

July 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 July of 2021 was down 70% from July 2020. Total active properties this July was 243 as compared to 812 last year. There were 97 single family homes on the market, 77 condos and 69 lots. The total number of closed sales was up 34% from 102 to 137. Total dollar volume was \$130.4M, up 89% from July 2020.

Broken down by category, 62 homes closed this July - up 72% from 36 homes sold last year. The median sale price was \$1.2M, up by 63%. Average days on market for homes was down 82% from 208 to 38.

57 condos sold this July, up 36% from last year. The median sale price was up 26%. Average days on market for a condo went from 133 to 87 for a 35% decrease.

We had 18 lots closing this July, down 25% from last year's 24. The total sold dollar volume for lots was down 10% from last year. The median sale price for a lot this July was up 26% from last year's \$342.5K. Average days on market for lots was down 69%.

BONUS STATS: Comparing July 2021 to June 2021

Total sold inventory was down 23% from 177 in June to 137 in July.

Median sale price of lots went down 34%. Average Days on Market for lots went up 58% (134 days) this month from June's 85 days.

Number of condos sold went down 31% from 38 in June to 57 in July.

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