

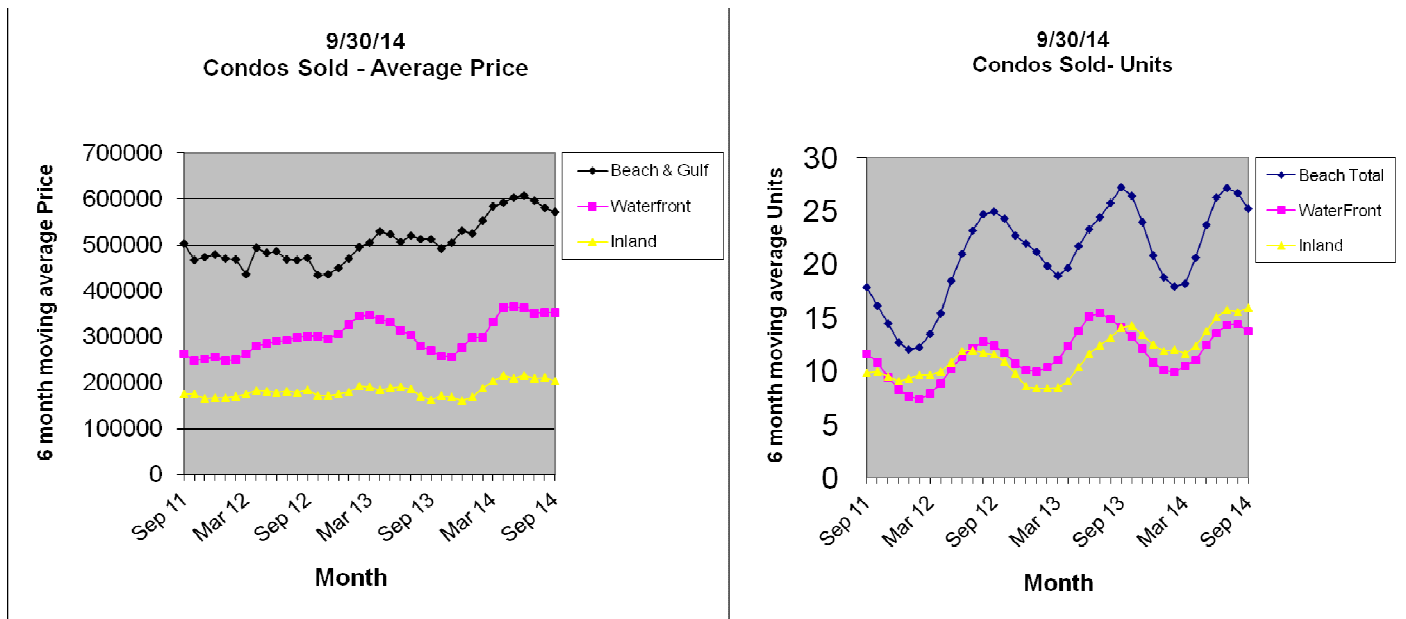
3rd Quarter 2014 Real Estate Market Update Marco Island Florida

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For the purposes of this report we have separated the Marco Island Real Estate market into three categories; Condos, Houses, and Lots. Each category is further divided into sub types. Condos are comprised of Cape Marco, Beach & Gulf, Waterfront, and Inland properties. Houses and Lots are comprised of Water Direct, Water Indirect, and Inland Properties. The Inland sub type excludes estates area, golf course, and Hideaway beach properties. Information for this report was collected from the Marco Island Area Multiple Listing Service and is deemed reliable, but is not warranted or guaranteed.

Condos

The following graphs show a weighted 6 month moving average of price and units sold:



*note: I have excluded Cape Marco & Madeira from average price graph

Over the past **12 months** the average Cape Marco / Madeira sales price was **down 10%**, Beach & Gulf sales prices were **up 12%**, Inland sales prices were **up 25%**, and Waterfront sales prices were **up 30%**. Compared to the 2nd quarter of 2014 / **3 months**, Cape Marco / Madeira sales prices were **down 1%**, Beach & Gulf sales prices were **down 6%**, Inland sales prices were **down 6%**, and Waterfront sales prices were **down 3%**.

