

Monthly Market Detail - July 2026

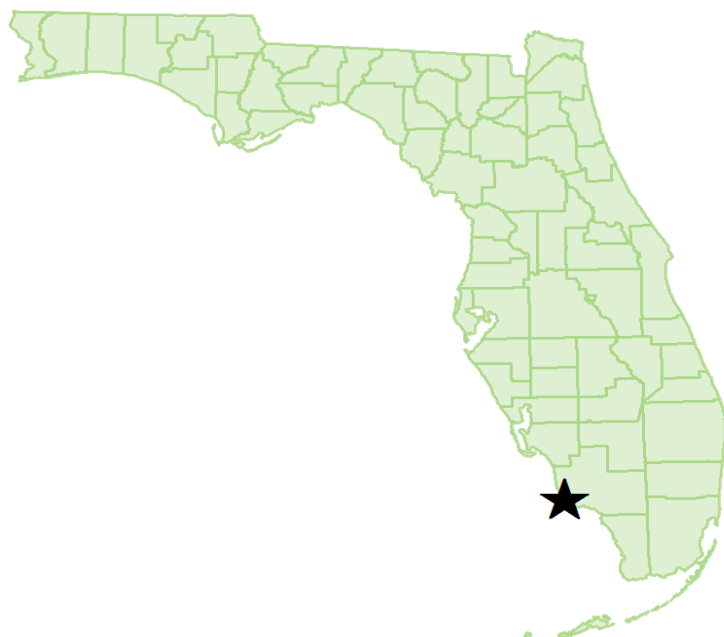
Single-Family Homes

Marco Island Area Association of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



Marco Island Area Association of REALTORS®



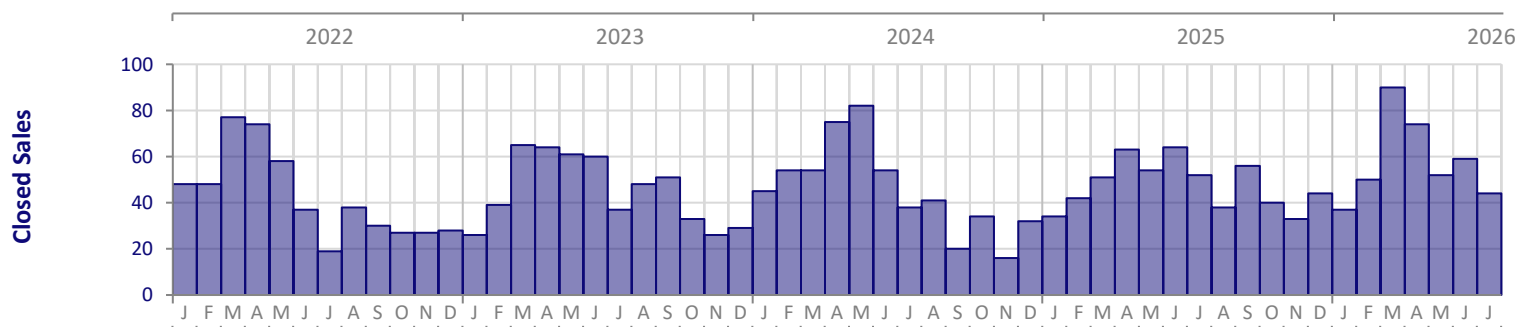
Summary Statistics	July 2026	July 2025	Percent Change Year-over-Year
Closed Sales	44	52	-15.4%
Paid in Cash	15	29	-48.3%
Median Sale Price	\$1,350,000	\$1,210,000	11.6%
Average Sale Price	\$1,678,107	\$1,288,884	30.2%
Dollar Volume	\$73.8 Million	\$67.0 Million	10.2%
Median Percent of Original List Price Received	90.9%	82.5%	10.2%
Median Time to Contract	111 Days	119 Days	-6.7%
Median Time to Sale	145 Days	176 Days	-17.6%
New Pending Sales	35	29	20.7%
New Listings	53	55	-3.6%
Pending Inventory	51	47	8.5%
Inventory (Active Listings)	247	351	-29.6%
Months Supply of Inventory	4.8	8.4	-42.9%

Closed Sales

The number of sales transactions which closed during the month

Economists' note : Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	406	12.8%
July 2026	44	-15.4%
June 2026	59	-7.8%
May 2026	52	-3.7%
April 2026	74	17.5%
March 2026	90	76.5%
February 2026	50	19.0%
January 2026	37	8.8%
December 2025	44	37.5%
November 2025	33	106.3%
October 2025	40	17.6%
September 2025	56	180.0%
August 2025	38	-7.3%
July 2025	52	36.8%



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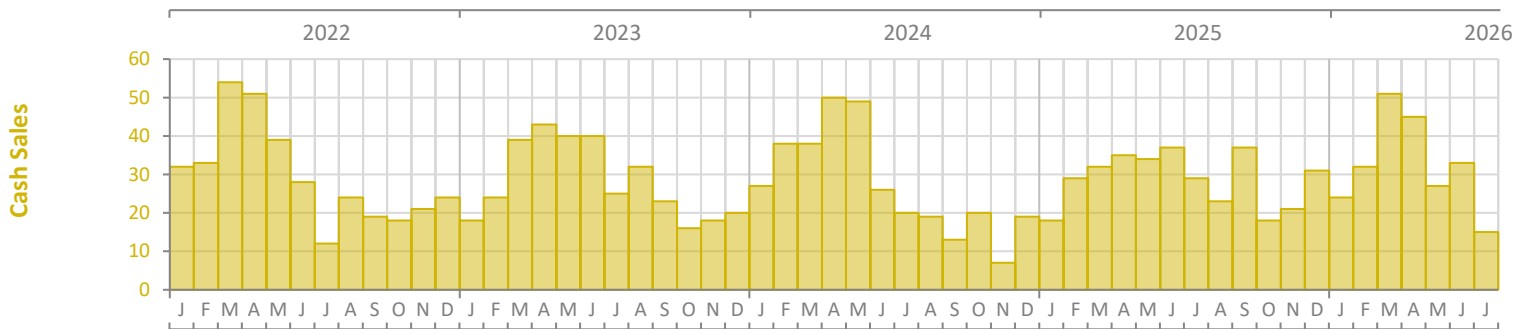


Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note : Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	227	6.1%
July 2026	15	-48.3%
June 2026	33	-10.8%
May 2026	27	-20.6%
April 2026	45	28.6%
March 2026	51	59.4%
February 2026	32	10.3%
January 2026	24	33.3%
December 2025	31	63.2%
November 2025	21	200.0%
October 2025	18	-10.0%
September 2025	37	184.6%
August 2025	23	21.1%
July 2025	29	45.0%

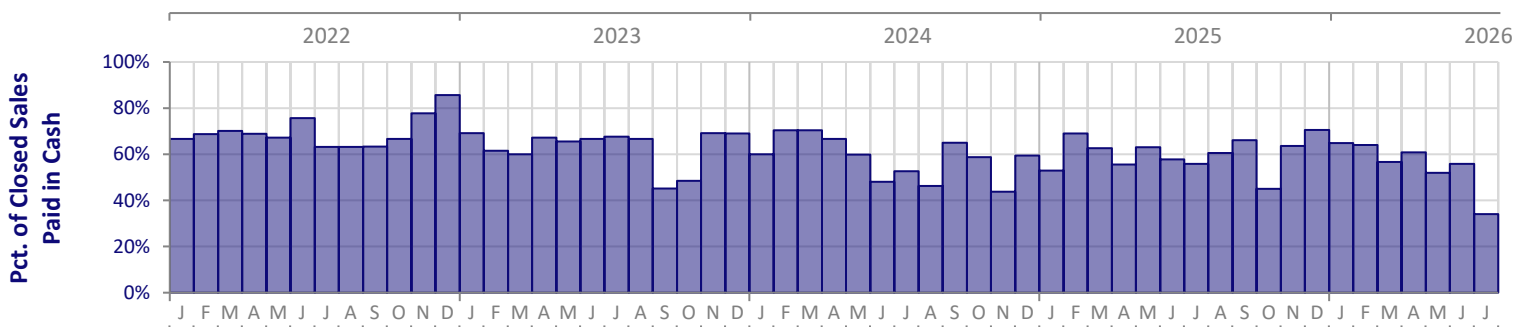


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note : This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	55.9%	-5.9%
July 2026	34.1%	-38.9%
June 2026	55.9%	-3.3%
May 2026	51.9%	-17.6%
April 2026	60.8%	9.4%
March 2026	56.7%	-9.6%
February 2026	64.0%	-7.2%
January 2026	64.9%	22.7%
December 2025	70.5%	18.7%
November 2025	63.6%	45.2%
October 2025	45.0%	-23.5%
September 2025	66.1%	1.7%
August 2025	60.5%	30.7%
July 2025	55.8%	6.1%



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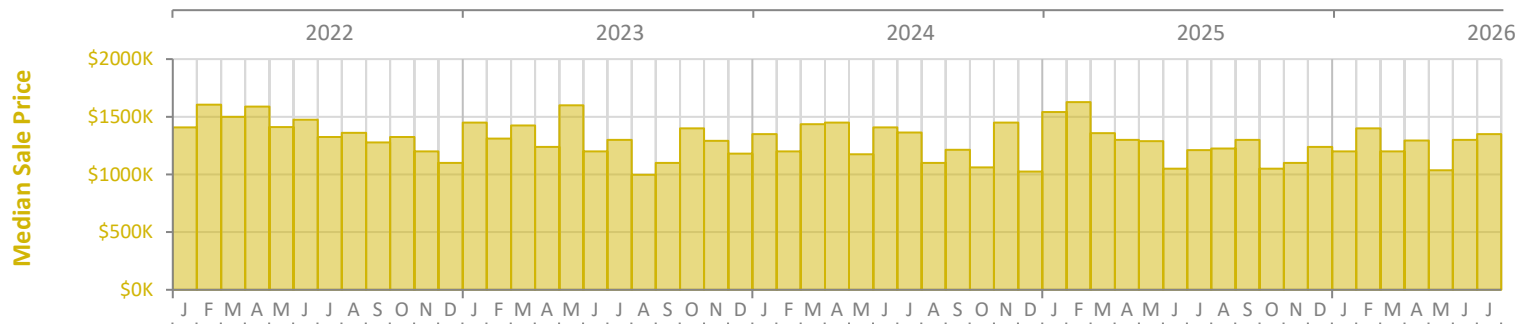
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Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$1,233,610	-3.2%
July 2026	\$1,350,000	11.6%
June 2026	\$1,300,000	23.8%
May 2026	\$1,036,500	-19.5%
April 2026	\$1,295,000	-0.4%
March 2026	\$1,200,000	-11.6%
February 2026	\$1,400,000	-14.0%
January 2026	\$1,200,000	-22.2%
December 2025	\$1,237,500	20.7%
November 2025	\$1,099,000	-24.2%
October 2025	\$1,049,500	-1.2%
September 2025	\$1,300,000	7.0%
August 2025	\$1,225,000	11.4%
July 2025	\$1,210,000	-11.2%

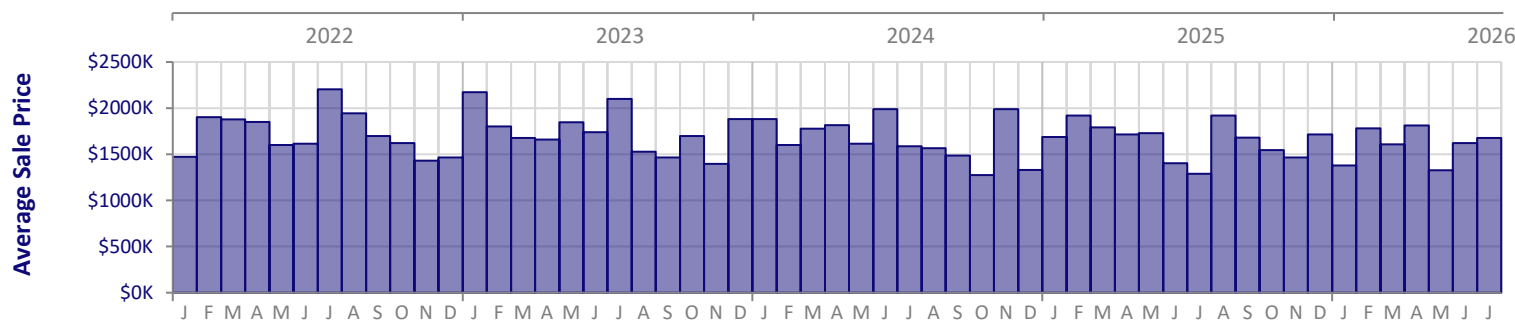


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$1,619,449	-0.8%
July 2026	\$1,678,107	30.2%
June 2026	\$1,621,246	15.6%
May 2026	\$1,327,337	-23.3%
April 2026	\$1,812,041	5.8%
March 2026	\$1,608,709	-10.2%
February 2026	\$1,780,964	-7.2%
January 2026	\$1,380,046	-18.3%
December 2025	\$1,715,750	29.0%
November 2025	\$1,465,705	-26.3%
October 2025	\$1,544,008	21.1%
September 2025	\$1,681,854	13.2%
August 2025	\$1,920,934	22.6%
July 2025	\$1,288,884	-18.8%



