

April 2021 Market Report. For the purpose of this report, the following category types are measured: single family homes, condos and vacant lots.

Total inventory in April of 2021 was down 75% from April 2020. Total active properties this April was 228 as compared to 899 last year. There were 91 single family homes on the market, 77 condos and 60 lots. The total number of closed sales was up 225% from 87 to 283. Total dollar volume was \$261M, up 304% from April 2020.

Broken down by category, 93 homes closed this April - up 182% from 33 homes sold last year. The median sale price was \$1.2M, up by 45%. Average days on market for homes was down 38% from 169 to 105.

137 condos sold this April, up 226% from last year. The median sale price was up 13%. Average days on market for a condo went from 173 to 137 for a 21% decrease.

We had 53 lots closing this April, up a whopping 342% from last year's 12. The total sold dollar volume was up a whopping 500% from last year. Average days on market for lots was up 26%.

BONUS STATS: Comparing April 2021 to March 2021

Total inventory was down 3% from 236 in March to 228 this month

Total closed sales were up this month 13% from 251 to 283

Total dollar volume sold was up 8% this month from \$242M to \$261M

Data courtesy of Marco Island Area Association of Realtors® Multiple Listing Service (MLS) for the period April 2020 and April 2021. For the purpose of this report, the following property types are measured: single family homes (RE1), condos (RE2), and lots. Decimals rounded to the nearest whole number.