

February 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 February of 2021 was down 69% from February 2020. Total active properties this February was 290 as compared to 943 last year. There were 78 single family homes on the market, 133 condos and 79 lots. The total number of closed sales was up 80% from 89 to 160. Total dollar volume was \$140.4M, up 94% from February 2020.

Broken down by category, 45 homes closed this February - up 41% from last year. The median sale price was \$1.1M, up by 44%. Average days on market for homes was down 17% from 134 to 111.

76 condos sold this February, up 73% from last year. The median sale price was up 27% from \$439.5K to \$557.5K. Average days on market for a condo went from 182 to 142 for a 22% decrease.

We had 39 lots closing this February, up a whopping 200% from last year's 13. The total sold dollar volume was up 165% from last year. Average days on market for lots was down 43% from 327 to 186.

Data courtesy of Marco Island Area Association of Realtors® Multiple Listing Service (MLS) for the period February 2020 and February 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.