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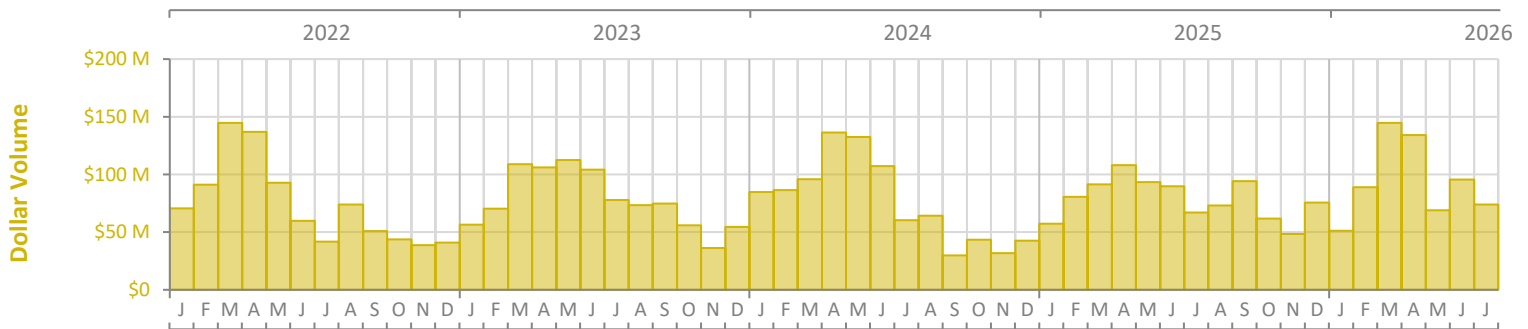
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Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note : Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$657.5 Million	11.9%
July 2026	\$73.8 Million	10.2%
June 2026	\$95.7 Million	6.5%
May 2026	\$69.0 Million	-26.1%
April 2026	\$134.1 Million	24.2%
March 2026	\$144.8 Million	58.5%
February 2026	\$89.0 Million	10.5%
January 2026	\$51.1 Million	-11.0%
December 2025	\$75.5 Million	77.4%
November 2025	\$48.4 Million	52.0%
October 2025	\$61.8 Million	42.5%
September 2025	\$94.2 Million	217.0%
August 2025	\$73.0 Million	13.6%
July 2025	\$67.0 Million	11.1%

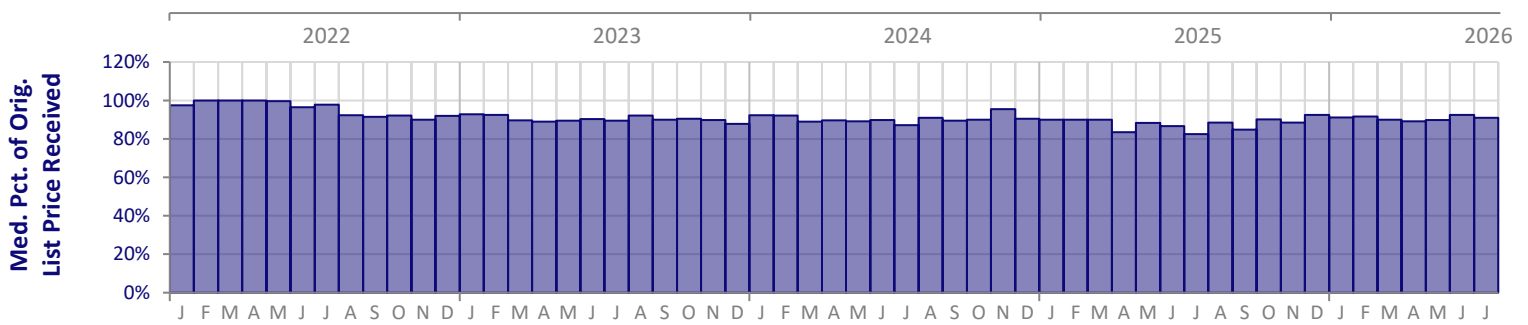


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note : The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	91.1%	3.4%
July 2026	90.9%	10.2%
June 2026	92.5%	6.8%
May 2026	89.8%	1.7%
April 2026	89.2%	7.0%
March 2026	90.0%	0.1%
February 2026	91.6%	1.9%
January 2026	91.1%	1.2%
December 2025	92.5%	2.2%
November 2025	88.4%	-7.4%
October 2025	90.1%	0.1%
September 2025	84.8%	-5.1%
August 2025	88.5%	-2.6%
July 2025	82.5%	-5.4%



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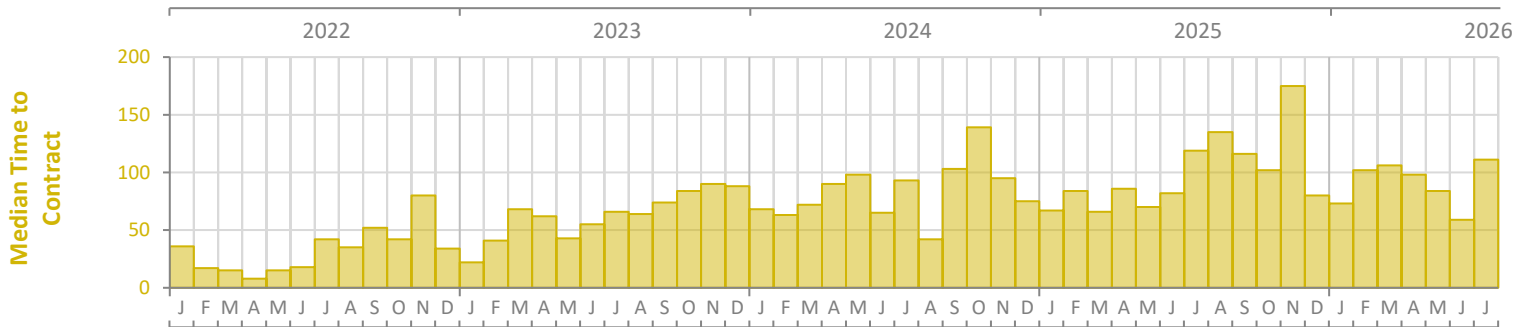


