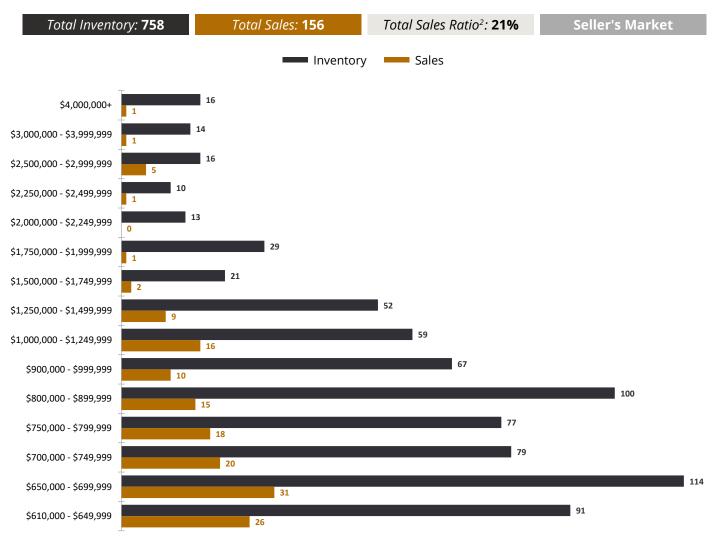


## JUNE 2025

# BREVARD COUNTY FLORIDA

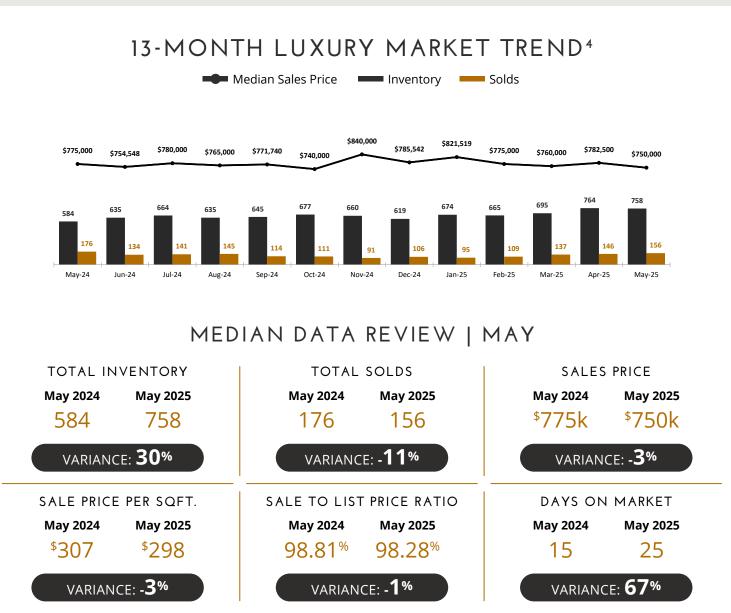
www.LuxuryHomeMarketing.com

### LUXURY INVENTORY VS. SALES | MAY 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	\$674,900	3	2	13	123	11%
2,000 - 2,499	\$693,655	4	3	49	200	25%
2,500 - 2,999	\$723,302	4	3	40	176	23%
3,000 - 3,499	\$847,680	4	3	33	121	27%
3,500 - 3,999	\$1,141,278	5	5	13	63	21%
4,000+	\$1,965,000	6	5	8	75	11%

<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.

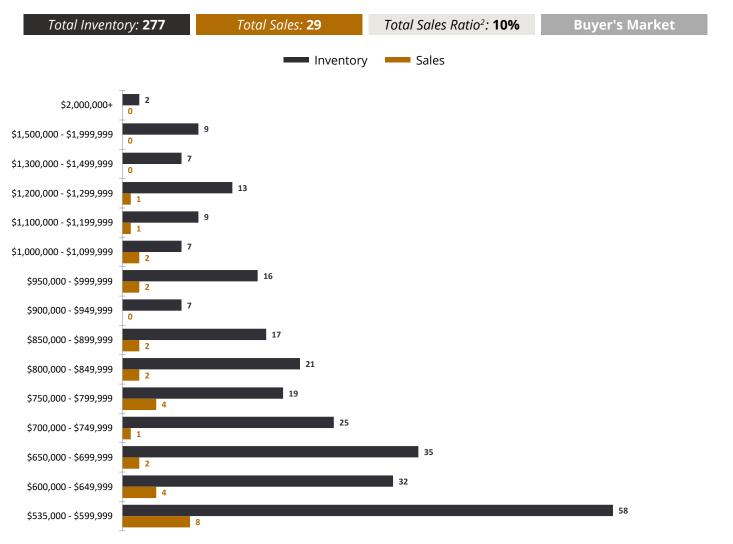


#### BREVARD COUNTY MARKET SUMMARY | MAY 2025

- The single-family luxury market is a **Seller's Market** with a **21% Sales Ratio**.
- Homes sold for a median of 98.28% of list price in May 2025.
- The most active price band is \$2,500,000-\$2,999,999, where the sales ratio is 31%.
- The median luxury sales price for single-family homes is \$750,000.
- The median days on market for May 2025 was **25** days, up from **15** in May 2024.

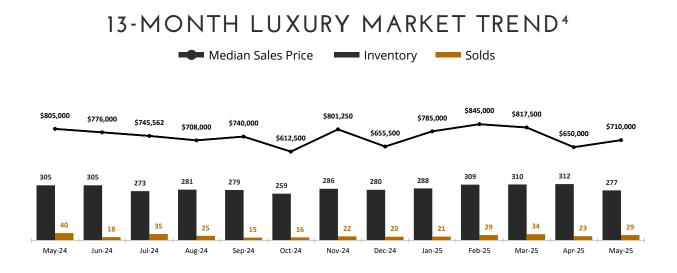
<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed. <sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

### LUXURY INVENTORY VS. SALES | MAY 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	\$639,000	2	2	5	56	9%
1,500 - 1,999	\$675,000	3	2	9	76	12%
2,000 - 2,499	\$792,000	3	3	9	103	9%
2,500 - 2,999	\$852,500	4	3	6	27	22%
3,000 - 3,499	NA	NA	NA	0	4	0%
3,500+	NA	NA	NA	0	11	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.



#### MEDIAN DATA REVIEW | MAY



#### BREVARD COUNTY MARKET SUMMARY | MAY 2025

- The attached luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **97.23% of list price** in May 2025.
- The most active price band is \$1,000,000-\$1,099,999, where the sales ratio is 29%.
- The median luxury sales price for attached homes is **\$710,000**.
- The median days on market for May 2025 was **44** days, down from **50** in May 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.