

Marco Island 34145

ZIP code · FL · Florida > Collier County > Marco Island

BALANCED MARKET

\$834K

MEDIAN SALE PRICE

-14.0%

1-YR CHANGE

989

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



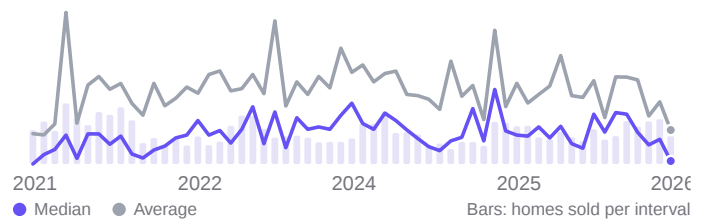
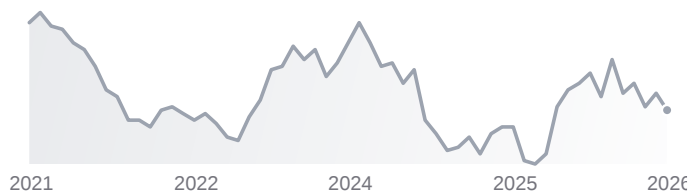
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$725K · Average \$993K

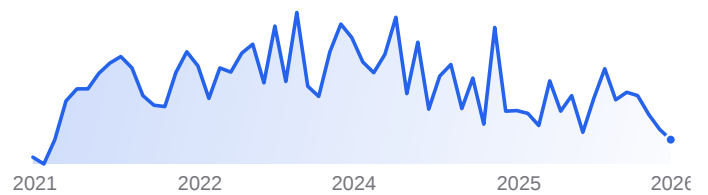
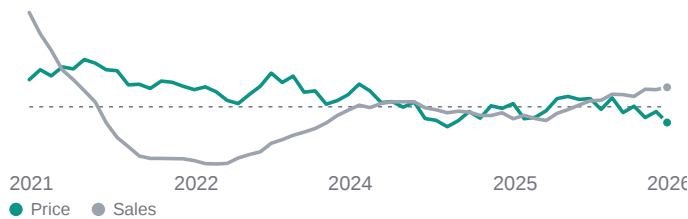


Growth (year over year)

Price -14.0% · Sales +17.5%

Price per square foot

\$556/ft²

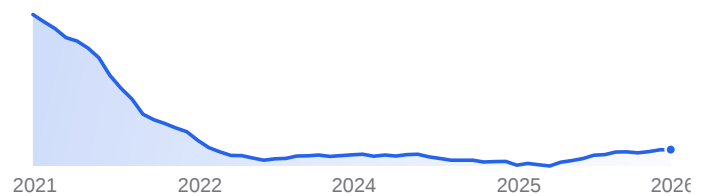


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

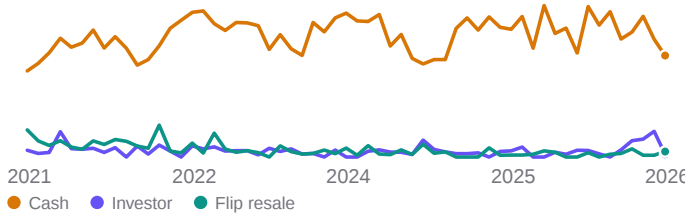
5.3%



BUYERS & OUTCOMES

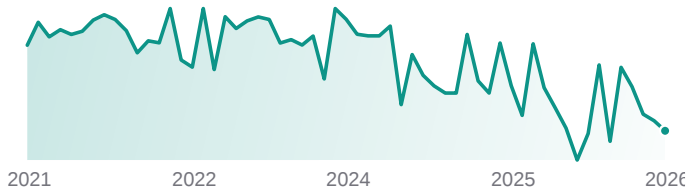
Buyer mix

Cash 52% · Investor 1.4% · Flip resale 2.8%



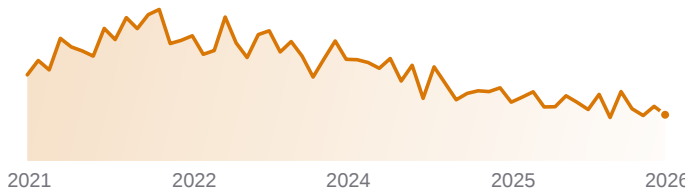
Sellers who sold at a gain

81%

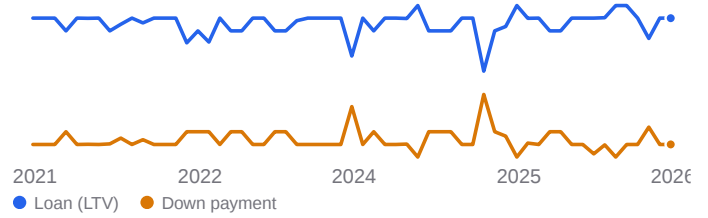


Median annualized return at resale

+4.4%

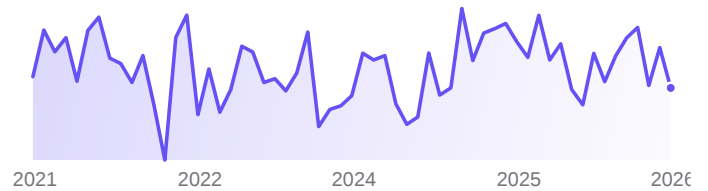


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



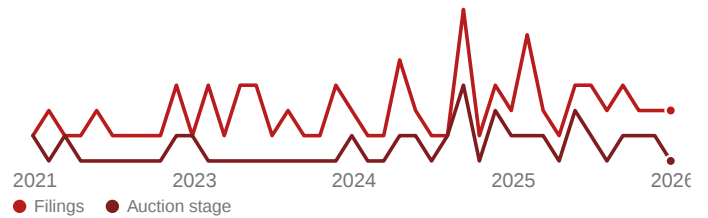
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	18,667
Median value (AVM)	\$1.1M
Median size	1,606 ft²
Median bedrooms	4
Median year built	1988
Single family	41%
Condos	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	0.4%
Owner occupied	42%
Company owned	38%
Median loan-to-value	0%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	16,643
Density	395 / mi²
Median household income	\$117K
Average household income	\$161K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	15
Homes occupied	47%
Bachelor's or higher	26%
Poverty rate	5.4%
Unemployment	0.6%
Average temp	74°F
Annual precip	53 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.