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	87 Days	7.4%
July 2026	111 Days	-6.7%
June 2026	59 Days	-28.0%
May 2026	84 Days	20.0%
April 2026	98 Days	14.0%
March 2026	106 Days	60.6%
February 2026	102 Days	21.4%
January 2026	73 Days	9.0%
December 2025	80 Days	6.7%
November 2025	175 Days	84.2%
October 2025	102 Days	-26.6%
September 2025	116 Days	12.6%
August 2025	135 Days	221.4%
July 2025	119 Days	28.0%

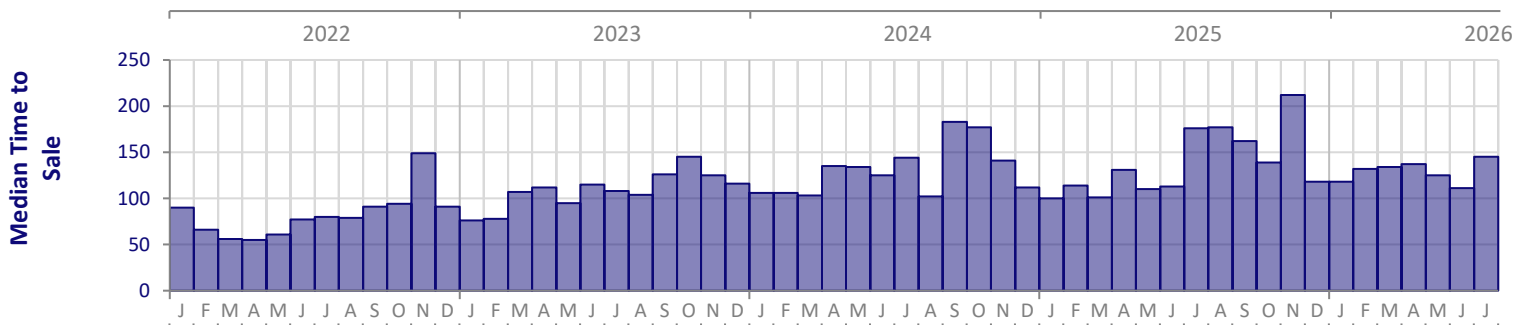


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median* Time to Sale is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	132 Days	7.3%
July 2026	145 Days	-17.6%
June 2026	111 Days	-1.8%
May 2026	125 Days	13.6%
April 2026	137 Days	4.6%
March 2026	134 Days	32.7%
February 2026	132 Days	15.8%
January 2026	118 Days	18.0%
December 2025	118 Days	5.4%
November 2025	212 Days	50.4%
October 2025	139 Days	-21.5%
September 2025	162 Days	-11.5%
August 2025	177 Days	73.5%
July 2025	176 Days	22.2%



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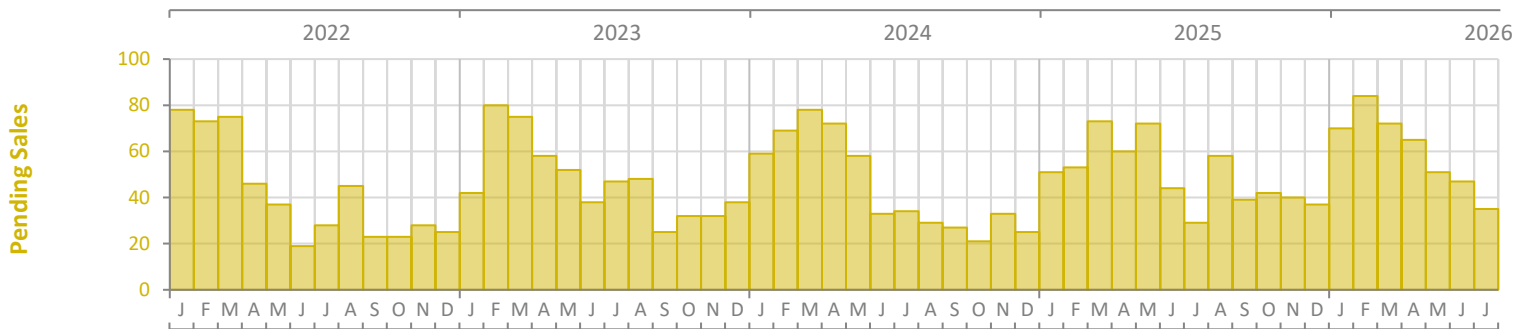


New Pending Sales

The number of listed properties that went under contract during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	424	11.0%
July 2026	35	20.7%
June 2026	47	6.8%
May 2026	51	-29.2%
April 2026	65	8.3%
March 2026	72	-1.4%
February 2026	84	58.5%
January 2026	70	37.3%
December 2025	37	48.0%
November 2025	40	21.2%
October 2025	42	100.0%
September 2025	39	44.4%
August 2025	58	100.0%
July 2025	29	-14.7%

