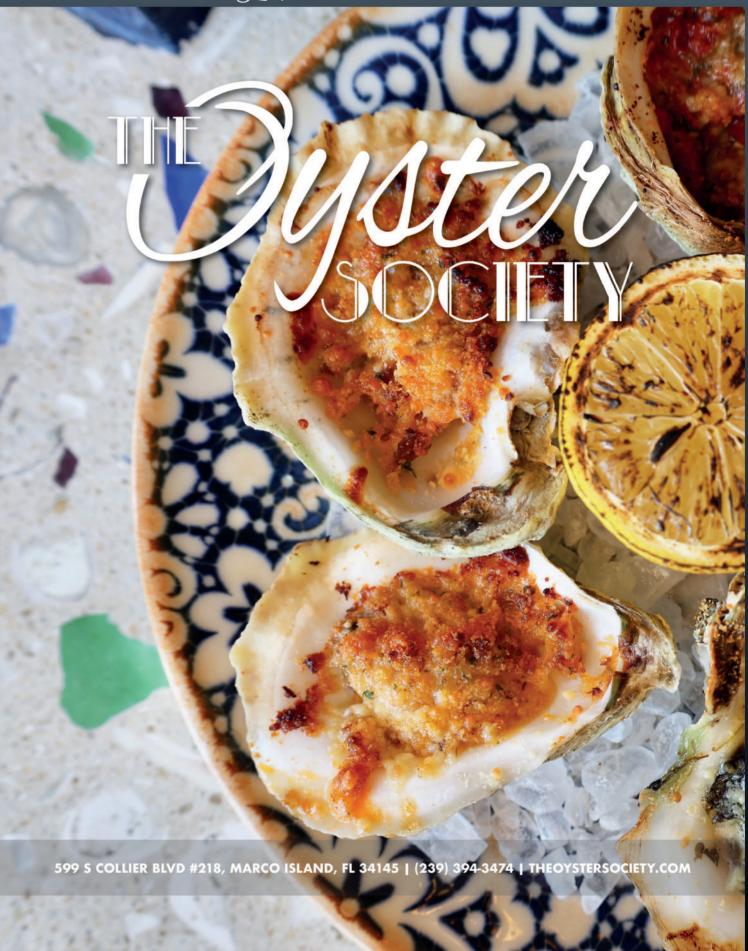
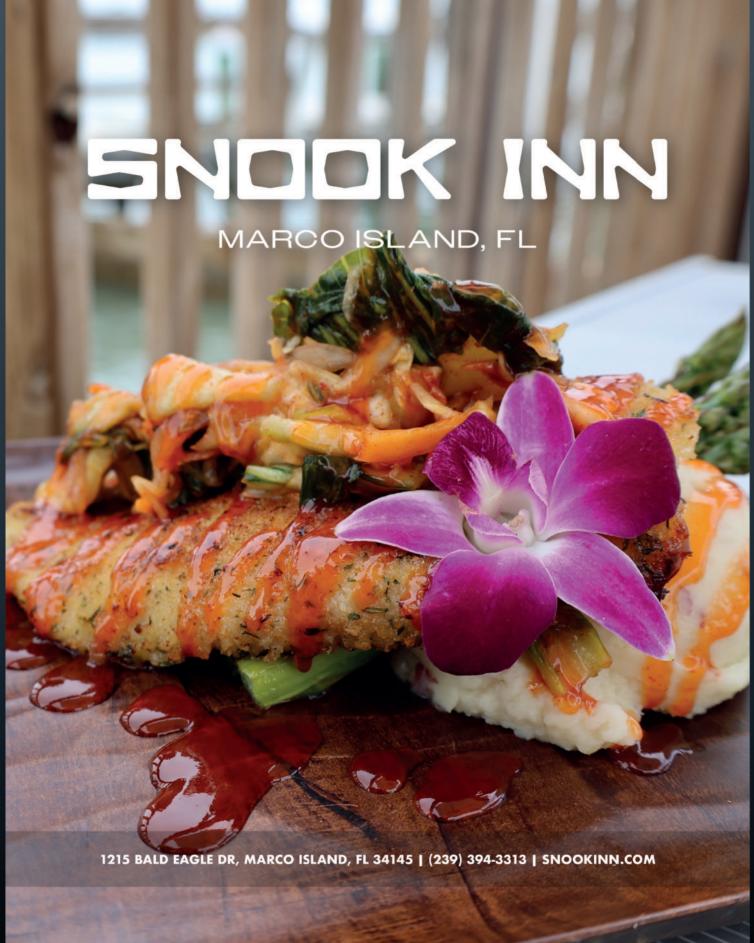
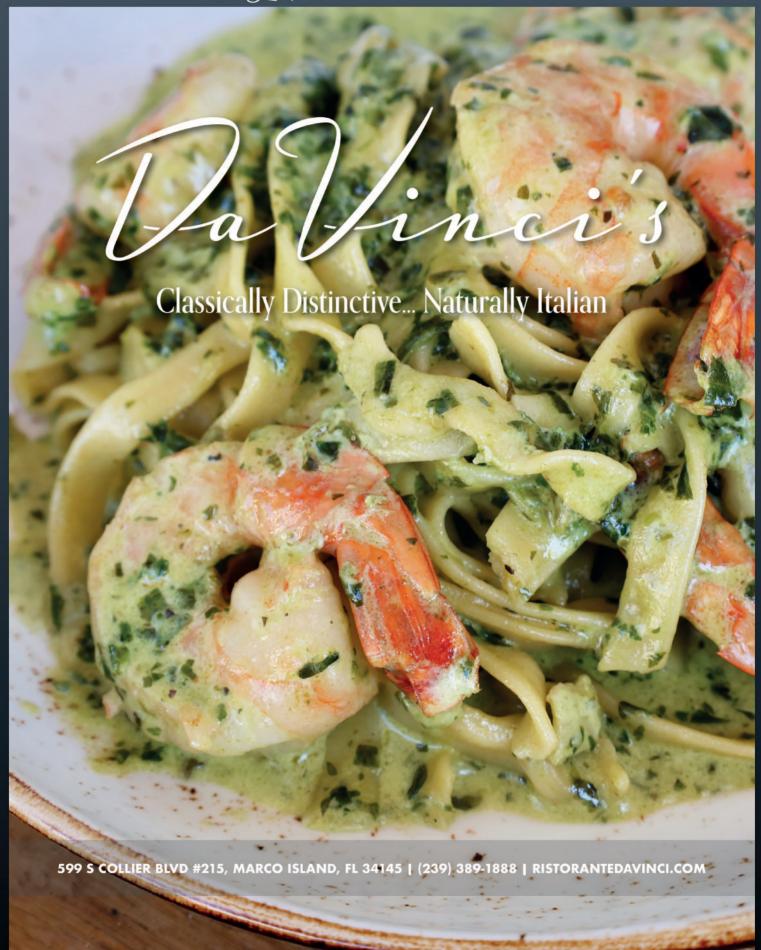


