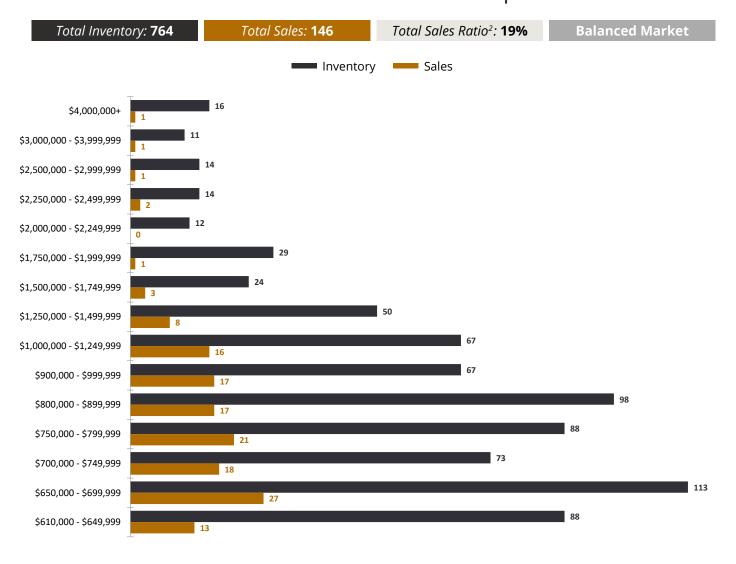


www.LuxuryHomeMarketing.com

Luxury Benchmark Price 1: \$610,000

LUXURY INVENTORY VS. SALES | APRIL 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	\$780,000	3	2	11	110	10%
2,000 - 2,499	\$702,500	4	3	36	210	17%
2,500 - 2,999	\$742,500	4	3	50	193	26%
3,000 - 3,499	\$903,015	4	4	30	128	23%
3,500 - 3,999	\$1,038,866	5	5	10	57	18%
4,000+	\$1,406,500	5	6	9	66	14%

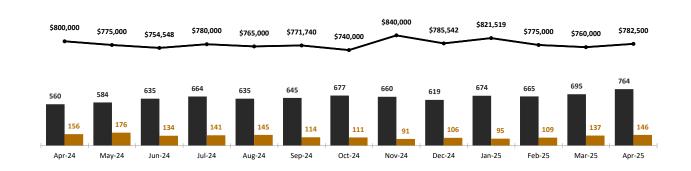
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

SINGLE-FAMILY HOMES

Luxury Benchmark Price 1: \$610,000

13-MONTH LUXURY MARKET TREND⁴





MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2024 Apr. 2025

560 764

VARIANCE: 36%

SALE PRICE PER SQFT.

Apr. 2024 Apr. 2025

\$302 \$293

VARIANCE: -3%

TOTAL SOLDS

Apr. 2024 Apr. 2025

156 146

VARIANCE: -6%

SALE TO LIST PRICE RATIO

Apr. 2024 Apr. 2025

98.53% 98.10%

VARIANCE: **0**%

SALES PRICE

Apr. 2024 Apr. 2025

\$800k \$783k

VARIANCE: -2%

DAYS ON MARKET

Apr. 2024 Apr. 2025

28 33

VARIANCE: 18%

BREVARD COUNTY MARKET SUMMARY | APRIL 2025

- The single-family luxury market is a **Balanced Market** with a **19% Sales Ratio**.
- Homes sold for a median of **98.10% of list price** in April 2025.
- The most active price band is \$700,000-\$749,999, where the sales ratio is 25%.
- The median luxury sales price for single-family homes is \$782,500.
- The median days on market for April 2025 was 33 days, up from 28 in April 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 Benchmark Price 1: \$535,000

LUXURY INVENTORY VS. SALES | APRIL 2025



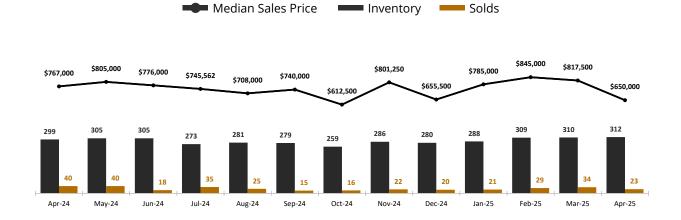
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$543,750	3	2	4	64	6%
1,500 - 1,999	\$688,750	3	2	6	83	7%
2,000 - 2,499	\$630,000	3	2	7	119	6%
2,500 - 2,999	\$685,000	3	3	5	31	16%
3,000 - 3,499	\$1,595,000	3	4	1	3	33%
3,500+	NA	NA	NA	0	12	0%

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.

ATTACHED HOMES

Luxury Benchmark Price 1: \$535,000

13-MONTH LUXURY MARKET TREND4



MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY TOTAL SOLDS SALES PRICE Apr. 2024 Apr. 2024 Apr. 2025 Apr. 2024 Apr. 2025 Apr. 2025 \$767k \$650k 299 312 40 23 VARIANCE: 4% VARIANCE: -43% VARIANCE: -15% SALE PRICE PER SQFT. SALE TO LIST PRICE RATIO DAYS ON MARKET Apr. 2024 Apr. 2025 Apr. 2024 Apr. 2024 Apr. 2025 Apr. 2025 \$343 \$370 98.41% 96.22% 58 34 VARIANCE: 8% VARIANCE: 71% VARIANCE: -2%

BREVARD COUNTY MARKET SUMMARY | APRIL 2025

- The attached luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **96.22% of list price** in April 2025.
- The most active price band is \$600,000-\$649,999, where the sales ratio is 17%.
- The median luxury sales price for attached homes is \$650,000.
- The median days on market for April 2025 was 58 days, up from 34 in April 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.