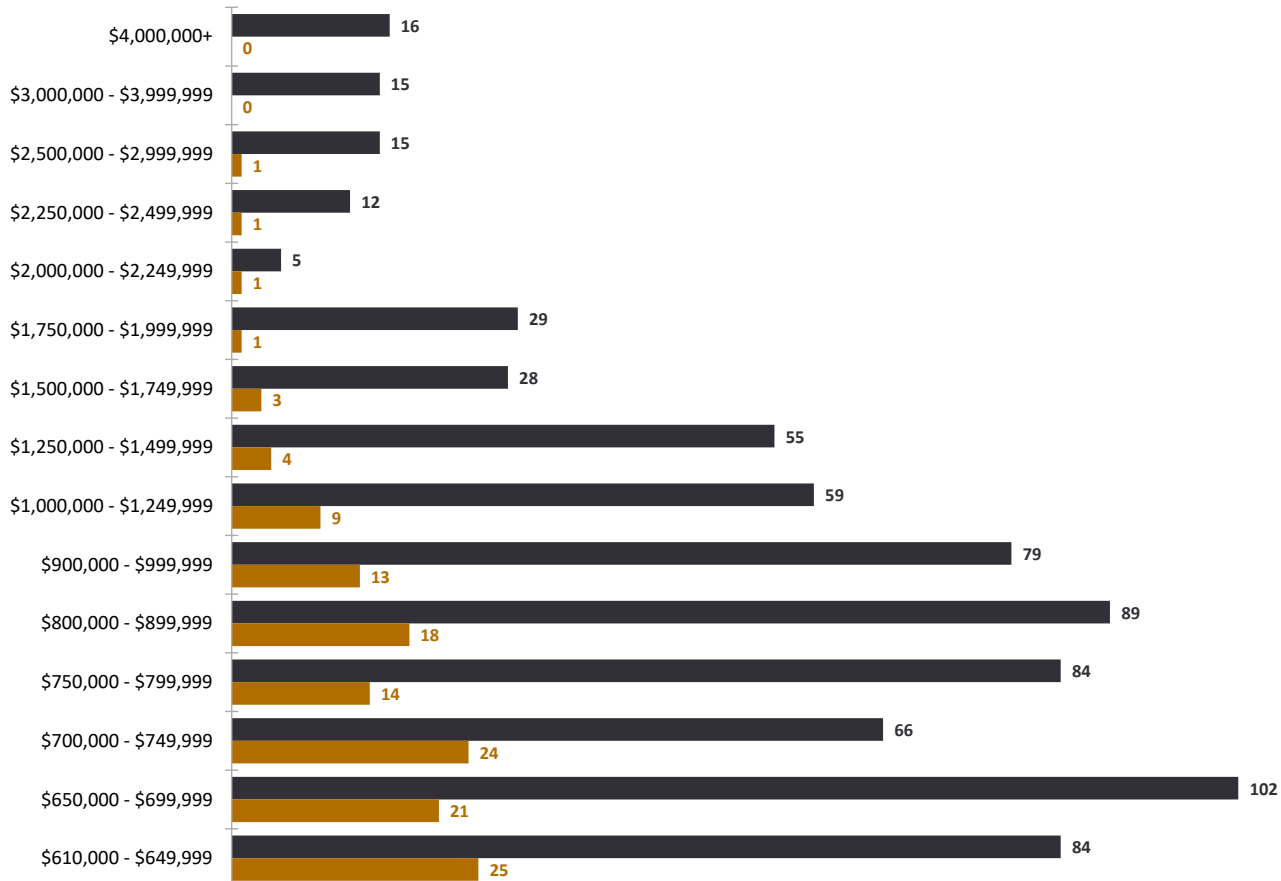


BREVARD COUNTY
FLORIDA

LUXURY INVENTORY VS. SALES | JULY 2025

Total Inventory: 738**Total Sales: 135****Total Sales Ratio²: 18%****Balanced Market**

Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$672,500	3	2	13	112	12%
2,000 - 2,499	\$689,950	4	3	40	192	21%
2,500 - 2,999	\$736,000	4	3	39	178	22%
3,000 - 3,499	\$800,000	4	4	25	125	20%
3,500 - 3,999	\$1,445,193	5	4	12	54	22%
4,000+	\$1,059,900	5	3	6	77	8%