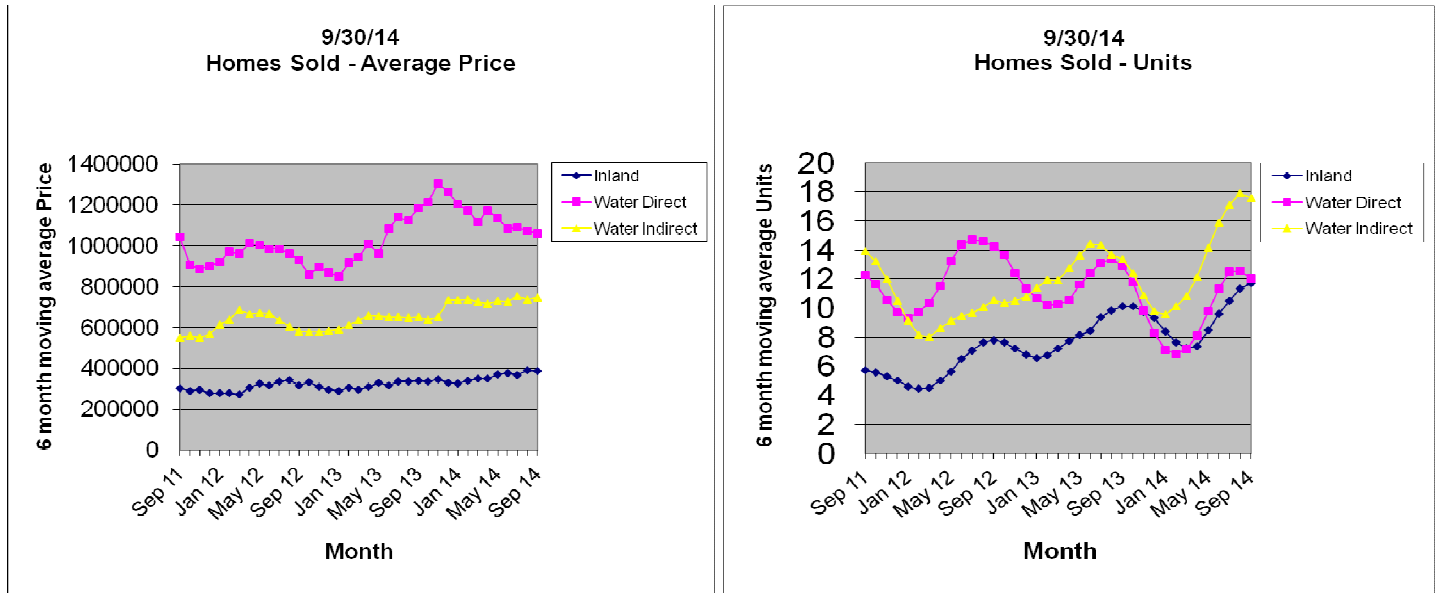
There were 8 more condos sold in 2014 compared to the same period in 2013 and over the past 12 months there has been a **2% decrease**, in total condo units sold.

The highest price Cape Marco / Madeira condo sold in the quarter was \$1,900,000 in the Belize, the lowest price was \$620,000 in the Merida, and the median price was \$1,110,000. The highest price Beach & Gulf condo sold in the quarter was \$1,550,000 in Riviera, the lowest price was \$190,000 in Sunset House, and the

median price was \$450,000. The highest price Waterfront condo sold in the quarter was \$1,117,500 in Esplanade I, the lowest price was \$105,000 in Anglers Cove, and the median price was \$319,500. The highest price Inland condo sold in the quarter was \$715,000 in Tropicana, the lowest price was \$55,000 in Marco Villa, and the median price was \$185,000.