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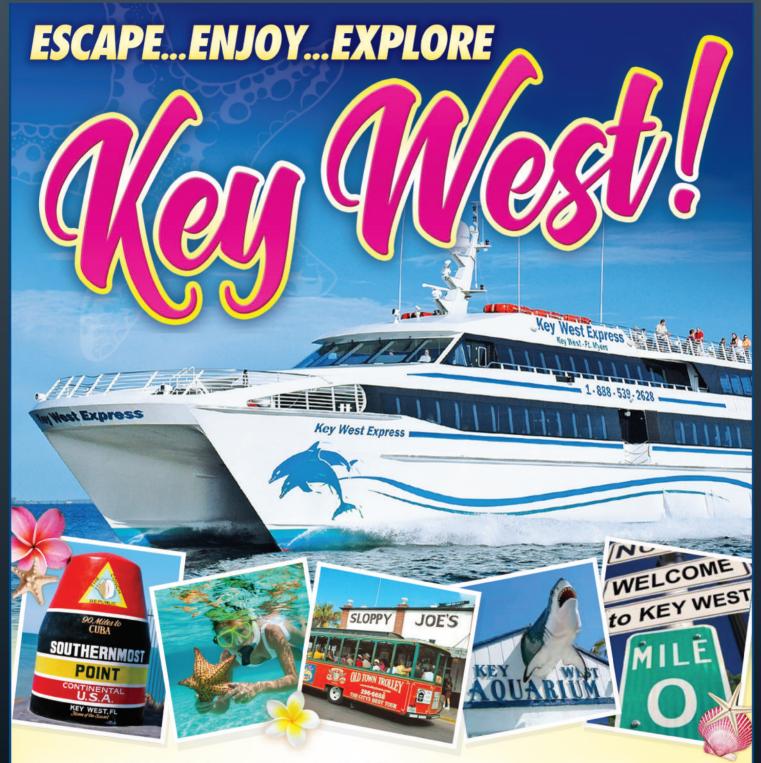
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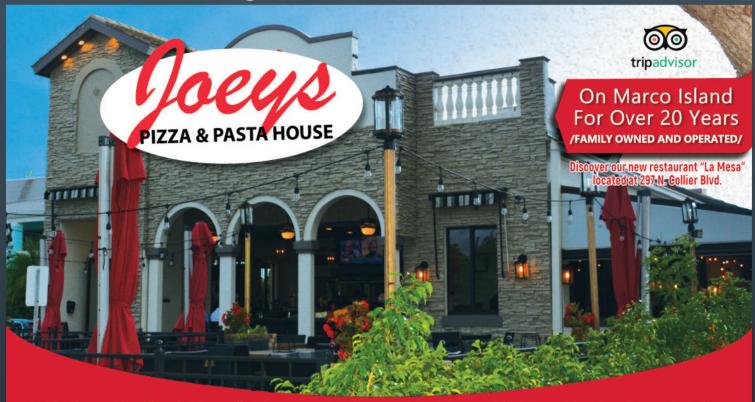