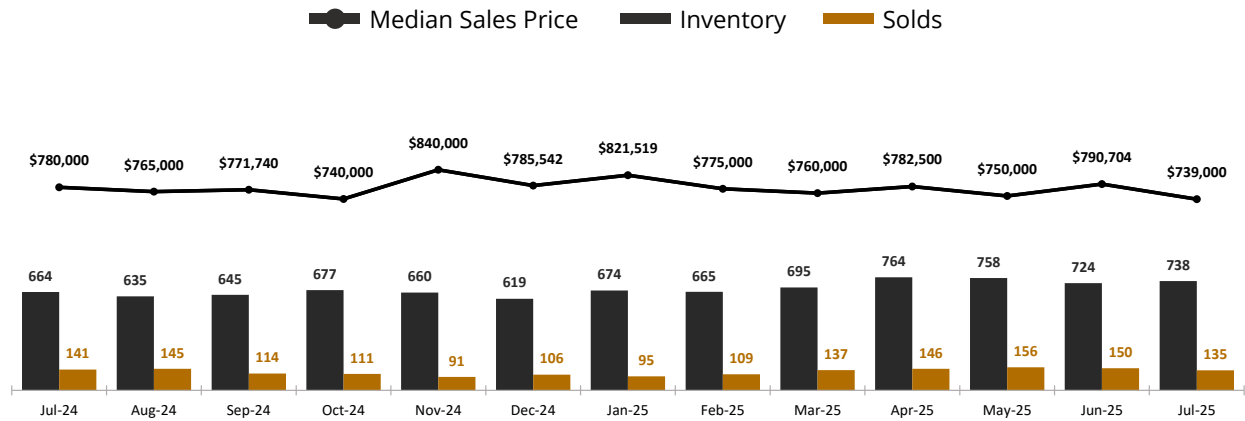
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

BREVARD COUNTY

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$610,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2024
664

Jul. 2025
738

VARIANCE: **11%**

TOTAL SOLDs

Jul. 2024
141

Jul. 2025
135

VARIANCE: **-4%**

SALES PRICE

Jul. 2024
\$780k

Jul. 2025
\$739k

VARIANCE: **-5%**

SALE PRICE PER SQFT.

Jul. 2024
\$305

Jul. 2025
\$282

VARIANCE: **-8%**

SALE TO LIST PRICE RATIO

Jul. 2024
97.73%

Jul. 2025
97.59%

VARIANCE: **0%**

DAYS ON MARKET

Jul. 2024
22

Jul. 2025
54

VARIANCE: **145%**

BREVARD COUNTY MARKET SUMMARY | JULY 2025

- The single-family luxury market is a **Balanced Market** with an **18% Sales Ratio**.
- Homes sold for a median of **97.59% of list price** in July 2025.
- The most active price band is **\$700,000-\$749,999**, where the sales ratio is **36%**.
- The median luxury sales price for single-family homes is **\$739,000**.
- The median days on market for July 2025 was **54** days, up from **22** in July 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

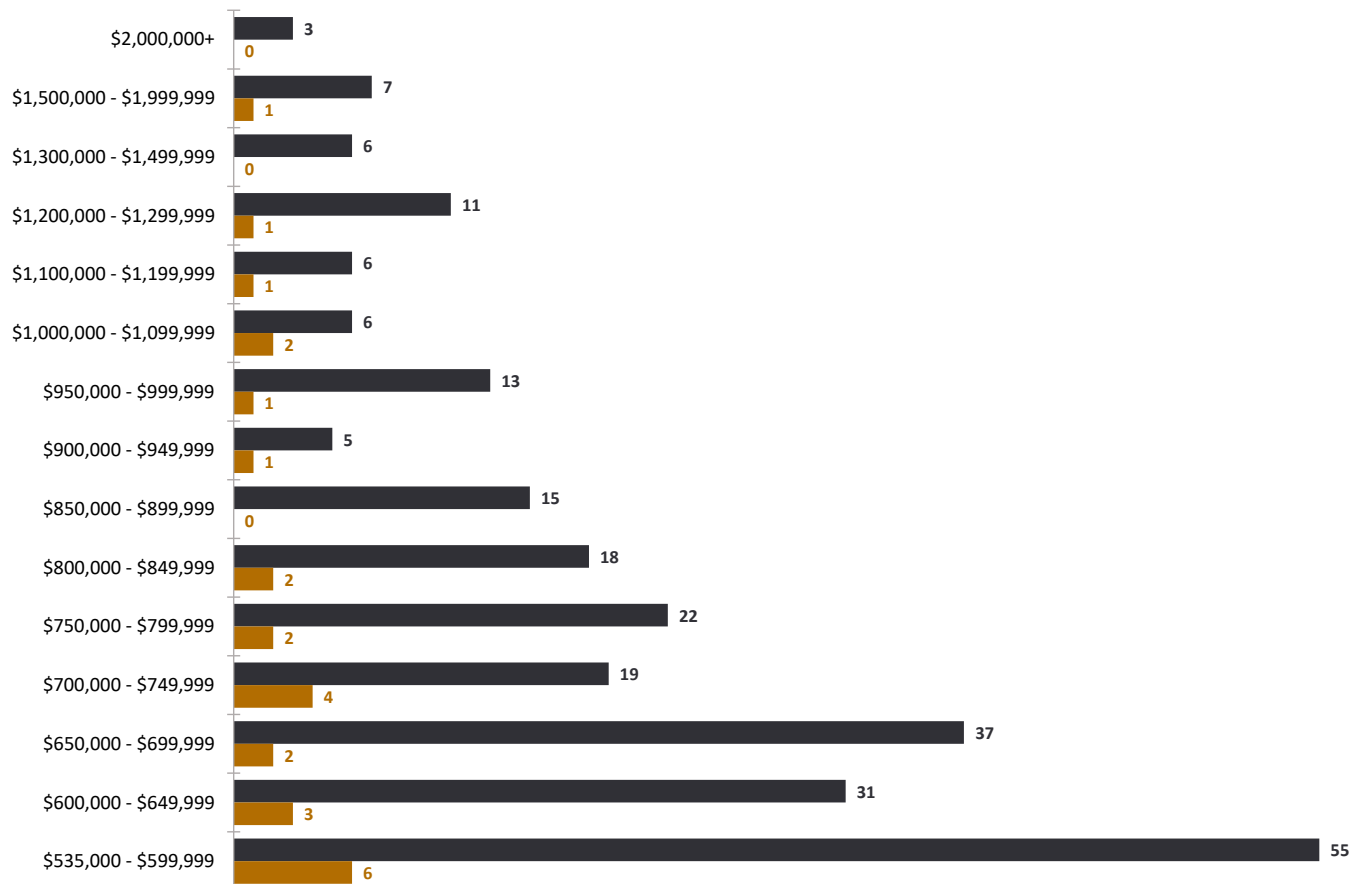
⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | JULY 2025

