

JULY 2026 MARKET REPORT

Marco Island Real Estate Market Report
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INVENTORY **409**

HOMES: 129 **-37%**
CONDOS: 244 **-30%**
LOTS: 36 **-56%**

% CHANGE: -35%

**AVERAGE DAYS
ON MARKET** **178**

HOMES: 88 **-25%**
CONDOS: 142 **+50%**
LOTS: 304 **+547%**

% CHANGE: +106%

PROPERTIES SOLD

76

HOMES: 30 **-3%**
CONDOS: 42 **+75%**
LOTS: 4 **+33%**

% CHANGE: +31%

MEDIAN SALES PRICE

\$3.4M

HOMES: \$1.6M **+19%**
CONDOS: \$550K **-14%**
LOTS: \$1.2M **+78%**

OVERALL CHANGE: +26%

SOLD VOLUME

\$100M

HOMES: \$62M **+26%**
CONDOS: \$30M **+38%**
LOTS: \$9M **+311%**

% CHANGE: +38%

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 JULY 2025 & JULY 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.