



Marco Island Area Association of REALTORS®

JANUARY MARKET REPORT

MARCO ISLAND REAL ESTATE MARKET REPORT

CONTACT: HELEN DONAGHY, 2025 PRESIDENT, MARCO ISLAND AREA ASSOCIATION OF REALTORS®
239.394.5616

638

INVENTORY

HOMES: 241
CONDOS: 330
LOTS: 67
% CHANGE: 13%+

81

AVERAGE DAYS ON MARKET

HOMES: 68
CONDOS: 108
LOTS: 67
% CHANGE: 23%-

64

PROPERTIES SOLD

HOMES: 26
CONDOS: 36
LOTS: 2
% CHANGE: 7%+

\$86M

SOLD VOLUME

HOMES: \$51.6M
CONDOS: 32.5M
LOTS: \$1.9M
% CHANGE: 20%-

MEDIAN SALES PRICE

HOMES: \$2M	7%+
CONDOS: \$758	11%-
LOTS: \$939K	36%-

The Marco Island Area Association of REALTORS® represents over 700 local real estate professionals. The association provides valuable educational programs, services, events, and resources to its members and subscribers.

Data courtesy of Marco Island Area Association of Realtors® Multiple Listing Service (MLS) for the period January 2024 & January 2025. For the purpose of this report, the following property types are measured: Marco Island single family homes, condos, and lots. Decimals rounded to the nearest whole number.

FEBRUARY MARKET REPORT



Marco Island Area Association of REALTORS®

MARCO ISLAND REAL ESTATE MARKET REPORT

CONTACT: HELEN DONAGHY, 2025 PRESIDENT, MARCO ISLAND AREA ASSOCIATION OF REALTORS®
239.394.5616

723

INVENTORY

HOMES: 268
CONDOS: 379
LOTS: 76
% CHANGE: 19%+

106

AVERAGE DAYS ON MARKET

HOMES: 104
CONDOS: 82
LOTS: 133
% CHANGE: 17%-

55

PROPERTIES SOLD

HOMES: 30
CONDOS: 24
LOTS: 1
% CHANGE: 21%-

\$104.4M

SOLD VOLUME

HOMES: \$69.2M
CONDOS: \$28.6M
LOTS: \$6.6M
% CHANGE: 10%+

MEDIAN SALES PRICE

HOMES: \$2M	54%+
CONDOS: \$1M	42%+
LOTS: \$6.6M	1758%+
OVERALL CHANGE: 296%+	

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MARCH MARKET REPORT



Marco Island Area Association of REALTORS®

MARCO ISLAND REAL ESTATE MARKET REPORT

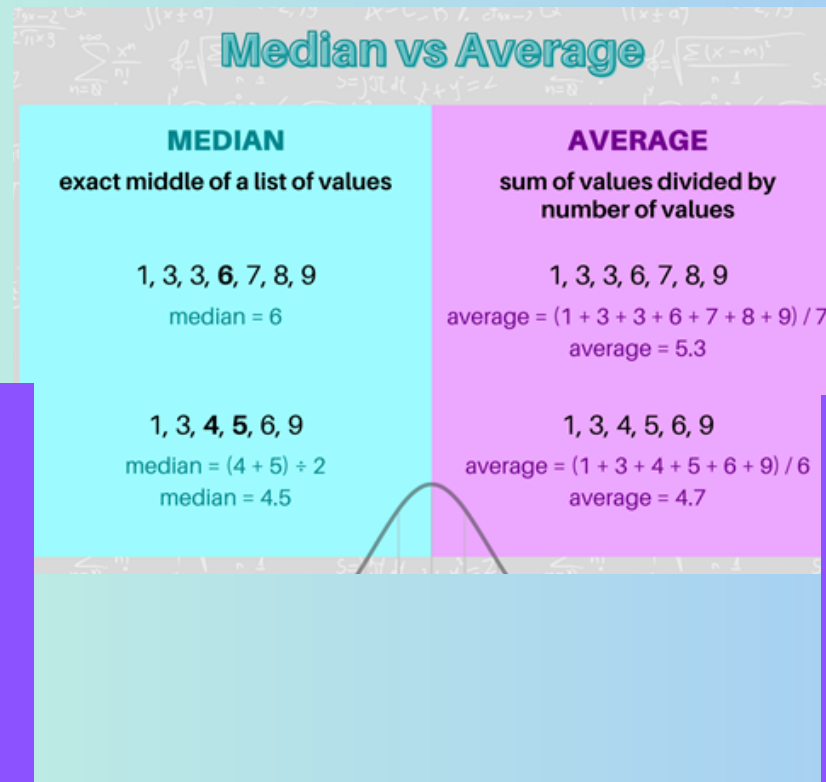
CONTACT: HELEN DONAGHY, 2025 PRESIDENT, MARCO ISLAND AREA ASSOCIATION OF REALTORS®
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806