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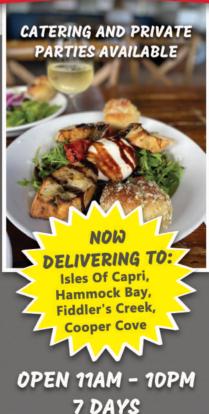
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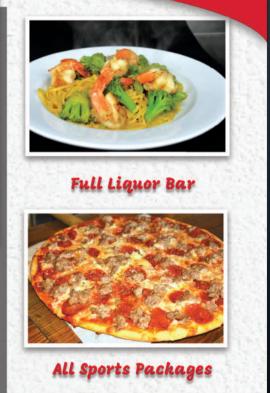
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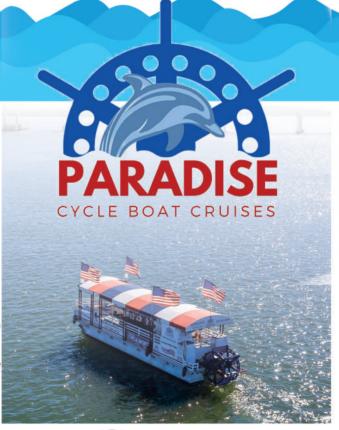
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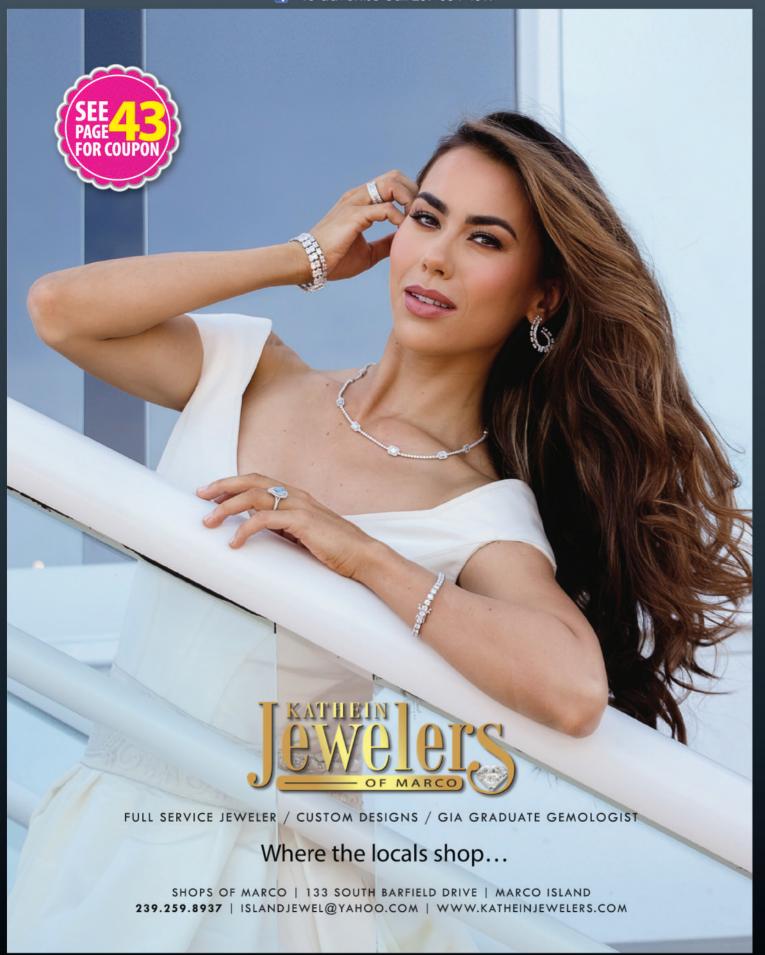
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Real Estate Update

Tucked away on Florida's sparkling Gulf Coast, Marco Island is a tropical gem where sun-soaked shores, luxurious relaxation, and unspoiled natural beauty come together in perfect harmony. As the largest of Florida's Ten Thousand Islands, Marco Island offers a peaceful retreat with all the charm of a small beach town and the elegance of a world-class destination.

Whether you're lounging on sugar-white sands, swimming in the turquoise Gulf waters, or sipping a sunset cocktail with your toes in the sand, every moment feels like a postcard. Adventurers will fall in love with kayaking through winding mangrove tunnels, dolphin-spotting on scenic boat tours, or deep-sea fishing just offshore.

Beyond the beach, Marco Island boasts championship golf courses, boutique shopping, and fresh-caught seafood served with breathtaking waterfront views. And when the day winds down, there's no better place to watch the sun melt into the horizon than along our tranquil coast.

Whether you're seeking a romantic escape, a family adventure, or your next dream home, Marco Island offers an experience that's equal parts serenity and excitement. Once you feel the island breeze and see the golden sunsets, you'll never want to leave.

As of March 2025, real estate market reflects a mix of strong property values, high buyer interest, and shifting inventory trends. While single-family homes have seen rising prices and longer time on market, condos are experiencing price corrections and increased days listed, signaling a potential opportunity for buyers.

Demand remains steady for waterfront properties and luxury homes, driven by out-of-state buyers, retirees, and investors seeking Florida's lifestyle appeal and tax benefits. With its blend of natural beauty, coastal charm, and long-term growth potential, Marco Island continues to be a top-tier market for both personal use and investment.

Here's a detailed comparison of the 2025 Marco Island real estate market vs. the same time last year (2024)

Year-to-Date (YTD 2025 vs. YTD 2024) SINGLE FAMILY HOMES

- ·New Listings YTD: 244 (↑ 9.42%)
- ·Sold Listings YTD: 94 (↓ -14.55%)
- ·Median List Price (Solds): \$1,947,500 (↑ 14.63%)
- ·Median Sold Price: \$1,870,000 (↑ 16.91%)
- ·Median Days on Market: 64 days (↓ -5.88%)
- ·Average List Price (Solds): \$2,176,022 (↓ -0.81%)
- ·Average Sold Price: \$2,015,734 (↓ -1.86%)
- ·Average Days on Market: 104 days (\(\) 9.47%)
- ·List/Sold Price Ratio: 93.2% (\documents -0.5%)

Year to Date (YTD 2025 vs. YTD 2024) CONDOS

- ·New Listings YTD: 284 (↓ -2.74%)
- ·Sold Listings YTD: 104 (↓ 5.45%)
- ·Median List Price (Solds): \$757,450 (↓ -0.27%)
- •Median Sold Price: \$739,500 (\cdot 0.61%)
- ·Median Days on Market: 75 (1 41.51%)
- ·Average List Price (Solds): \$1,113,549 (↓ -10.63%)
- ·Average Sold Price: \$1,021,925 (↓ -13.43%)
- ·Average Days on Market: 108 (38.46%)
- ·List/Sold Price Ratio: 93.4% (↓ -1.58%)



