

May 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 May of 2021 was down 73% from May 2020. Total active properties this May was 248 as compared to 930 last year. There were 100 single family homes on the market, 85 condos and 63 lots. The total number of closed sales was up 212% from 59 to 184. Total dollar volume was \$211M, up 340% from May 2020.

Broken down by category, 68 homes closed this May - up 183% from 24 homes sold last year. The median sale price was \$1.5M, up by 72%. Average days on market for homes was down 58% from 151 to 64.

94 condos sold this May, up a whopping 327% from last year. The median sale price was up 50%. Average days on market for a condo went from 181 to 91 for a 50% decrease.

We had 22 lots closing this May, up 69% from last year's 13. The total sold dollar volume for lots was up 157% from last year. Average days on market for lots was down 63%.

BONUS STATS: Comparing May 2021 to April 2021

Total inventory was up 9% from 228 in April to 248 in May

Total closed sales were down this month 35% from 283 to 184

Total dollar volume sold was down 19% this month from \$261M to \$211M

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