INVENTORY

HOMES: 298
CONDOS: 426
LOTS: 82

% CHANGE: 23%+



111

AVERAGE DAYS ON MARKET

HOMES: 90
CONDOS: 98
LOTS: 144

% CHANGE: 4%+

83

PROPERTIES SOLD

HOMES: 40
CONDOS: 41
LOTS: 2

% CHANGE: 13%-

\$135.4M

SOLD VOLUME

HOMES: \$85.2M
CONDOS: \$48M
LOTS: \$2.3M

% CHANGE: 11%-

MEDIAN SALES PRICE

HOMES: \$1.7M 8%+
CONDOS: \$715K 2%-
LOTS: \$1.2M 5%+
OVERALL CHANGE: 5%+

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APRIL MARKET REPORT



Marco Island Area Association of REALTORS®

MARCO ISLAND REAL ESTATE MARKET REPORT
CONTACT: HELEN DONAGHY, 2025 PRESIDENT, MARCO
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239.394.5616

791

INVENTORY

HOMES: 299 +29%
CONDOS: 411 -18%
LOTS: 81 -5%
% CHANGE: -3

158

AVERAGE DAYS ON MARKET

HOMES: 111 +56%
CONDOS: 108 +86%
LOTS: 256 -3%
% CHANGE: +21

101

PROPERTIES SOLD

HOMES: 48 +2%
CONDOS: 47 -10%
LOTS: 6 +50%
% CHANGE: -2

Median vs Average

MEDIAN

exact middle of a list of values

1, 3, 3, 6, 7, 8, 9
median = 6

1, 3, 4, 5, 6, 9
median = $(4 + 5) \div 2$
median = 4.5

AVERAGE

sum of values divided by
number of values

1, 3, 3, 6, 7, 8, 9
average = $(1 + 3 + 3 + 6 + 7 + 8 + 9) / 7$
average = 5.3

1, 3, 4, 5, 6, 9
average = $(1 + 3 + 4 + 5 + 6 + 9) / 6$
average = 4.7

\$140M

SOLD VOLUME

HOMES: \$97.7M -11%
CONDOS: \$38.2M -35%
LOTS: \$3.9M -33%
% CHANGE: -20

MEDIAN SALES PRICE

HOMES: \$1.6M -11%
CONDOS: \$625K -14%
LOTS: \$541K M -51%
OVERALL CHANGE: -24%

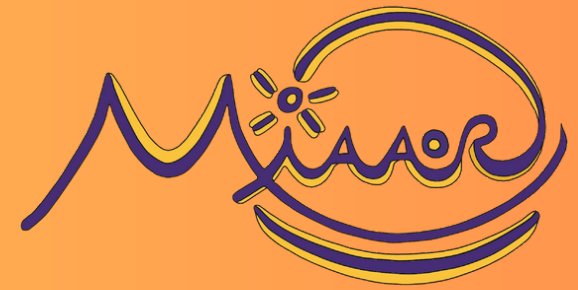
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Decimals rounded to the nearest whole number.