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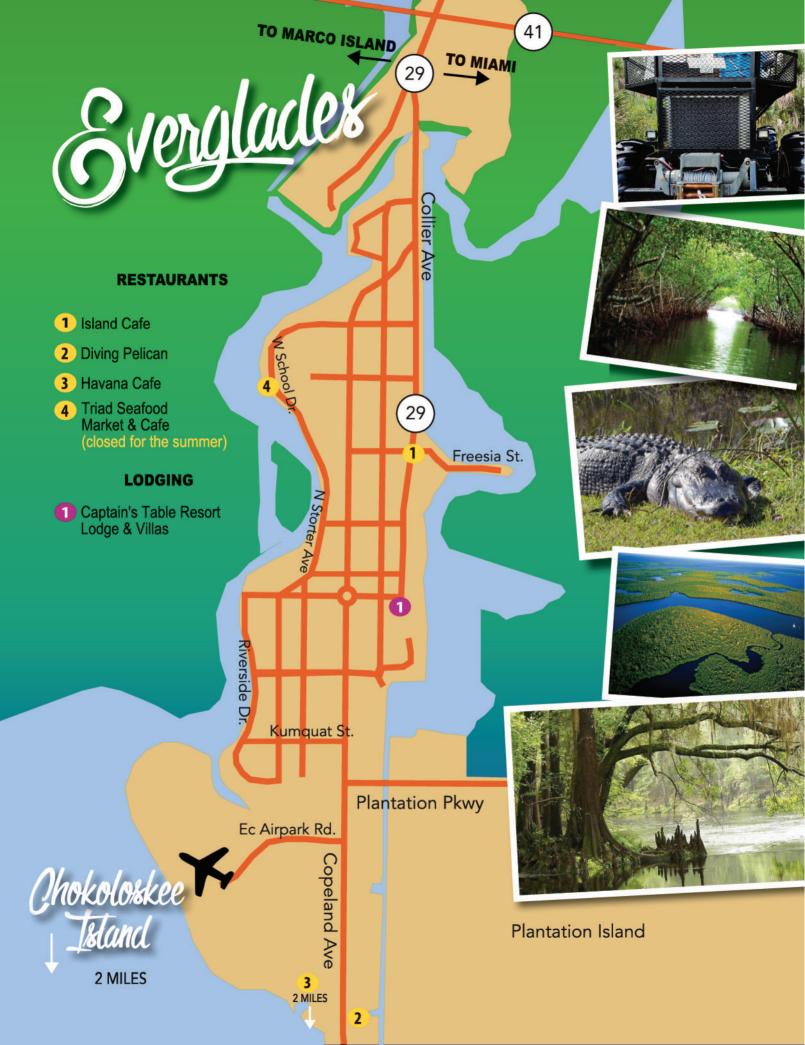
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My name is Cheyanne Beatty, I will be bringing you a 2 part series on how fitness classes and good food can change your life. Growing up in a household that prioritized holistic health and wellness, I was deeply influenced by my father, a chiropractor and nutritionist. His dedication to good nutrition, regular exercise, and overall well being shaped my understanding of a balanced lifestyle from an early age. My dad would always say, "if you ever have to skimp or budget on anything, don't do it on your health or what you put into your body. You only have one body." Now, as a parent of my four energetic kids, I strive to instill those same values in my children, ensuring we eat nourishing meals, stay active, and maintain a mindful approach to physical and mental health. This issue we will dive into classes and personal training and the next issue we will get into how good food can change your life. So lets get to why moving matters.

We all want to feel strong, energized, and happy. But in a world where busy schedules, fast food, and screen time often take over, staying healthy can feel like a chore. The good news? It doesn't have to be complicated. Two simple things; moving your body in fun ways (like workout classes) and eating real, wholesome food can make a world of difference. This isn't about strict diets

or punishing gym routines. It's about finding joy in taking care of yourself. Let's talk about how workout classes boost your energy, mood, and overall health.

Why Movement Matters

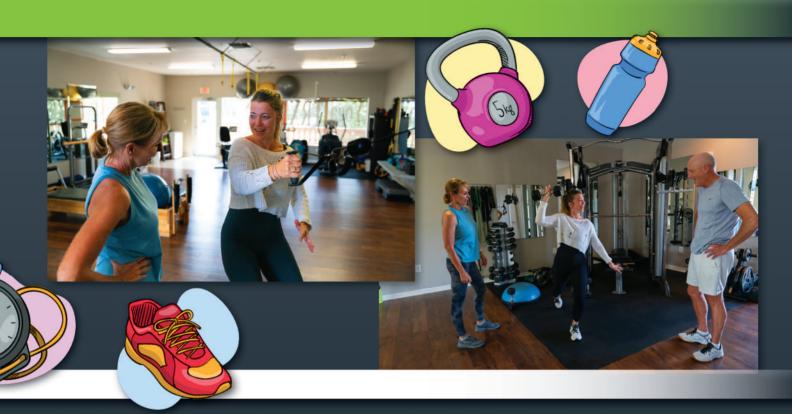
Think of your body like a car: if you leave it parked forever, it'll rust. But if you drive it regularly, it stays smooth and strong. Exercise keeps your heart healthy, your muscles toned, and your mind sharp. But let's be honest: working out alone can get boring. That's where workout classes come in. They're like having a built-in support system. Here's why they're so great:

1. You'll Actually Show Up (Promise!)

How many times have you skipped a workout because you didn't "feel like it"? With a class, you're less likely to bail. There's a set time, a teacher waiting for you, and maybe even a friend tagging along. It's like booking a coffee date with your health. Plus, paying for a class in advance makes you think twice about skipping, no one likes wasting money!

