



MARCO ISLAND  
FLORIDA

### LUXURY INVENTORY VS. SALES | FEBRUARY 2026

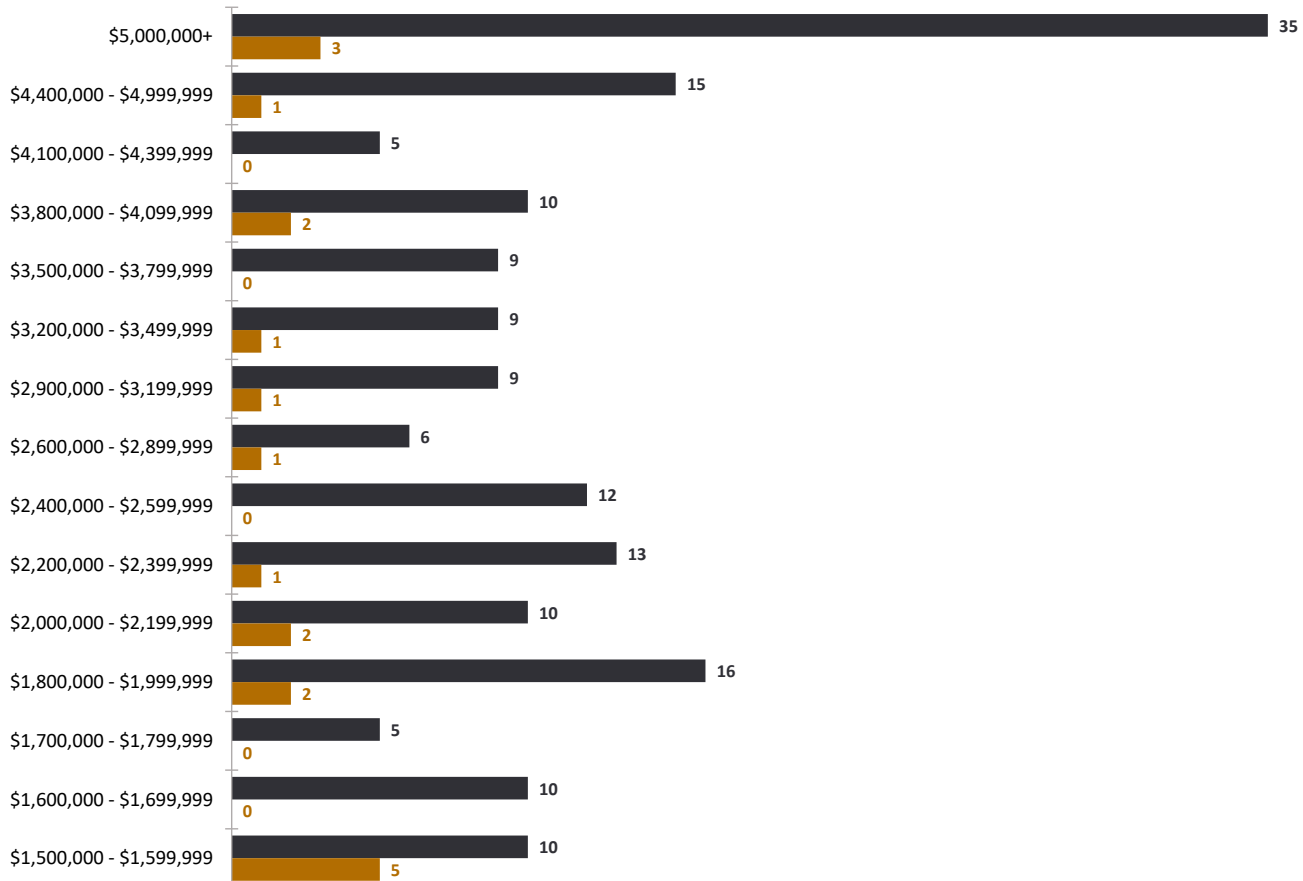
Total Inventory: **174**

Total Sales: **19**

Total Sales Ratio<sup>2</sup>: **11%**

Buyer's Market

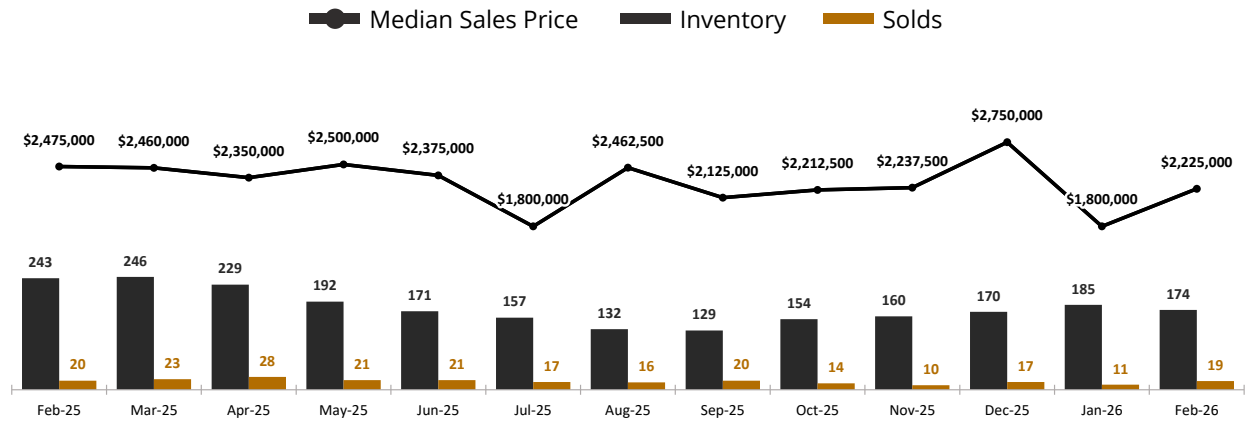
Inventory Sales



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	\$1,987,500	3	3	4	33	12%
2,500 - 2,999	\$1,762,500	4	4	2	31	6%
3,000 - 3,499	\$1,850,000	5	4	4	24	17%
3,500 - 3,999	\$2,850,000	5	4	3	19	16%
4,000+	\$4,900,000	5	5	6	52	12%

<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.

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



### MEDIAN DATA REVIEW | FEBRUARY

#### TOTAL INVENTORY

<b>Feb. 2025</b>	<b>Feb. 2026</b>
<b>243</b>	<b>174</b>

VARIANCE: **-28%**

#### TOTAL SOLDS

<b>Feb. 2025</b>	<b>Feb. 2026</b>
<b>20</b>	<b>19</b>

VARIANCE: **-5%**

#### SALES PRICE

<b>Feb. 2025</b>	<b>Feb. 2026</b>
<b>\$2.48m</b>	<b>\$2.23m</b>