MAY MARKET REPORT



MARCO ISLAND REAL ESTATE MARKET REPORT
CONTACT: HELEN DONAGHY, 2025 PRESIDENT, MARCO
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Marco Island Area Association of REALTORS®

759

INVENTORY

HOMES: 278 +20%
CONDOS: 398 +19%
LOTS: 83 +3%

% CHANGE: +17

168

AVERAGE DAYS ON MARKET

HOMES: 70 -32%
CONDOS: 108 +43%
LOTS: 256 +152%

% CHANGE: +65

75

PROPERTIES SOLD

HOMES: 36 -31%
CONDOS: 37 -33%
LOTS: 2 -78%

% CHANGE: -35

\$113M

SOLD VOLUME

HOMES: \$77.5M -27%
CONDOS: \$32.6M -29%
LOTS: \$2.5M -56%

% CHANGE: -29

MEDIAN SALES PRICE

HOMES: \$1.6M -5%
CONDOS: \$580K -20%
LOTS: \$1.3M +218%
OVERALL CHANGE: +23%

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Decimals rounded to the nearest whole number.

JUNE MARKET REPORT



Marco Island Area Association of REALTORS®

MARCO ISLAND REAL ESTATE MARKET REPORT
CONTACT: HELEN DONAGHY, 2025 PRESIDENT, MARCO
ISLAND AREA ASSOCIATION OF REALTORS®
239.394.5616

667
INVENTORY

HOMES: 226 +13%
CONDOS: 358 +13%
LOTS: 83 +22%
% CHANGE: +14

192 **AVERAGE DAYS
ON MARKET**

HOMES: 89 -21%
CONDOS: 129 +11%
LOTS: 359 +313%
% CHANGE: +83

114

PROPERTIES SOLD

HOMES: 79 +25%
CONDOS: 32 -11%
LOTS: 3 -50%
% CHANGE: +9

\$154M

SOLD VOLUME

HOMES: \$115M -1%
CONDOS: \$31.6M +4%
LOTS: \$6.8M +90%
% CHANGE: +2

**MEDIAN SALES
PRICE**

HOMES: \$1M -25%
CONDOS: \$760K +24%
LOTS: \$825K +75%
OVERALL CHANGE: +7%

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JULY MARKET REPORT



Marco Island Area Association of REALTORS®

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621
INVENTORY

HOMES: 201 +7%
CONDOS: 341 +14%
LOTS: 79 +2%
% CHANGE: +12

86 AVERAGE DAYS
ON MARKET

HOMES: 117 +16%
CONDOS: 95 -20%
LOTS: 47 -68%
% CHANGE: -29

58

PROPERTIES SOLD

HOMES: 31 +11%
CONDOS: 24 -25%
LOTS: 3 N/A
% CHANGE: -8

\$73M

SOLD VOLUME

HOMES: \$49M -14%
CONDOS: \$22M -16%
LOTS: \$2M +12%
% CHANGE: -14

**MEDIAN SALES
PRICE**

HOMES: \$1.4M -12%
CONDOS: \$641K +4%
LOTS: \$690K -25%
OVERALL CHANGE: -13%

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AUGUST MARKET REPORT



Marco Island Area Association of REALTORS®

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ISLAND AREA ASSOCIATION OF REALTORS®
239.394.5616

556
INVENTORY

HOMES: 192 +9%
CONDOS: 288 NO CHANGE %
LOTS: 76 NA
% CHANGE: +20

135 AVERAGE DAYS
ON MARKET

HOMES: 98 +42%
CONDOS: 135 +13%
LOTS: 171 NA
% CHANGE: NA

53

PROPERTIES SOLD

HOMES: 24 +11%
CONDOS: 24 -23%
LOTS: 5 NA
% CHANGE: -10

No data for
Lots in August
2024

**MEDIAN SALES
PRICE**

HOMES: \$1.9M +11%
CONDOS: \$528K -30%
LOTS: \$370K NA
OVERALL CHANGE: +14%

\$87M

SOLD VOLUME

HOMES: \$62M +13%
CONDOS: \$14M -48%
LOTS: \$11M NA
% CHANGE: +6

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SEPTEMBER MARKET REPORT



MARCO ISLAND REAL ESTATE MARKET REPORT
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ISLAND AREA ASSOCIATION OF REALTORS®
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Marco Island Area Association of REALTORS®