2. You'll Try Things You'd Never Do Alone

Ever tried Battle Ropes? Kickboxing? TRX? Workout classes push you out of your comfort zone in the best way. You might discover



a love for burpees, or finally nail that Pilates move you saw on Instagram. Variety isn't just fun, it also keeps your body guessing, which helps you get stronger faster.

3. You'll Make Friends! Yes, Really!

There's something special about sweating it out with others. You high-five after surviving burpees, laugh when everyone messes up the choreography, and cheer each other on. That sense of community turns exercise from a chore into something you look forward to. Studies even show that people who work out in groups stick with it longer, because it's harder to quit when others are rooting for you.

4. You'll Feel Happier

Exercise isn't just about burning calories. When you move your body, your brain releases "feel-good" chemicals called endorphins. It's like a natural mood booster. After a tough day, or a good start to your day, a HIIT or Bootcamp class can melt stress away, while a calming Pilates session might help you sleep better. And if you're laughing with classmates? Even better, laughter is basically a bonus workout for your soul.

If classes are not your thing maybe try small group personal train-

ing sessions. Personal training sessions are a powerful tool for empowering overall health, as a trainer I can provide customized workouts tailored to your unique fitness level, goals, and needs. Beyond physical strength and endurance, sessions can enhance mental clarity, reduce stress, and boost confidence by fostering a sense of accomplishment. With a trainers guidance, you will also gain valuable insights into proper nutrition, injury prevention, and sustainable habits that support long term well being.

If you're ready to take your fitness journey to the next level, I invite you to join one of our high energy classes or personalized training sessions at Marco Fitness Club. Whether you're looking to build strength, improve flexibility, or simply embrace a healthier lifestyle. My approach combines expert guidance, motivation, and a supportive environment to help you achieve your goals. With a focus on holistic wellness tailored workouts, I'm here to empower you every step of the way. Let's work together to unlock your full potential. So grab a friend, sign up for that class or training session, and pack an apple for the road. I cant wait to see you in class or on the training floor!

Your future self will thank you.

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Date		High				Low				*		(
		AM	ft	PM	ft	AM	ft	PM	ft	Rise	Set	Moon
1	Thu	4:50	2.4	3:24	3.2	9:40	1.5	10:47	-0.4	6:48	7:59	
2	Fri	5:57	2.3	4:18	2.9	10:30	1.6	11:46	0.0	6:47	8:00	
3	Sat	7:08	2.2	5:31	2.6	11:39	1.7			6:46	8:00	
4	Sun	8:13	2.2	6:57	2.4	12:55	0.3	1:20	1.6	6:46	8:01	0
5	Mon	9:13	2.3	8:21	2.2	2:06	0.5	2:53	1.4	6:45	8:01	0
6	Tue	10:00	2.4	9:52	2.2	3:09	0.7	4:00	1.1	6:44	8:02	0
7	Wed	10:33	2.5	11:06	2.3	4:01	0.8	4:47	0.8	6:44	8:02	0
8	Thu	11:00	2.6	11:56	2.4	4:44	0.9	5:25	0.5	6:43	8:03	0
9	Fri	11:26	2.8			5:21	1.1	5:59	0.2	6:42	8:03	0
10	Sat	12:36	2.5	11:53A	2.9	5:55	1.2	6:33	0.0	6:42	8:04	0
11	Sun	1:12	2.6	12:19	2.9	6:29	1.3	7:07	-0.1	6:41	8:04	0
12	Mon	1:48	2.6	12:46	3.0	7:03	1.4	7:43	-0.2	6:41	8:05	0
13	Tue	2:25	2.6	1:12	3.0	7:37	1.4	8:19	-0.2	6:40	8:06	0
14	Wed	3:03	2.5	1:39	3.0	8:11	1.5	8:56	-0.2	6:39	8:06	0
15	Thu	3:44	2.4	2:06	3.0	8:44	1.6	9:34	-0.2	6:39	8:07	0
16	Fri	4:30	2.3	2:37	2.9	9:18	1.7	10:15	-0.1	6:38	8:07	0
17	Sat	5:23	2.3	3:16	2.8	9:57	1.7	11:00	0.1	6:38	8:08	0
18	Sun	6:19	2.3	4:09	2.6	10:49	1.8	11:53	0.2	6:38	8:08	0
19	Mon	7:08	2.3	5:33	2.4			12:11	1.7	6:37	8:09	0
20	Tue	7:52	2.4	7:13	2.3	12:54	0.4	1:43	1.4	6:37	8:09	•
21	Wed	8:34	2.6	8:43	2.3	1:56	0.6	2:56	1.0	6:36	8:10	0
22	Thu	9:16	2.7	10:12	2.4	2:55	0.8	3:56	0.5	6:36	8:10	•
23	Fri	10:00	3.0	11:25	2.5	3:50	1.0	4:48	0.0	6:36	8:11	
24	Sat	10:43	3.2			4:41	1.2	5:37	-0.4	6:35	8:11	
25	Sun	12:23	2.7	11:25A	3.4	5:28	1.3	6:26	-0.7	6:35	8:12	
26	Mon	1:16	2.8	12:07	3.5	6:15	1.4	7:15	-0.9	6:35	8:12	
27	Tue	2:07	2.8	12:51	3.6	7:03	1.5	8:06	-0.9	6:34	8:13	
28	Wed	2:57	2.7	1:36	3.5	7:53	1.5	8:55	-0.8	6:34	8:13	
29	Thu	3:47	2.6	2:23	3.4	8:43	1.6	9:43	-0.6	6:34	8:14	
30	Fri	4:39	2.5	3:14	3.1	9:33	1.6	10:30	-0.3	6:34	8:14	•
31	Sat	5:34	2.5	4:10	2.8	10:28	1.6	11:19	0.1	6:33	8:15	

