

FEBRUARY 2026 MARKET REPORT



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

612 INVENTORY

HOMES: 203 -25%
CONDOS: 345 -10%
LOTS: 64 -16%
% CHANGE: -16%

122 AVERAGE DAYS ON MARKET

HOMES: 83 -20%
CONDOS: 111 +35%
LOTS: 171 +29%
% CHANGE: +15%

69

PROPERTIES SOLD

HOMES: 32 +7%
CONDOS: 32 +33%
LOTS: 5 +400%
% CHANGE: +26%

\$109M

SOLD VOLUME

HOMES: \$69M 0%
CONDOS: \$29M +1%
LOTS: \$11M +69%
% CHANGE: +5%

MEDIAN SALES PRICE

HOMES: \$1.6M -27%
CONDOS: \$780K -24%
LOTS: \$1.3M -80%
OVERALL CHANGE: -63%

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 February 2025 & February 2026. 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.