494
INVENTORY

HOMES: 160 -12%
CONDOS: 263 -3%
LOTS: 71 +18%
% CHANGE: -4%

134 AVERAGE DAYS
ON MARKET

HOMES: 93 -35%
CONDOS: 183 +38%
LOTS: 127 -75%
% CHANGE: -49%

67

PROPERTIES SOLD

HOMES: 39 +200%
CONDOS: 23 +64%
LOTS: 5 +400%
% CHANGE: +139%

\$129.6M

SOLD VOLUME

HOMES: \$94M +213%
CONDOS: \$27M +156%
LOTS: \$8M +474%
% CHANGE: 207%

**MEDIAN SALES
PRICE**

HOMES: \$1.55M -1%
CONDOS: \$686K +44%
LOTS: \$700K -49%
OVERALL CHANGE: -14%

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OCTOBER MARKET REPORT



MARCO ISLAND REAL ESTATE MARKET REPORT
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ISLAND AREA ASSOCIATION OF REALTORS®
239.394.5616

Marco Island Area Association of REALTORS®

483
INVENTORY

HOMES: 156 -11%
CONDOS: 262 NO CHG
LOTS: 65 +5%
% CHANGE: -3%

143 AVERAGE DAYS
ON MARKET

HOMES: 109 -14%
CONDOS: 121 -20%
LOTS: 199 -35%
% CHANGE: -26%

55

PROPERTIES SOLD

HOMES: 22 -8%
CONDOS: 28 +17%
LOTS: 5 +67%
% CHANGE: +8%

\$76M

SOLD VOLUME

HOMES: \$48M +37%
CONDOS: \$26M +4%
LOTS: \$2.5M -32%
% CHANGE: +20%

**MEDIAN SALES
PRICE**

HOMES: \$1.8M +46%
CONDOS: \$748K +2%
LOTS: \$395K -70%
OVERALL CHANGE: -10%

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NOVEMBER MARKET REPORT



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Marco Island Area Association of REALTORS®

539
INVENTORY

HOMES: 185 -1%
CONDOS: 284 +88%
LOTS: 70 +22%
% CHANGE: +34%

187 AVERAGE DAYS
ON MARKET

HOMES: 137 +159%
CONDOS: 150 -47%
LOTS: 273 +10%
% CHANGE: -4%

45

PROPERTIES SOLD

HOMES: 20 +54%
CONDOS: 24 +118%
LOTS: 1 -75%
% CHANGE: +61%

\$64M

SOLD VOLUME

HOMES: \$38M -5%
CONDOS: \$24M +237%
LOTS: \$1.9M -54%
% CHANGE: +24%

**MEDIAN SALES
PRICE**

HOMES: \$1.3M -47%
CONDOS: \$609K +35%
LOTS: \$1.9M +111%
OVERALL CHANGE: +12%

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DECEMBER MARKET REPORT



MARCO ISLAND REAL ESTATE MARKET REPORT
CONTACT: JACKI STRATEGOS, 2026 PRESIDENT, MARCO
ISLAND AREA ASSOCIATION OF REALTORS®
239.394.5616

Marco Island Area Association of REALTORS®

574
INVENTORY

HOMES: 195 -8%
CONDOS: 310 -2%
LOTS: 69 +1%
% CHANGE: -4%

99 AVERAGE DAYS
ON MARKET

HOMES: 90 +25%
CONDOS: 114 -3%
LOTS: 94 -78%
% CHANGE: -51%

66

PROPERTIES SOLD

HOMES: 24 +20%
CONDOS: 35 +21%
LOTS: 7 +133%
% CHANGE: +27%

\$97M

SOLD VOLUME

HOMES: \$58M +71%
CONDOS: \$35M +9%
LOTS: \$4M +307%
% CHANGE: +45%

MEDIAN SALES
PRICE

HOMES: \$1.66M -1%
CONDOS: \$785K +22%
LOTS: \$463K +29%
OVERALL CHANGE: +9%

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