Date		High			Low				\$		(
		AM	ft	PM	ft	AM	ft	PM	ft	Rise	Set	Moon
1	Sun	6:28	2.4	5:17	2.5	11:34	1.5			6:33	8:15	•
2	Mon	7:14	2.5	6:35	2.3	12:12	0.4	12:56	1.4	6:33	8:16	
3	Tue	7:55	2.5	7:52	2.1	1:08	0.7	2:15	1.2	6:33	8:16	0
4	Wed	8:34	2.6	9:18	2.1	2:03	1.0	3:20	0.9	6:33	8:17	0
5	Thu	9:13	2.6	10:48	2.1	2:57	1.2	4:10	0.6	6:33	8:17	0
6	Fri	9:52	2.7	11:47	2.2	3:47	1.4	4:52	0.4	6:33	8:18	0
7	Sat	10:30	2.8			4:32	1.5	5:30	0.2	6:33	8:18	0
8	Sun	12:30	2.4	11:06A	2.9	5:12	1.5	6:07	0.0	6:33	8:18	0
9	Mon	1:07	2.4	11:41A	3.0	5:51	1.6	6:45	-0.2	6:33	8:19	0
10	Tue	1:42	2.5	12:15	3.0	6:29	1.6	7:25	-0.2	6:33	8:19	0
11	Wed	2:19	2.5	12:48	3.1	7:09	1.7	8:05	-0.3	6:33	8:20	0
12	Thu	2:56	2.5	1:21	3.1	7:50	1.7	8:44	-0.3	6:33	8:20	0
13	Fri	3:35	2.5	1:56	3.1	8:31	1.7	9:22	-0.3	6:33	8:20	0
14	Sat	4:16	2.5	2:35	3.0	9:13	1.7	9:59	-0.2	6:33	8:21	0
15	Sun	4:57	2.5	3:21	2.8	9:59	1.6	10:38	0.0	6:33	8:21	0
16	Mon	5:39	2.5	4:20	2.6	10:53	1.5	11:21	0.3	6:33	8:21	0
17	Tue	6:19	2.6	5:40	2.4			12:01	1.3	6:33	8:21	0
18	Wed	6:57	2.7	7:07	2.2	12:09	0.6	1:17	1.0	6:34	8:22	0
19	Thu	7:36	2.9	8:32	2.2	1:03	0.9	2:27	0.6	6:34	8:22	0
20	Fri	8:18	3.0	10:07	2.2	2:02	1.2	3:31	0.2	6:34	8:22	0
21	Sat	9:07	3.1	11:29	2.3	3:03	1.4	4:29	-0.2	6:34	8:22	0
22	Sun	10:01	3.3			4:03	1.6	5:23	-0.5	6:35	8:23	
23	Mon	12:29	2.5	10:56A	3.4	4:59	1.7	6:14	-0.7	6:35	8:23	
24	Tue	1:20	2.6	11:48A	3.5	5:52	1.7	7:06	-0.8	6:35	8:23	
25	Wed	2:06	2.6	12:38	3.5	6:46	1.6	7:56	-0.7	6:35	8:23	
26	Thu	2:50	2.6	1:27	3.5	7:41	1.6	8:43	-0.6	6:36	8:23	
27	Fri	3:32	2.6	2:17	3.3	8:34	1.5	9:26	-0.4	6:36	8:23	
28	Sat	4:13	2.6	3:06	3.1	9:25	1.4	10:06	-0.1	6:36	8:23	
29	Sun	4:53	2.6	3:58	2.8	10:15	1.3	10:45	0.2	6:37	8:23	•
30	Mon	5:33	2.6	4:57	2.5	11:09	1.3	11:24	0.5	6:37	8:24	

