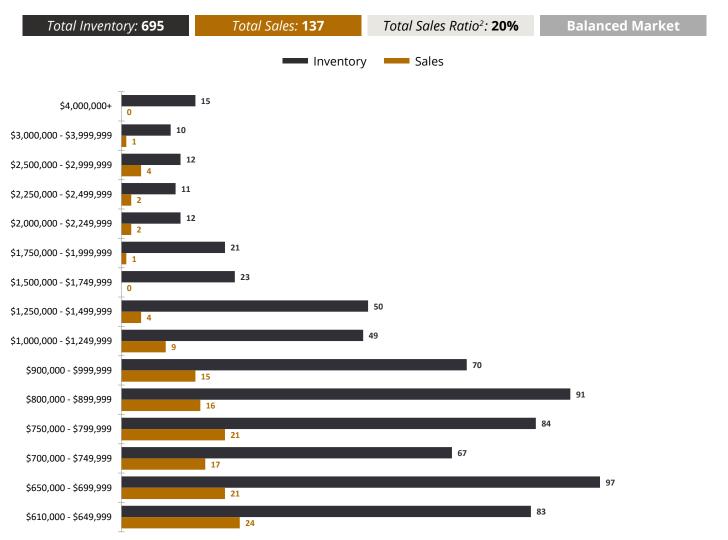


APRIL 2025

BREVARD COUNTY FLORIDA

www.LuxuryHomeMarketing.com

LUXURY INVENTORY VS. SALES | MARCH 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$647,500	3	2	19	110	17%
2,000 - 2,499	\$740,000	4	3	41	182	23%
2,500 - 2,999	\$760,926	4	4	30	182	16%
3,000 - 3,499	\$835,000	4	4	28	117	24%
3,500 - 3,999	\$968,860	5	5	10	50	20%
4,000+	\$2,300,000	4	6	9	54	17%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

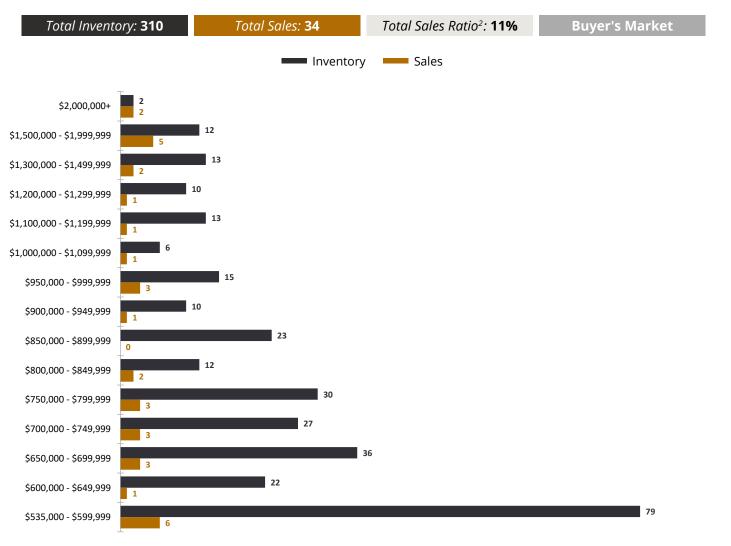


BREVARD COUNTY MARKET SUMMARY | MARCH 2025

- The single-family luxury market is a **Balanced Market** with a **20% Sales Ratio**.
- Homes sold for a median of **97.63% of list price** in March 2025.
- The most active price band is \$2,500,000-\$2,999,999, where the sales ratio is 33%.
- The median luxury sales price for single-family homes is **\$760,000**.
- The median days on market for March 2025 was **26** days, up from **12** in March 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed. ⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | MARCH 2025

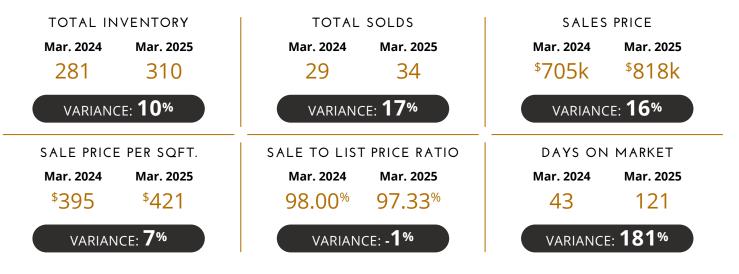


Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$635,000	2	2	4	67	6%
1,500 - 1,999	\$650,000	3	2	7	87	8%
2,000 - 2,499	\$777,500	3	3	12	110	11%
2,500 - 2,999	\$1,500,000	3	4	7	31	23%
3,000 - 3,499	\$1,140,000	3	3	1	5	20%
3,500+	\$2,200,000	4	5	3	10	30%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.



MEDIAN DATA REVIEW | MARCH



BREVARD COUNTY MARKET SUMMARY | MARCH 2025

- The attached luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **97.33% of list price** in March 2025.
- The most active price band is **\$2,000,000**+, where the sales ratio is **100%**.
- The median luxury sales price for attached homes is **\$817,500**.
- The median days on market for March 2025 was **121** days, up from **43** in March 2024.