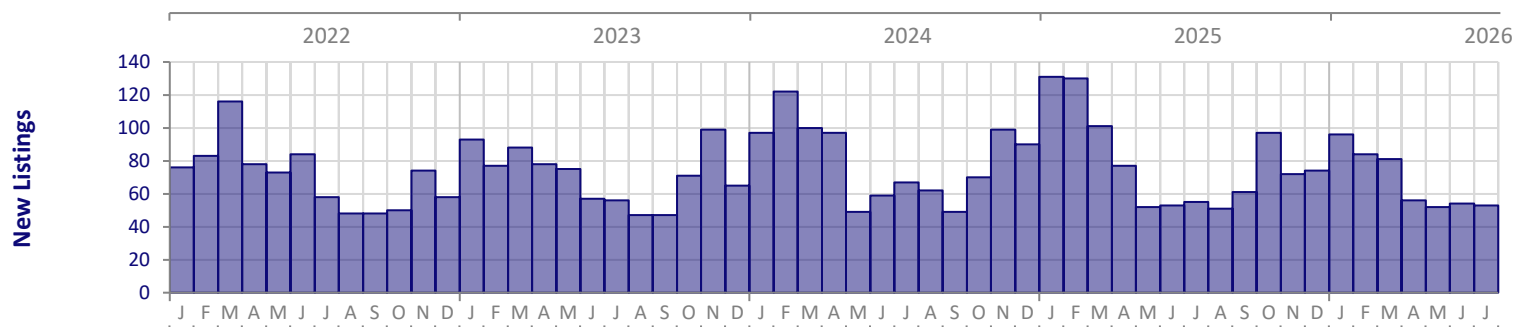


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	476	-20.5%
July 2026	53	-3.6%
June 2026	54	1.9%
May 2026	52	0.0%
April 2026	56	-27.3%
March 2026	81	-19.8%
February 2026	84	-35.4%
January 2026	96	-26.7%
December 2025	74	-17.8%
November 2025	72	-27.3%
October 2025	97	38.6%
September 2025	61	24.5%
August 2025	51	-17.7%
July 2025	55	-17.9%



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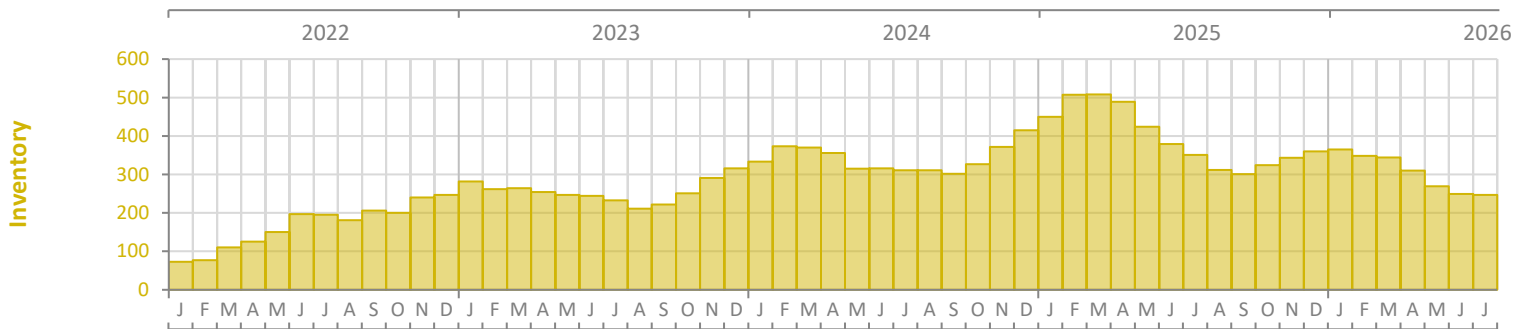
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Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	305	-31.4%
July 2026	247	-29.6%
June 2026	249	-34.3%
May 2026	269	-36.6%
April 2026	310	-36.6%
March 2026	344	-32.3%
February 2026	348	-31.4%
January 2026	365	-18.9%
December 2025	360	-13.3%
November 2025	343	-7.8%
October 2025	324	-0.9%
September 2025	301	-0.3%
August 2025	312	0.3%
July 2025	351	12.9%

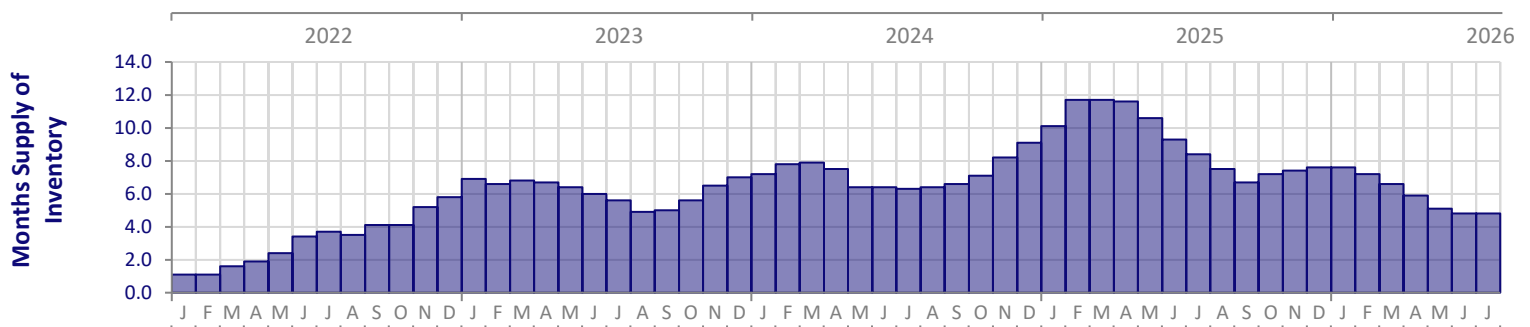


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	6.0	-42.9%
July 2026	4.8	-42.9%
June 2026	4.8	-48.4%
May 2026	5.1	-51.9%
April 2026	5.9	-49.1%
March 2026	6.6	-43.6%
February 2026	7.2	-38.5%
January 2026	7.6	-24.8%
December 2025	7.6	-16.5%
November 2025	7.4	-9.8%
October 2025	7.2	1.4%
September 2025	6.7	1.5%
August 2025	7.5	17.2%
July 2025	8.4	33.3%