Date		High				Low				\Phi		(
D.	Duto		ft	PM	ft	AM	ft	PM	ft	Rise	Set	Moon
1	Tue	6:11	2.6	6:04	2.2			12:12	1.2	6:37	8:24	
2	Wed	6:48	2.6	7:15	2.1	12:05	0.9	1:20	1.0	6:38	8:24	0
3	Thu	7:24	2.7	8:33	2.0	12:52	1.2	2:24	0.8	6:38	8:24	0
4	Fri	8:01	2.7	10:26	2.0	1:44	1.5	3:24	0.6	6:38	8:24	0
5	Sat	8:44	2.7	11:47	2.1	2:42	1.6	4:16	0.4	6:39	8:23	0
6	Sun	9:33	2.8			3:40	1.8	5:03	0.2	6:39	8:23	0
7	Mon	12:31	2.2	10:26A	2.9	4:34	1.8	5:46	0.1	6:40	8:23	0
8	Tue	1:05	2.3	11:13A	3.0	5:20	1.8	6:27	-0.1	6:40	8:23	0
9	Wed	1:36	2.4	11:55A	3.1	6:04	1.8	7:09	-0.2	6:41	8:23	0
10	Thu	2:07	2.5	12:35	3.2	6:48	1.7	7:49	-0.3	6:41	8:23	0
11	Fri	2:39	2.6	1:14	3.2	7:34	1.6	8:27	-0.3	6:41	8:23	0
12	Sat	3:11	2.6	1:56	3.2	8:20	1.5	9:04	-0.3	6:42	8:22	0
13	Sun	3:43	2.7	2:41	3.1	9:05	1.4	9:38	-0.1	6:42	8:22	0
14	Mon	4:15	2.7	3:30	2.9	9:51	1.2	10:13	0.2	6:43	8:22	0
15	Tue	4:49	2.8	4:29	2.7	10:40	1.0	10:49	0.5	6:43	8:22	0
16	Wed	5:24	2.9	5:41	2.4	11:39	0.8	11:28	0.9	6:44	8:21	0
17	Thu	6:02	3.0	7:01	2.2			12:47	0.6	6:44	8:21	0
18	Fri	6:44	3.1	8:26	2.1	12:14	1.2	1:59	0.4	6:45	8:21	•
19	Sat	7:32	3.1	10:19	2.1	1:13	1.6	3:10	0.1	6:45	8:20	•
20	Sun	8:29	3.2	11:50	2.3	2:24	1.8	4:16	-0.1	6:46	8:20	•
21	Mon	9:37	3.2			3:39	1.9	5:15	-0.3	6:46	8:20	
22	Tue	12:40	2.4	10:45A	3.3	4:46	1.8	6:08	-0.4	6:47	8:19	
23	Wed	1:20	2.5	11:44A	3.4	5:45	1.7	6:58	-0.5	6:47	8:19	
24	Thu	1:56	2.6	12:36	3.4	6:40	1.6	7:44	-0.4	6:48	8:18	
25	Fri	2:29	2.7	1:24	3.4	7:33	1.4	8:26	-0.3	6:48	8:18	
26	Sat	3:01	2.8	2:11	3.3	8:23	1.3	9:03	-0.1	6:49	8:17	
27	Sun	3:32	2.8	2:57	3.1	9:09	1.1	9:37	0.2	6:49	8:17	
28	Mon	4:02	2.8	3:43	2.8	9:51	1.0	10:08	0.5	6:50	8:16	
29	Tue	4:33	2.8	4:33	2.6	10:34	0.9	10:38	0.8	6:50	8:16	
30	Wed	5:04	2.8	5:30	2.3	11:21	0.9	11:08	1.1	6:51	8:15	
31	Thu	5:37	2.8	6:36	2.1	12:16P	0.9	11:41	1.4	6:51	8:14	



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the Marco restaurant Quide

Restaurant Name	Address	Phone(239)	Open For	Cuisine Type	Average Cost
Ario	400 S Collier Blvd	642 – 2695	D	Steak / Seafood	\$\$\$\$
Café De Marco	244 Royal Palm Street	394 – 6262	D	Seafood	\$\$\$
Capri Fish House	203 Capri Blvd	389 – 5555	BLD	Seafood	\$\$\$
Ciao Bella	1000 N Collier Blvd	970 - 0505	LD	Italian Cuisine	\$\$\$
CJ's on the Bay	The Esplanade	389 – 4511	LD	Casual / Waterfront	\$\$
Cocomo`s Grill	1068 N. Collier Blvd #202-23	394 – 3600	LD	American Bistro	\$\$
Crabby Lady	123 Bayshore Way, Goodland, FL 34140	500 – 2722	BL D	Seafood Casual	\$\$
The Crazy Flamingo	Marco Town Center	642 – 9600	LD	Casual	\$\$
Davide	Island Plaza	393 – 2233	D	Italian	\$\$
Da Vinci`s	Marco Walk Plaza	389 – 1888	D	Fine Italian	\$\$\$
Dolce Mare	599 S Collier Blvd	389 – 9000	LD	Artisanal Deserts	\$\$
Doreen's cup of Joe	267 N. Collier Blvd.	394 – 2600	BL	Casual	\$\$
Empire Bagel Factory	277 N Collier Blvd	642 – 4141	BL	Bagel/ Coffee	\$
Fin Bistro	657 S Collier Blvd	970 – 6064	LD	Seafood	\$\$\$
Hoot's	563 E Elcam Circle	394 – 4644	BL	Casual	\$
Joey D's	701 Bald Eagle Dr	389 – 5639	LD	Italian / Bar	\$\$
Joey`s Pizza and Pasta	257 N Collier Blvd	389 – 2433	LD	Italian	\$\$
Kretch's	527 Bald Eagle	394 – 3433	LD	Steak / Seafood	\$\$
La Tavola	961 Winterberry Dr	393 – 4960	BLD	American / Continental	\$\$\$
Lee Bee Fish	Shops Of Olde Marco	389 – 0580	LD	Seafood	\$ -
Mango Dockside Bistro	The Esplanade	393 – 2433	BLD	Bistro / Seafood	\$\$\$
Marco Island Brewery	Marco Town Center	970 - 0461	LD	Sports Bar	\$\$
Marco Island Princess	951 Bald Eagle Dr	642 – 5415	LD	Water Dinning	\$\$\$
Marco Movies	Marco Walk Plaza	642 – 1111	LD	Movie Theater	\$\$
Marco Prime	Marco Walk Plaza	389 – 2333	D	Steak/Seafood	\$\$\$