Total Inventory: **254**Total Sales: **26**Total Sales Ratio²: **10%**

Buyer's Market

Inventory Sales



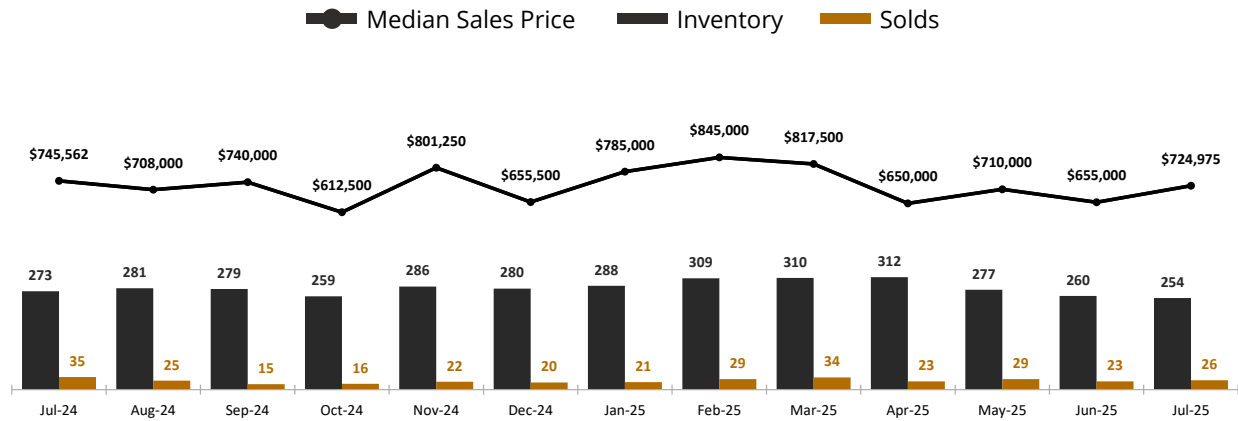
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$567,500	3	2	2	57	4%
1,500 - 1,999	\$715,000	3	2	8	68	12%
2,000 - 2,499	\$720,000	3	3	12	95	13%
2,500 - 2,999	\$915,000	3	4	3	19	16%
3,000 - 3,499	\$1,520,000	4	3	1	7	14%
3,500+	NA	NA	NA	0	8	0%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales 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

ATTACHED HOMES
Luxury Benchmark Price¹: **\$535,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2024 Jul. 2025
273 254

VARIANCE: **-7%**

TOTAL SOLDS

Jul. 2024 Jul. 2025
35 26

VARIANCE: **-26%**

SALES PRICE

Jul. 2024 Jul. 2025
\$746k \$725k

VARIANCE: **-3%**

SALE PRICE PER SQFT.

Jul. 2024 Jul. 2025
\$405 \$377

VARIANCE: **-7%**

SALE TO LIST PRICE RATIO

Jul. 2024 Jul. 2025
97.33% 96.67%

VARIANCE: **-1%**

DAYS ON MARKET

Jul. 2024 Jul. 2025
50 81

VARIANCE: **62%**

BREVARD COUNTY MARKET SUMMARY | JULY 2025

- The attached luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **96.67% of list price** in July 2025.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **33%**.
- The median luxury sales price for attached homes is **\$724,975**.
- The median days on market for July 2025 was **81** days, up from **50** in July 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.