MARCO ISLAND

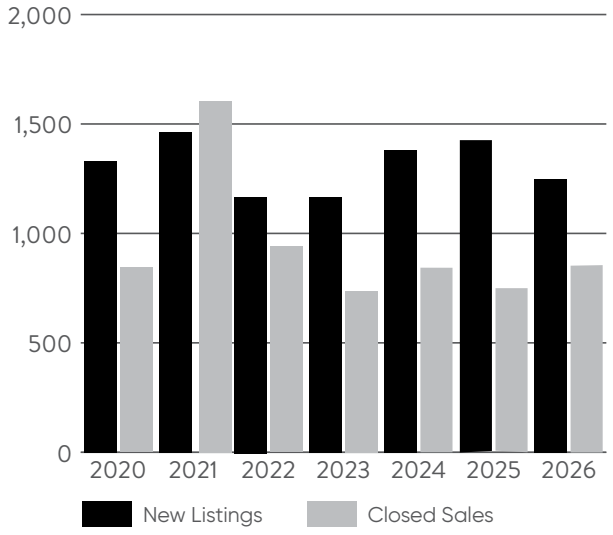
MARKET REPORT - AUGUST 2026

LEANESUAREZ Group | JOHN R. WOOD PROPERTIES | CHRISTIE'S INTERNATIONAL REAL ESTATE

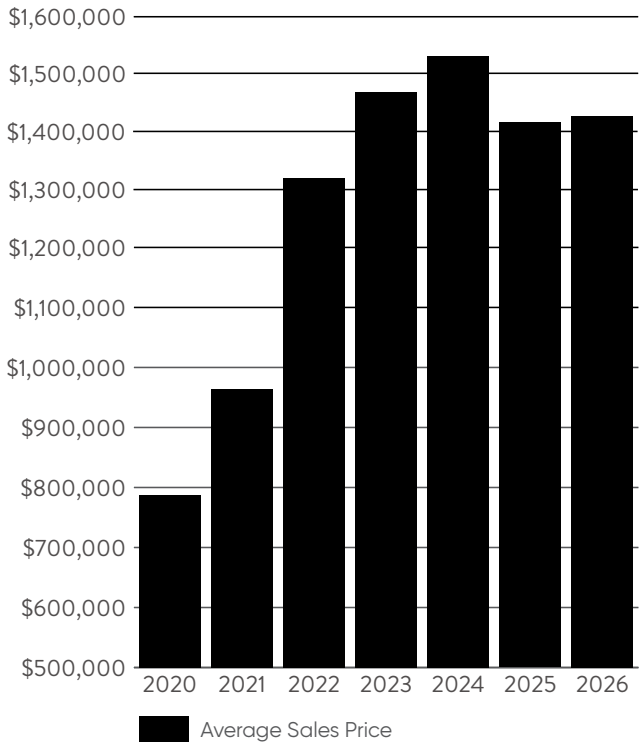
	2020	2021	2022	2023	2024	2025	2026
Listed	1,354	1,465	1,170	1,171	1,415	1,429	1,278
Sold	871	1,688	971	744	849	752	893
Avg. Sale $	$793,376	$985,347	$1,316,738	$1,479,054	$1,519,680	$1,424,326	$1,427,466

NEW LISTINGS	CLOSED SALES	AVERAGE SALES PRICE	CURRENT INVENTORY	MONTHS OF SUPPLY
1,278 ⬇10.57%	893 ⬆18.75%	$1,427,466 ⬆0.22%	373 ⬇25.70%	5.01 ⬇37.43%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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Neighborhood Snapshot Report©

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2026

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	62	121	6.15	$3,173,382
Golf Course	1	15	0.80	$1,195,533
Gulf Front	1	0	0	-
Indirect Waterfront	45	146	3.70	$1,901,245
Inland	27	123	2.63	$1,132,297
Preserve	5	11	5.45	$2,111,273

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	55	135	4.89	$622,414
Golf Course	1	3	4.00	$861,667
Gulf Front	97	158	7.37	$1,511,381
Gulf View	14	40	4.20	$1,156,340
Indirect Waterfront	6	18	4.00	$630,361
Inland	54	113	5.73	$387,059
Preserve	5	10	6.00	$598,950

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	28	99	3.39	$1,619,914
Isles Of Capri	13	12	13.00	$1,651,583
Naples Reserve	15	51	3.53	$1,288,800
Winding Cypress	6	33	2.18	$917,603

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	42	91	5.54	$595,439
Hammock Bay Golf and Country Club	22	17	15.53	$670,912
Isles Of Capri	13	14	11.14	$652,250

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