VARIANCE: **-10%**

#### SALE PRICE PER SQFT.

<b>Feb. 2025</b>	<b>Feb. 2026</b>
<b>\$935</b>	<b>\$841</b>

VARIANCE: **-10%**

#### SALE TO LIST PRICE RATIO

<b>Feb. 2025</b>	<b>Feb. 2026</b>
<b>93.28%</b>	<b>93.75%</b>

VARIANCE: **1%**

#### DAYS ON MARKET

<b>Feb. 2025</b>	<b>Feb. 2026</b>
<b>92</b>	<b>45</b>

VARIANCE: **-51%**

## MARCO ISLAND MARKET SUMMARY | FEBRUARY 2026

- The single-family luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **93.75% of list price** in February 2026.
- The most active price band is **\$1,500,000-\$1,599,999**, where the sales ratio is **50%**.
- The median luxury sales price for single-family homes is **\$2,225,000**.
- The median days on market for February 2026 was **45** days, down from **92** in February 2025.

<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.

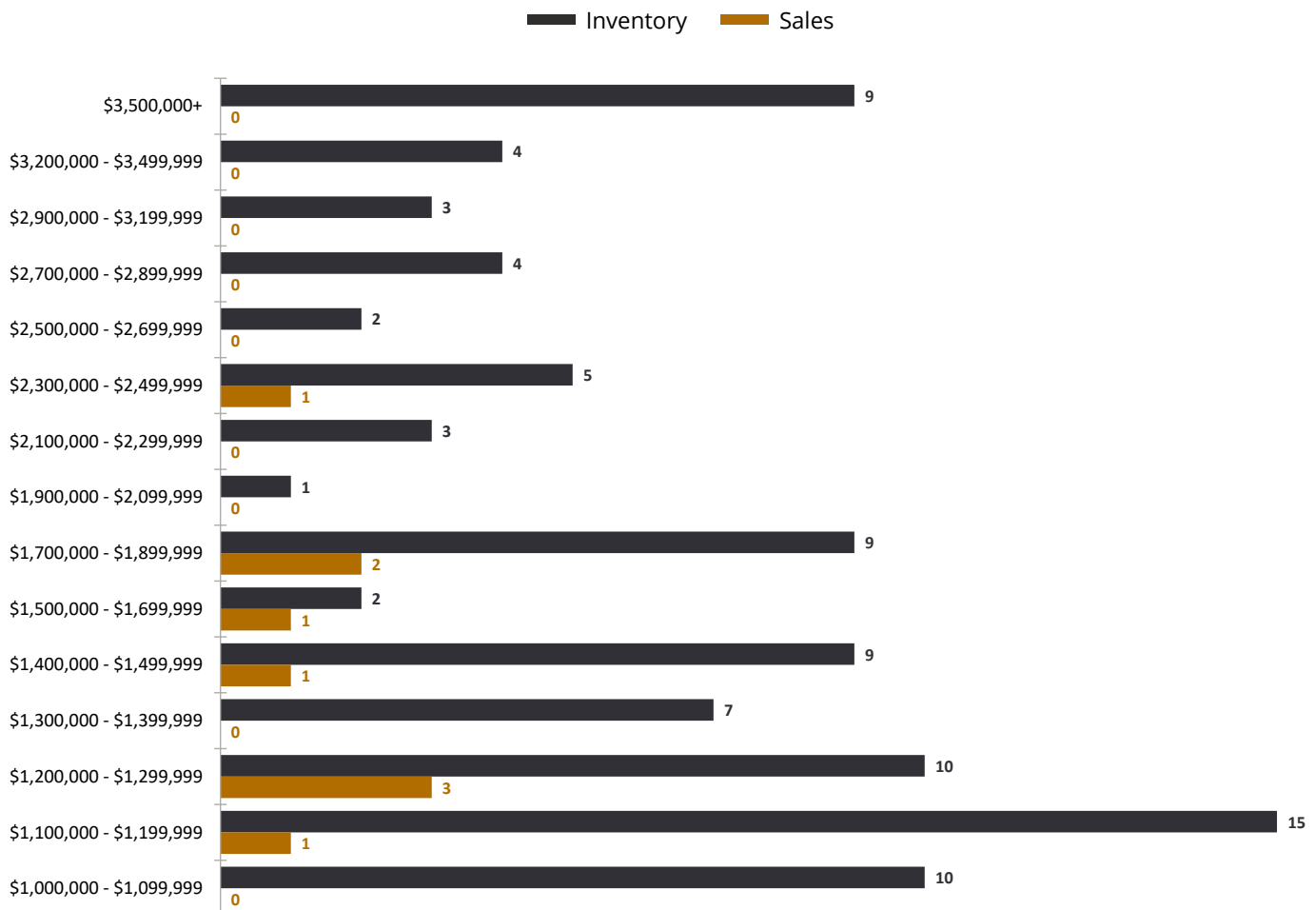
## LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **93**

