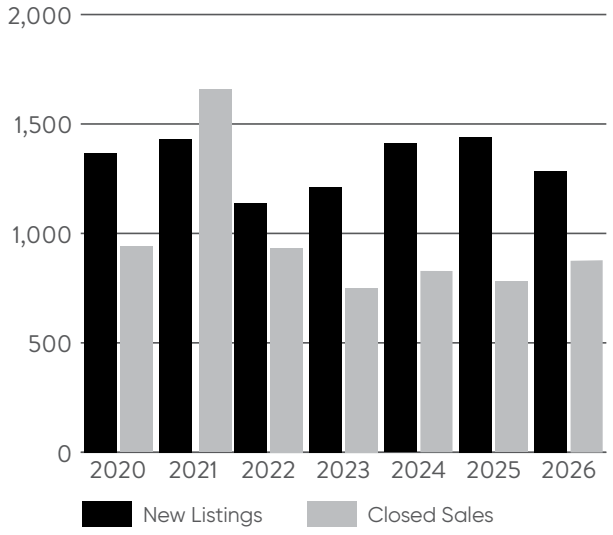
MARCO ISLAND

MARKET REPORT - SEPTEMBER 2026

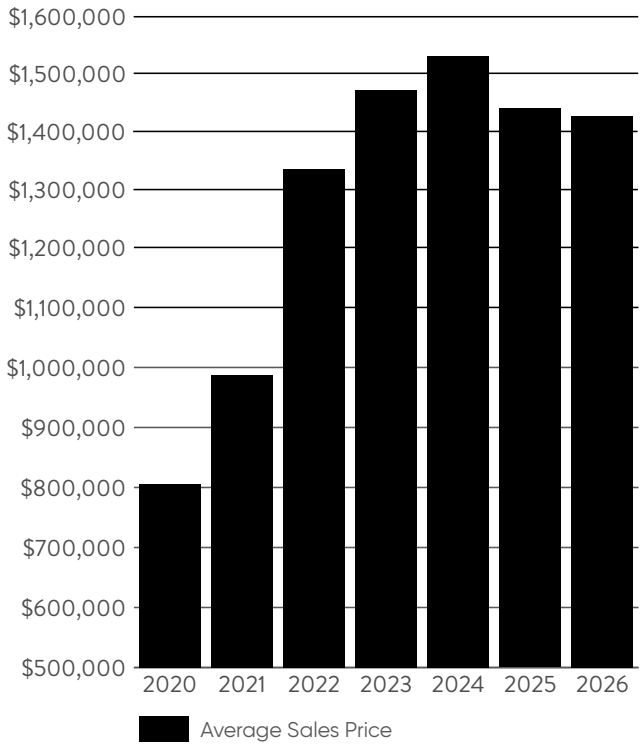
	2020	2021	2022	2023	2024	2025	2026
Listed	1,380	1,427	1,136	1,202	1,404	1,441	1,298
Sold	941	1,638	939	769	817	790	893
Avg. Sale $	$805,922	$994,768	$1,336,084	$1,484,596	$1,522,081	$1,448,997	$1,400,684

NEW LISTINGS	CLOSED SALES	AVERAGE SALES PRICE	CURRENT INVENTORY	MONTHS OF SUPPLY
1,298 ⬇9.92%	893 ⬆13.04%	$1,400,684 ⬇3.33%	399 ⬇16.70%	5.36 ⬇26.31%

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 September 30, 2026

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	60	115	6.26	$3,106,111
Golf Course	3	13	2.77	$1,233,692
Gulf Front	1	0	0	-
Indirect Waterfront	48	141	4.09	$1,981,876
Inland	32	124	3.10	$1,110,783
Preserve	6	11	6.55	$2,111,273

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	56	132	5.09	$606,946
Golf Course	1	3	4.00	$1,000,000
Gulf Front	101	169	7.17	$1,435,983
Gulf View	16	44	4.36	$1,148,036
Indirect Waterfront	13	18	8.67	$630,361
Inland	54	113	5.73	$385,108
Preserve	8	10	9.60	$598,950

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	26	95	3.28	$1,580,000
Isles Of Capri	16	15	12.80	$1,627,133
Naples Reserve	17	53	3.85	$1,329,875
Winding Cypress	7	33	2.55	$903,664

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	48	94	6.13	$593,989
Hammock Bay Golf and Country Club	27	21	15.43	$651,214
Isles Of Capri	15	15	12.00	$641,933

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