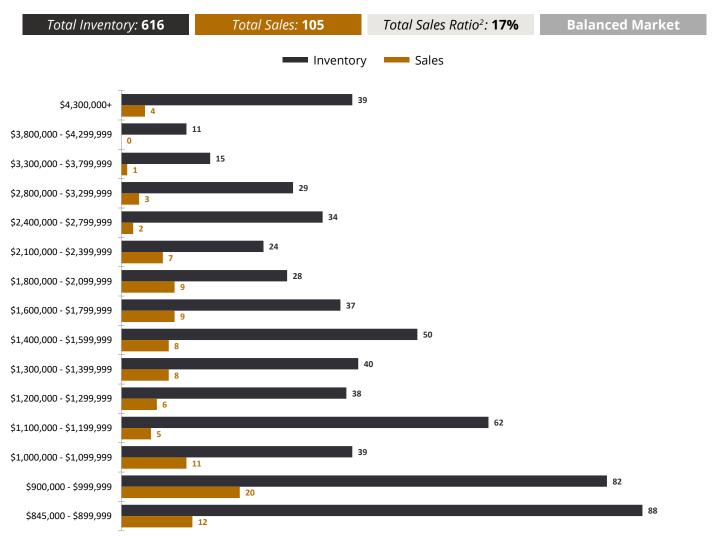


## MAY 2025

# JACKSONVILLE BEACHES FLORIDA FERNANDINA BEACH TO ST AUGUSTINE BEACH

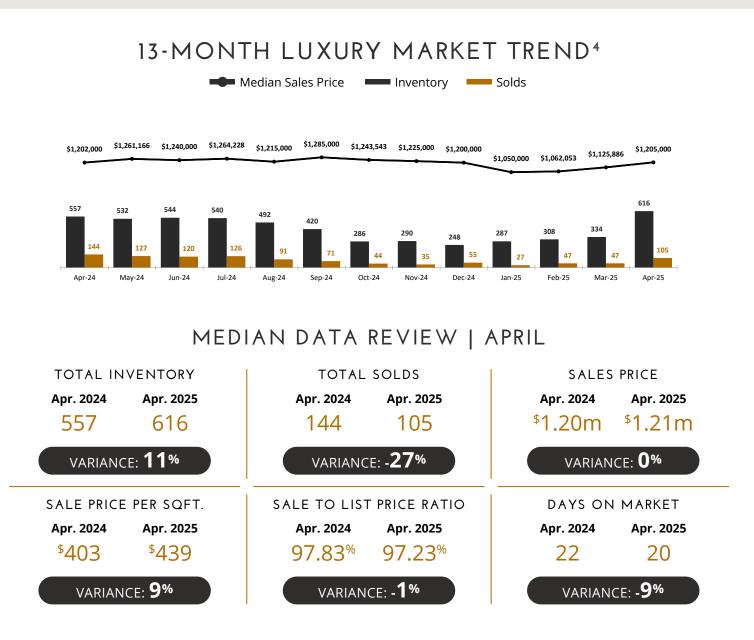
www.LuxuryHomeMarketing.com

### LUXURY INVENTORY VS. SALES | APRIL 2025



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$986,500	3	2	8	41	20%
2,000 - 2,999	\$1,055,000	4	3	37	222	17%
3,000 - 3,999	\$1,400,000	4	4	45	221	20%
4,000 - 4,999	\$1,802,500	4	5	10	84	12%
5,000 - 5,999	\$2,250,000	5	5	5	23	22%
6,000+	NA	NA	NA	0	25	0%

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

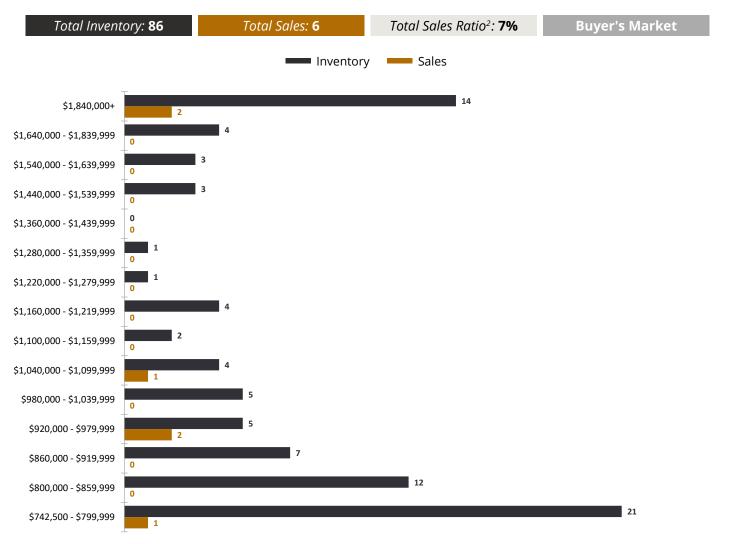


#### JACKSONVILLE BEACHES MARKET SUMMARY | APRIL 2025

- The single-family luxury market is a **Balanced Market** with a **17% Sales Ratio**.
- Homes sold for a median of **97.23% of list price** in April 2025.
- The most active price band is **\$1,800,000-\$2,099,999**, where the sales ratio is **32%**.
- The median luxury sales price for single-family homes is \$1,205,000.
- The median days on market for April 2025 was **20** days, down from **22** in April 2024.

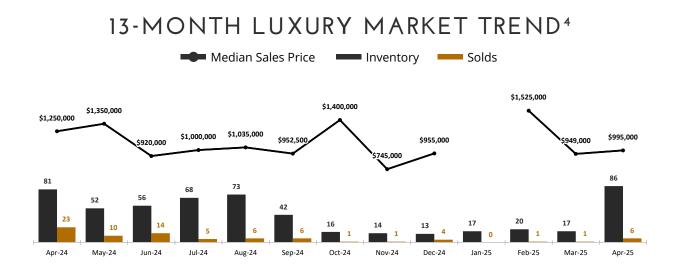
<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed. <sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

### LUXURY INVENTORY VS. SALES | APRIL 2025

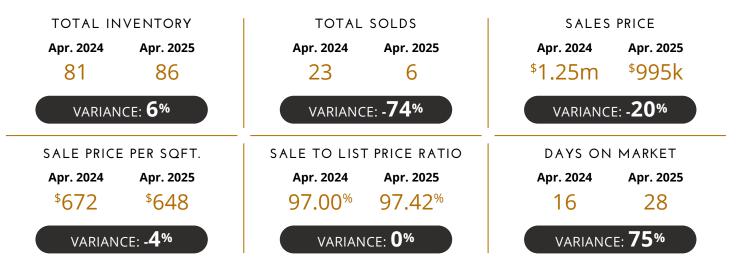


Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$902,500	3	2	2	29	7%
1,500 - 1,999	\$935,000	3	3	2	29	7%
2,000 - 2,499	\$2,625,000	3	3	1	16	6%
2,500 - 2,999	\$1,875,000	4	4	1	11	9%
3,000 - 3,499	NA	NA	NA	0	1	0%
3,500+	NA	NA	NA	0	0	NA

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



#### MEDIAN DATA REVIEW | APRIL



#### JACKSONVILLE BEACHES MARKET SUMMARY | APRIL 2025

- The attached luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **97.42% of list price** in April 2025.
- The most active price band is **\$920,000-\$979,999**, where the sales ratio is **40%**.
- The median luxury sales price for attached homes is **\$995,000**.
- The median days on market for April 2025 was **28** days, up from **16** in April 2024.

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