Total Sales: **9**

Total Sales Ratio<sup>2</sup>: **10%**

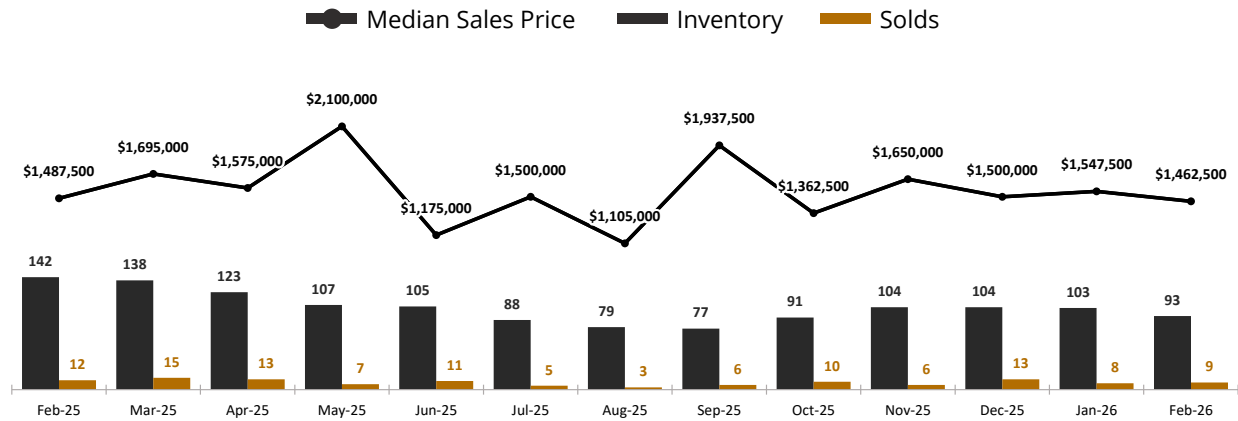
Buyer's Market



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	0	NA
1,000 - 1,499	\$1,362,500	2	2	2	15	13%
1,500 - 1,999	\$1,225,000	3	2	3	29	10%
2,000 - 2,499	\$1,725,000	3	3	3	19	16%
2,500 - 2,999	\$2,400,000	3	3	1	7	14%
3,000+	NA	NA	NA	0	23	0%

<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<sup>®</sup> data reported previous month's sales exceeded current inventory.

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



## MEDIAN DATA REVIEW | FEBRUARY

### TOTAL INVENTORY

Feb. 2025      Feb. 2026  
**142**            **93**

VARIANCE: **-35%**

### TOTAL SOLDS

Feb. 2025      Feb. 2026  
**12**              **9**

VARIANCE: **-25%**

### SALES PRICE

Feb. 2025      Feb. 2026  
**\$1.49m**        **\$1.46m**

VARIANCE: **-2%**

### SALE PRICE PER SQFT.

Feb. 2025      Feb. 2026  
**\$704**            **\$779**

VARIANCE: **11%**

### SALE TO LIST PRICE RATIO

Feb. 2025      Feb. 2026  
**92.10%**        **94.35%**

VARIANCE: **2%**

### DAYS ON MARKET

Feb. 2025      Feb. 2026  
**33**                **68**

VARIANCE: **106%**

## MARCO ISLAND MARKET SUMMARY | FEBRUARY 2026

- The attached luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **94.35% of list price** in February 2026.
- The most active price band is **\$1,500,000-\$1,699,999**, where the sales ratio is **50%**.
- The median luxury sales price for attached homes is **\$1,462,500**.
- The median days on market for February 2026 was **68** days, up from **33** in February 2025.

<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.