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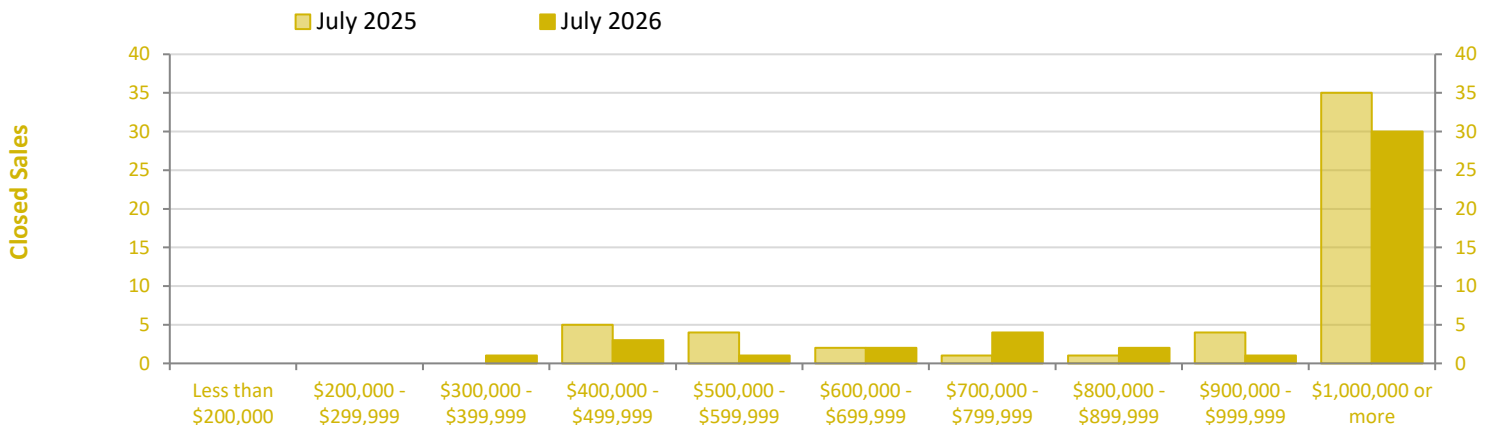


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

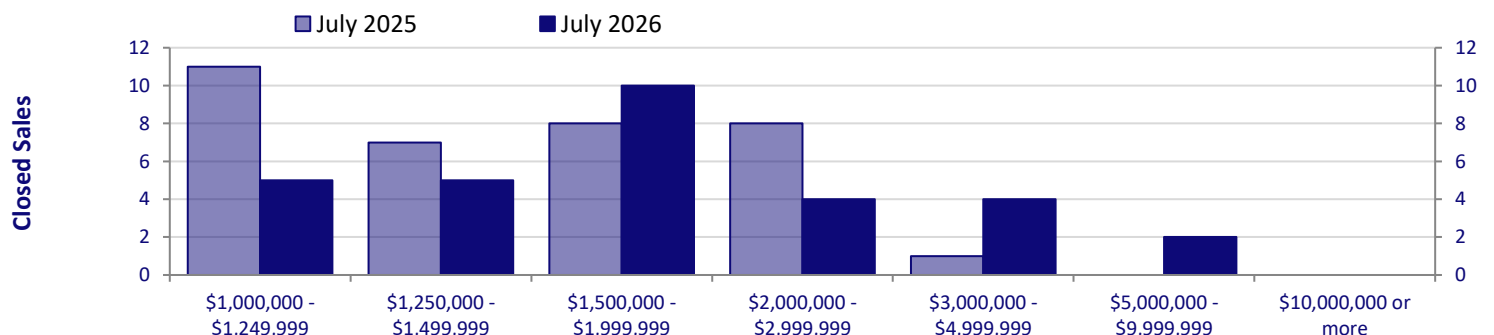
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	0	N/A
\$200,000 - \$299,999	0	N/A
\$300,000 - \$399,999	1	N/A
\$400,000 - \$499,999	3	-40.0%
\$500,000 - \$599,999	1	-75.0%
\$600,000 - \$699,999	2	0.0%
\$700,000 - \$799,999	4	300.0%
\$800,000 - \$899,999	2	100.0%
\$900,000 - \$999,999	1	-75.0%
\$1,000,000 or more	30	-14.3%



Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	5	-54.5%
\$1,250,000 - \$1,499,999	5	-28.6%
\$1,500,000 - \$1,999,999	10	25.0%
\$2,000,000 - \$2,999,999	4	-50.0%
\$3,000,000 - \$4,999,999	4	300.0%
\$5,000,000 - \$9,999,999	2	N/A
\$10,000,000 or more	0	N/A



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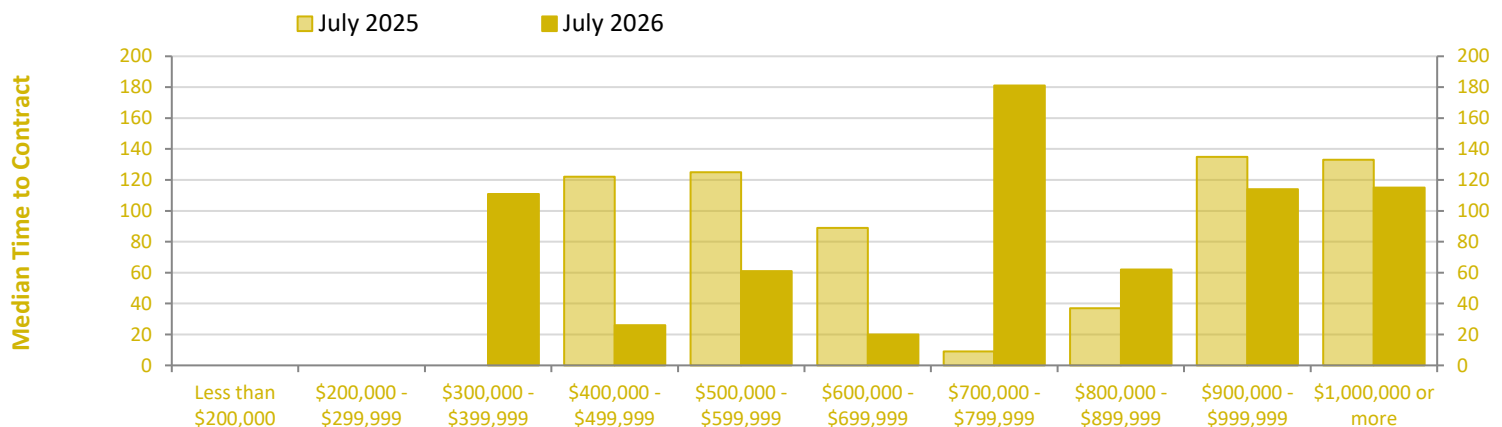
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Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note : Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