Houses

The following graphs show a weighted 6 month moving average of price and units sold:



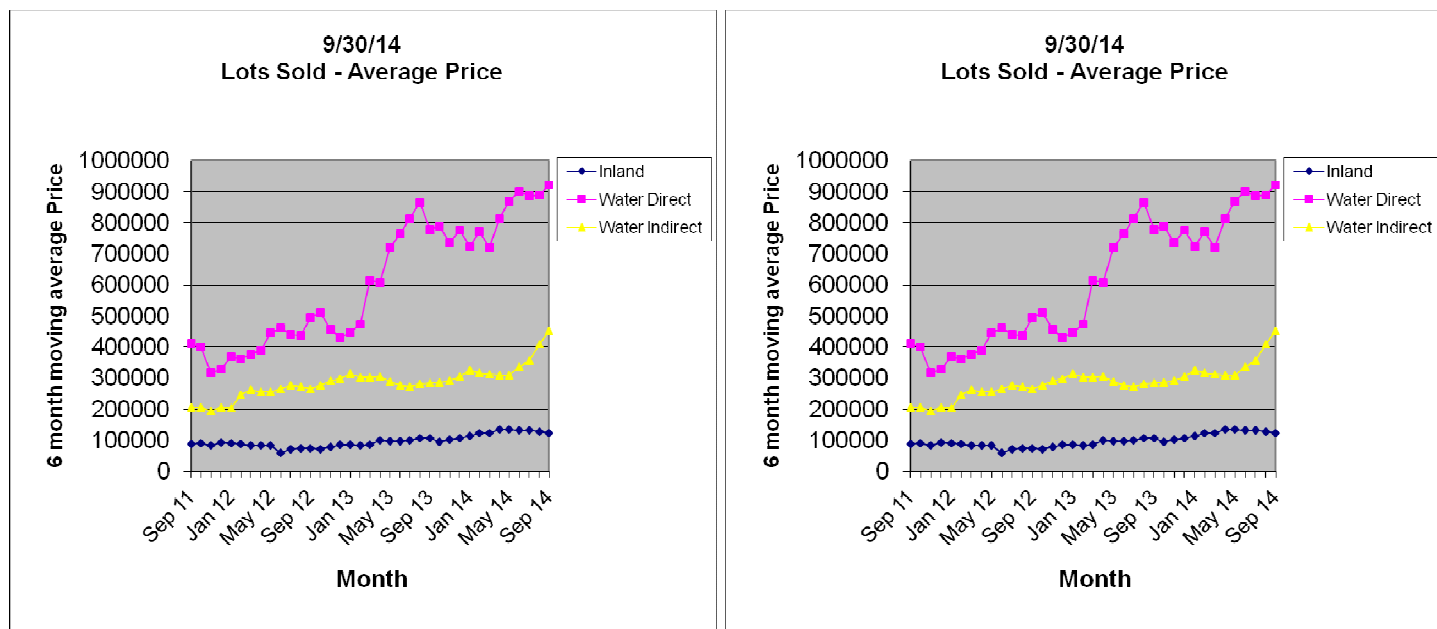
Over the past 12 months the average Water Direct home sales price was **down 11%**, Water Indirect sales prices were **up 14%**, and Inland sales prices were **up 11%**. Compared to the 2nd quarter 2014 / 3 months, Water Direct was **down 2%**, Water Indirect was **up 3%**, and Inland was **up 2%**.

There were 34 more homes sold in 2014 compared to the same period in 2013 and over the past 12 months there has been a **3% increase**, in home units sold.

The highest price Water Direct home sold this quarter for \$1,745,000 on Swan, the lowest price was \$550,000 on Palm, and the median price was \$881,500. The highest price Water Indirect home sold this quarter for \$1,696,500 on San Marco, the lowest price was \$316,000 on North Collier, and the median price was \$679,500. The highest price Inland home sold this quarter for \$599,000 on Winterberry, the lowest price was \$250,000 on Echo, and the median price was \$377,500.

