: **185**

Total Sales: **11**

Total Sales Ratio²: **6%**

Buyer's Market

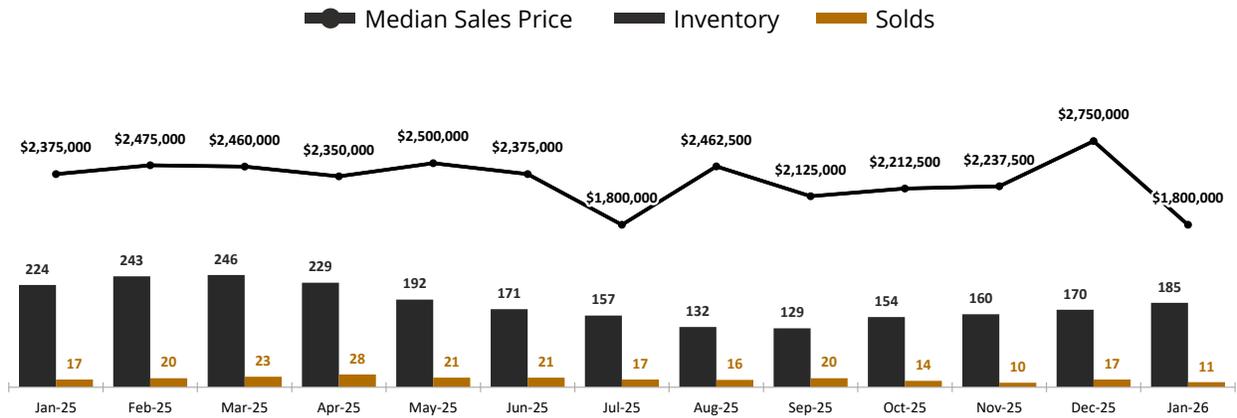
Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,655,000	3	2	2	13	15%
2,000 - 2,499	\$1,600,000	3	3	3	40	8%
2,500 - 2,999	NA	NA	NA	0	31	0%
3,000 - 3,499	\$1,800,000	4	3	1	24	4%
3,500 - 3,999	\$2,025,000	4	4	3	23	13%
4,000+	\$3,650,000	5	6	2	54	4%

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 | JANUARY

TOTAL INVENTORY

Jan. 2025	Jan. 2026
224	185

VARIANCE: **-17%**

TOTAL SOLDS

Jan. 2025	Jan. 2026
17	11

VARIANCE: **-35%**

SALES PRICE

Jan. 2025	Jan. 2026
\$2.38m	\$1.80m

VARIANCE: **-24%**

SALE PRICE PER SQFT.

Jan. 2025	Jan. 2026
\$961	\$780

VARIANCE: **-19%**

SALE TO LIST PRICE RATIO

Jan. 2025	Jan. 2026
93.72%	91.60%

VARIANCE: **-2%**

DAYS ON MARKET

Jan. 2025	Jan. 2026
77	62

VARIANCE: **-19%**

MARCO ISLAND MARKET SUMMARY | JANUARY 2026

- The single-family luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **91.60% of list price** in January 2026.
- The most active price band is **\$1,700,000-\$1,799,999**, where the sales ratio is **50%**.
- The median luxury sales price for single-family homes is **\$1,800,000**.
- The median days on market for January 2026 was **62** days, down from **77** in January 2025.

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.