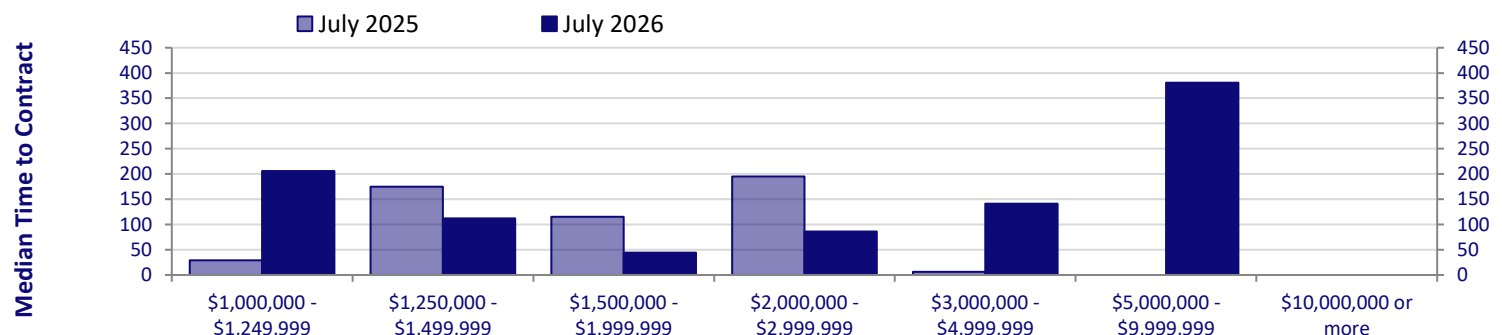
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	(No Sales)	N/A
\$200,000 - \$299,999	(No Sales)	N/A
\$300,000 - \$399,999	111 Days	N/A
\$400,000 - \$499,999	26 Days	-78.7%
\$500,000 - \$599,999	61 Days	-51.2%
\$600,000 - \$699,999	20 Days	-77.5%
\$700,000 - \$799,999	181 Days	1911.1%
\$800,000 - \$899,999	62 Days	67.6%
\$900,000 - \$999,999	114 Days	-15.6%
\$1,000,000 or more	115 Days	-13.5%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	206 Days	610.3%
\$1,250,000 - \$1,499,999	112 Days	-36.0%
\$1,500,000 - \$1,999,999	44 Days	-61.7%
\$2,000,000 - \$2,999,999	86 Days	-55.9%
\$3,000,000 - \$4,999,999	141 Days	2250.0%
\$5,000,000 - \$9,999,999	381 Days	N/A
\$10,000,000 or more	(No Sales)	N/A



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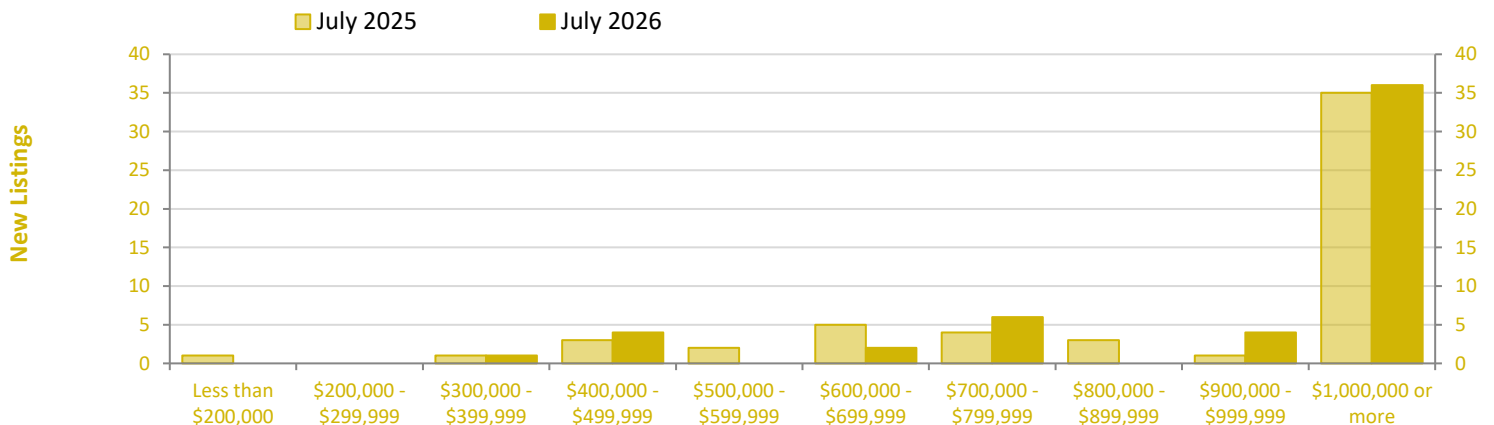


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

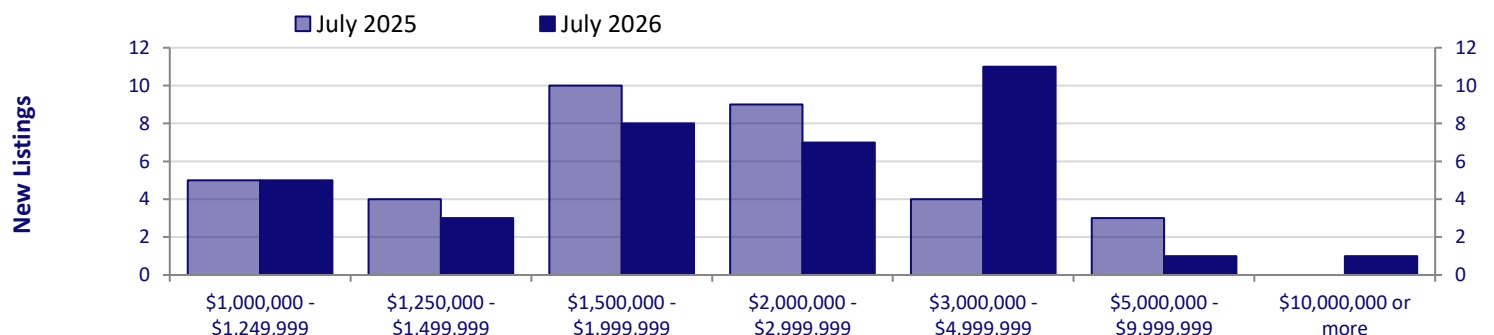
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	0	-100.0%
\$200,000 - \$299,999	0	N/A
\$300,000 - \$399,999	1	0.0%
\$400,000 - \$499,999	4	33.3%
\$500,000 - \$599,999	0	-100.0%
\$600,000 - \$699,999	2	-60.0%
\$700,000 - \$799,999	6	50.0%
\$800,000 - \$899,999	0	-100.0%
\$900,000 - \$999,999	4	300.0%
\$1,000,000 or more	36	2.9%



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for \$1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	5	0.0%
\$1,250,000 - \$1,499,999	3	-25.0%
\$1,500,000 - \$1,999,999	8	-20.0%
\$2,000,000 - \$2,999,999	7	-22.2%
\$3,000,000 - \$4,999,999	11	175.0%
\$5,000,000 - \$9,999,999	1	-66.7%
\$10,000,000 or more	1	N/A



Monthly Market Detail - July 2026

Single-Family Homes

Marco Island Area Association of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.