Lots

The following graphs show a weighted 6 month moving average of price and units sold:



Over the past **12 months** the average **Water Direct Lot** sales price was **up 18%**, **Water Indirect** sales prices were **up 58%**, and **Inland** sales prices were **up 16%**. Compared to the 2nd quarter 2014 / **3 months**, **Water Direct** was **up 2%**, **Water Indirect** was **up 34%**, and **Inland** was **down 6%**.

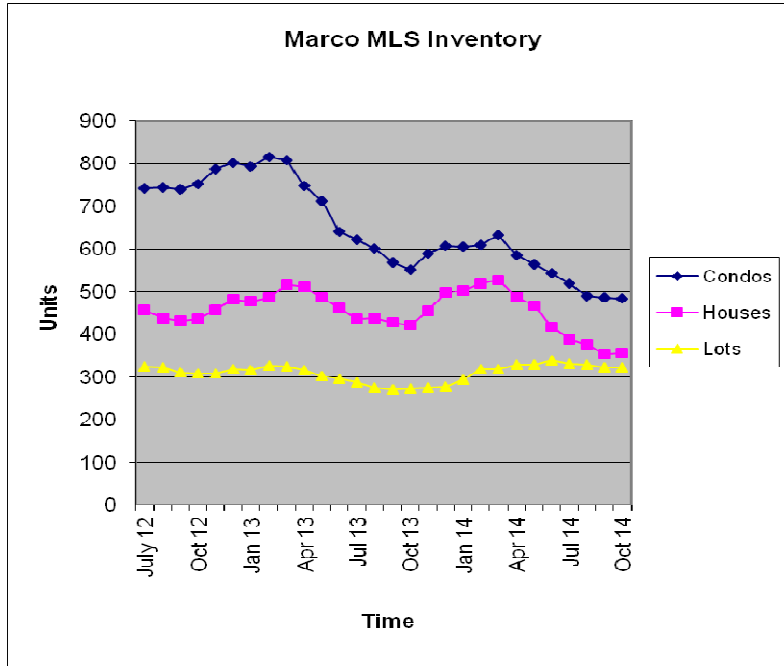
There were 21 fewer lots sold in 2014 compared to the same period in 2013 and over the past 12 months there has been a **18% decrease** in lot units sold.

The highest price Water Direct lot sold this quarter for \$675,000 on Maywood, the lowest price was \$340,000 on Crescent, and the median price was \$400,000. The highest price Water Indirect lot sold this quarter for \$850,000 on Primrose Ct, the lowest price was \$360,000 on Aster Ct, and the median price was \$590,000. The highest price Inland lot sold this quarter for \$155,000 on Fieldstone, the lowest price was \$85,000 on Periwinkle Ct, and the median price was \$108,000.

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10/1/2014 Inventory Recap
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This graph illustrates the number of properties for sale in the Marco Island Multiple Listing Service (MLS) since July 2012. This information is deemed reliable, but is not warranted or guaranteed.



	For Sale	Under Contract	
Total Marco MLS	1159	165	12.5%
Total Properties on Marco	844	105	11.1%
 Condos			
Total Marco MLS	482	78	13.9%
Marco Island	294	50	14.5%
Beach, Gulf	160	18	10.1%
Water Direct, Indirect	67	17	20.2%
Inland, Golf	67	15	18.3%
 Houses			
Total Marco MLS	355	77	17.8%
Marco Island	263	48	15.4%
Water Direct	129	16	11.0%
Water Indirect	78	18	18.8%
Inland, Golf, Gulf, Beach	56	14	20.0%
 Lots			
Total Marco MLS	322	10	3.0%
Marco Island	287	7	2.4%
Water Direct	83	2	2.4%
Water Indirect	70	3	4.1%
Inland, Golf, Gulf, Beach	134	2	1.5%