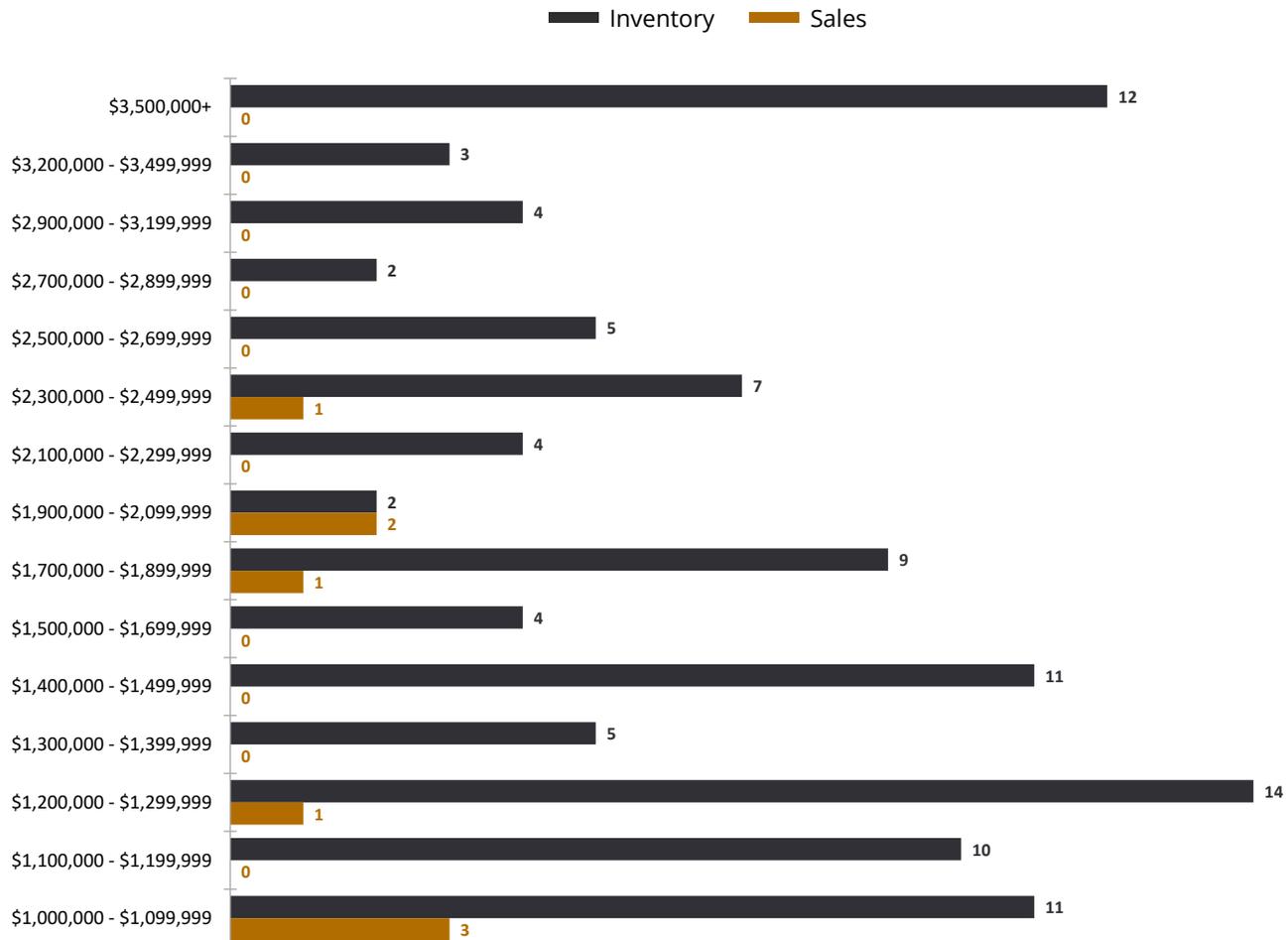
LUXURY INVENTORY VS. SALES | JANUARY 2026

Total Inventory: **103**

Total Sales: **8**

Total Sales Ratio²: **8%**

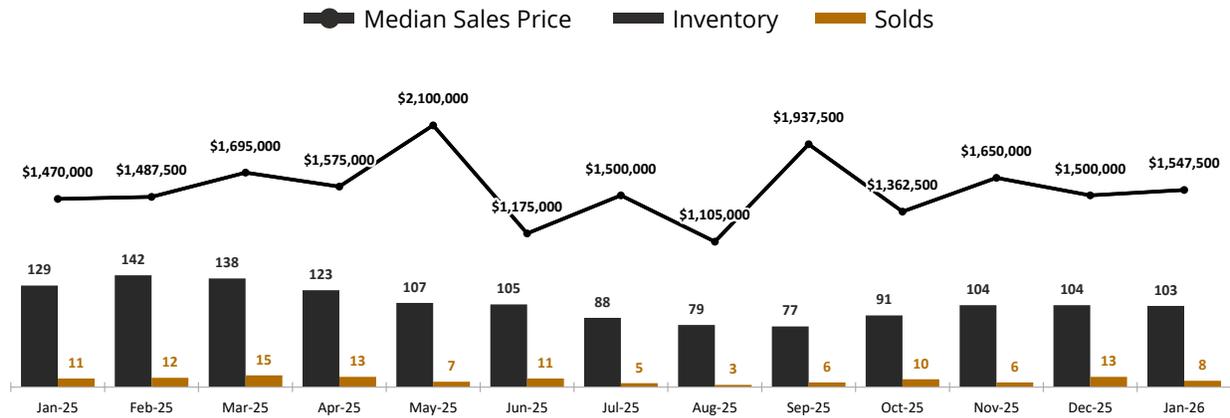
Buyer's Market



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	14	0%
1,500 - 1,999	\$1,050,000	2	2	3	29	10%
2,000 - 2,499	\$1,850,000	3	3	4	23	17%
2,500 - 2,999	\$2,400,000	3	3	1	14	7%
3,000+	NA	NA	NA	0	22	0%

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 | JANUARY

TOTAL INVENTORY

Jan. 2025 Jan. 2026
129 **103**

VARIANCE: **-20%**

TOTAL SOLDS

Jan. 2025 Jan. 2026
11 **8**

VARIANCE: **-27%**

SALES PRICE

Jan. 2025 Jan. 2026
\$1.47m **\$1.55m**

VARIANCE: **5%**

SALE PRICE PER SQFT.

Jan. 2025 Jan. 2026
\$635 **\$743**

VARIANCE: **17%**

SALE TO LIST PRICE RATIO

Jan. 2025 Jan. 2026
90.57% **95.62%**

VARIANCE: **6%**

DAYS ON MARKET

Jan. 2025 Jan. 2026
22 **33**

VARIANCE: **50%**

MARCO ISLAND MARKET SUMMARY | JANUARY 2026

- The attached luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **95.62% of list price** in January 2026.
- The most active price band is **\$1,900,000-\$2,099,999**, where the sales ratio is **100%**.
- The median luxury sales price for attached homes is **\$1,547,500**.
- The median days on market for January 2026 was **33** days, up from **22** in January 2025.

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.