

March 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 March of 2021 was down 75% from March 2020. Total active properties this March was 236 as compared to 957 last year. There were 79 single family homes on the market, 98 condos and 59 lots. The total number of closed sales was up 73% from 145 to 251. Total dollar volume was \$245M, up 89% from March 2020.

Broken down by category, 90 homes closed this March - up 55% from 58 homes sold last year. The median sale price was \$1.2M, up by 37%. Average days on market for homes was down 45% from 199 to 110.

111 condos sold this March, up 71% from last year. The median sale price was up 12%. Average days on market for a condo went from 161 to 126 for a 22% decrease.

We had 50 lots closing this March, up a whopping 127% from last year's 22. The total sold dollar volume was up 188% from last year. Average days on market for lots was down 5%.

BONUS STATS: Comparing March 2021 to Feb 2021

Total inventory was down 23% from 290 in Feb to 236 this month

Total closed sales were up this month 57% from 160 to 251

Total dollar volume sold was up 72% this month from \$140.4M to \$242M

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