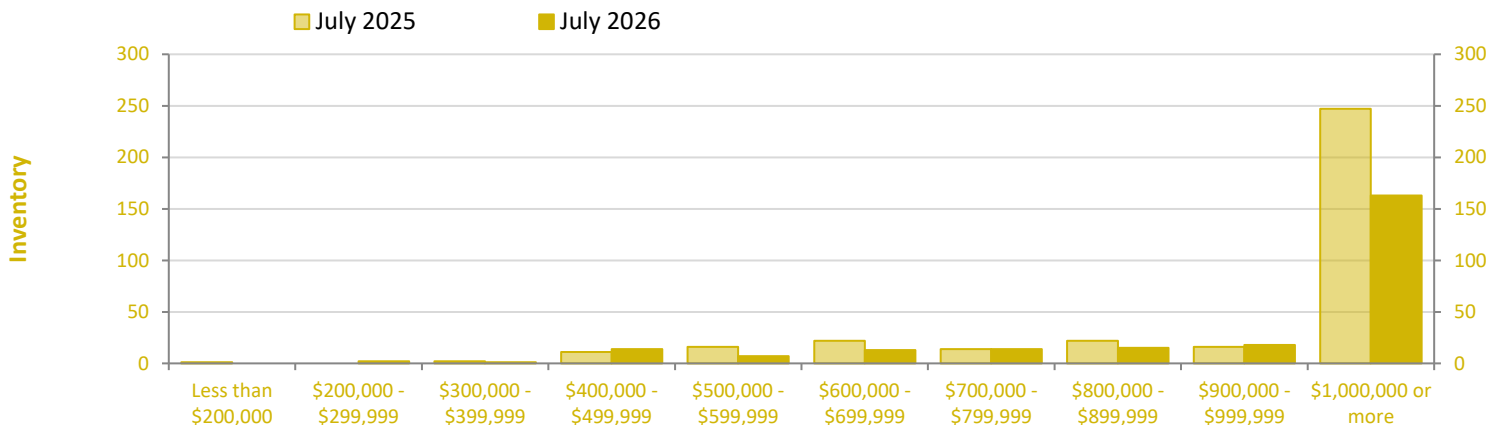


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

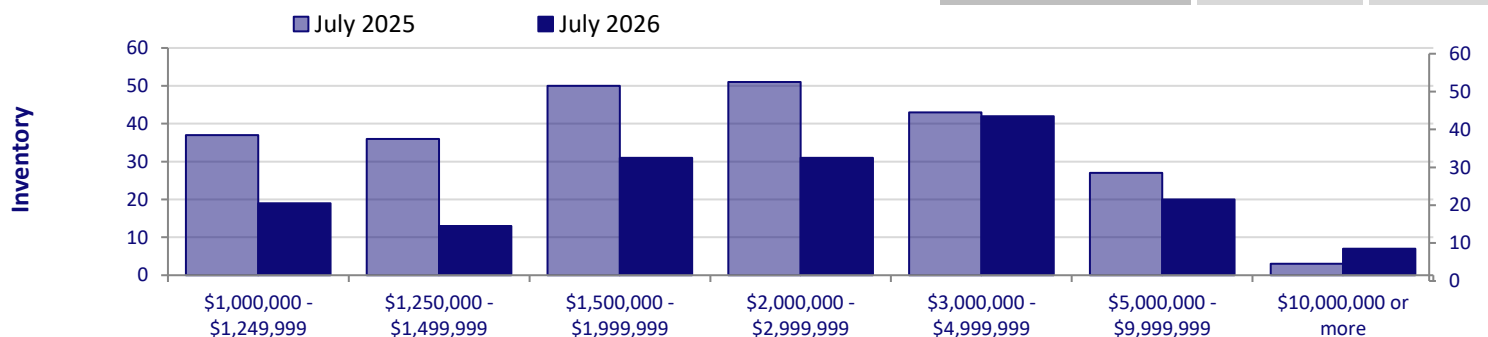
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	0	-100.0%
\$200,000 - \$299,999	2	N/A
\$300,000 - \$399,999	1	-50.0%
\$400,000 - \$499,999	14	27.3%
\$500,000 - \$599,999	7	-56.3%
\$600,000 - \$699,999	13	-40.9%
\$700,000 - \$799,999	14	0.0%
\$800,000 - \$899,999	15	-31.8%
\$900,000 - \$999,999	18	12.5%
\$1,000,000 or more	163	-34.0%



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for \$1,000,000 or more

Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	19	-48.6%
\$1,250,000 - \$1,499,999	13	-63.9%
\$1,500,000 - \$1,999,999	31	-38.0%
\$2,000,000 - \$2,999,999	31	-39.2%
\$3,000,000 - \$4,999,999	42	-2.3%
\$5,000,000 - \$9,999,999	20	-25.9%
\$10,000,000 or more	7	133.3%

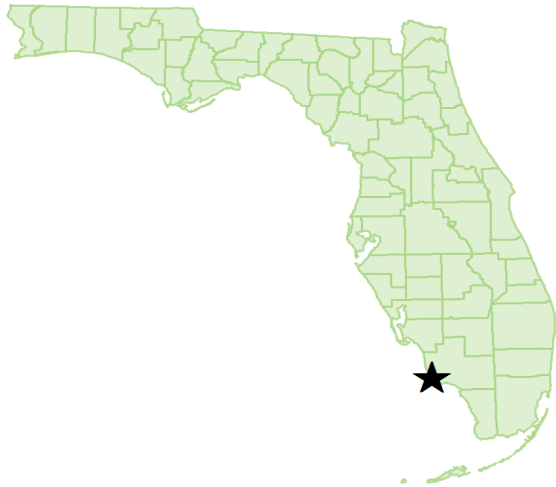


Monthly Distressed Market - July 2026

Single-Family Homes

Marco Island Area Association of REALTORS®

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		July 2026	July 2025	Percent Change Year-over-Year
Traditional	Closed Sales	44	52	-15.4%
	Median Sale Price	\$1,350,000	\$1,210,000	11.6%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