Restaurant Name	Address	Phone(239)	Open For	Cuisine Type	Average Cos
Marek`s Restaurant	1121 Bald Eagle Drive	642 – 9948	D	Continental	\$\$\$
Margarita`s	Marco Town Center	394 – 6555	LD	Mexican	\$\$
Nacho Mama`s	Marco Walk Plaza	389 – 2222	LD	Tex - Mex	\$\$
The Oyster Society	Marco Walk Plaza	394 – 3474	D	Modern Seafood / Sushi	\$\$\$
Pincher`s Crab Shack	591 S Collier Blvd	970 – 5391	LD	Casual / Seafood	\$\$\$
Sale e Pepe	480 South Collier Blvd	393 – 1600	D	Italian Fine Dinning	\$\$\$\$
Sand Bar	826 E. Elkcam Cir.	642 – 3625	BLD	Sorts Bar / Casual	\$\$
Smith House	210 Royal Palm Dr.	389-8414	BL	Contemporary/Comfort	\$\$
Snook Inn	1215 Bald Eagle Dr	394 – 3313	LD	Waterfront Casual	\$\$
Sweet Annie's	692 Bald Eagle Dr	642 – 7180		Premium Deserts	\$
The Speak Easy	1106 N Collier Blvd	970 – 2929	LD	Waterfront Casual	\$\$
Stilts at Crystal Shores	600 S Collier Blvd	393 – 6790	LD	Waterfront Casual	\$\$\$
Stone Walls	551 S Collier Blvd	389 – 1995	BLD	Casual	\$
Summer Day Café	Marco Town Center	394 - 8361	L	Organic Casual	\$
Sunset Grille	900 S Collier Blvd	389 - 0509	LD	Sports Bar / Waterfront	\$\$
Verdi's American Bistro	241 N Collier Blvd	394 – 5533	D	American Bistro	\$\$\$
Wake up Marco	912 N Collier Blvd	248 – 9398	BL	Organic Coffee Shop	\$
ZAZA Kitchen	1095 Bald Eagle Dr	970 – 5205	LD	Authentic Mexican	\$\$
2Shea's Salty Dog Sports bar	599 S Collier Blvd 105	970 – 5363	LD	Sports Bar/Casual	\$\$

B - Breakfast L - Lunch D - Dinner

\$ - Average Cost Per Person Under \$15

\$\$ - Average Cost Per Person \$15 - \$25

\$\$\$ - Average Cost Per person \$20 - \$45

\$\$\$\$ - Average Cost Per person \$40 - \$75

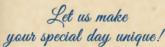
Hours of operation may be affected by the seasonality. Prices are subject to change.

Please contact the restaurant for further information.



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ONE FREE

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Expires 09/01/2025

Expires 09/01/2025

Expires 09/01/2025

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FOR 1 Month

FOR 1 Months FAMILY

FOR 3 Months

FOR 3 Months FAMILY

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Expires 09/01/2025

per couple for sightseeing tours

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TOTAL PURCHASE EXCLUDING **LARGE DIAMONDS AND WATCHES**

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www.katheinjewelers.com Shops of Marco, 133 S Barfield Dr

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Expires 09/01/2025

per couple for the lunch and Captain's Dinner cruise

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\$7 OFF

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\$150 OFF A KING SET

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10% OFF

On Entire Ice Cream

And Fudge Purchase

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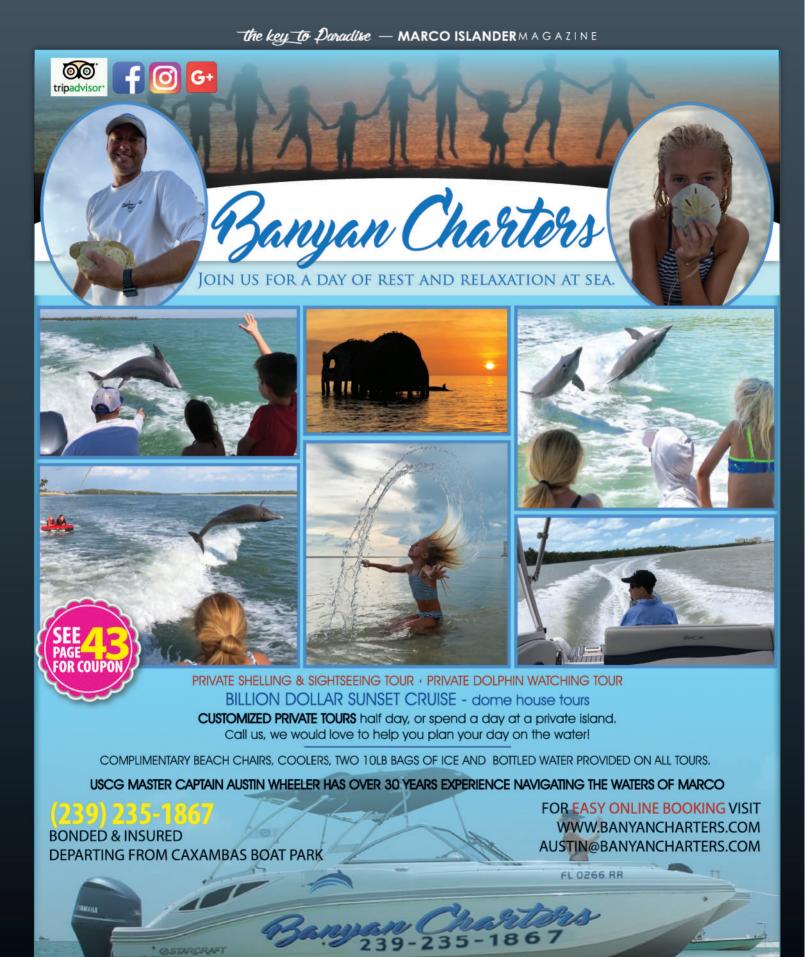
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