INSTITUTE *for* LUXURY HOME MARKETING®
by Colibri Real Estate

SEPTEMBER
2025

# BREVARD COUNTY
# FLORIDA

www.LuxuryHomeMarketing.com

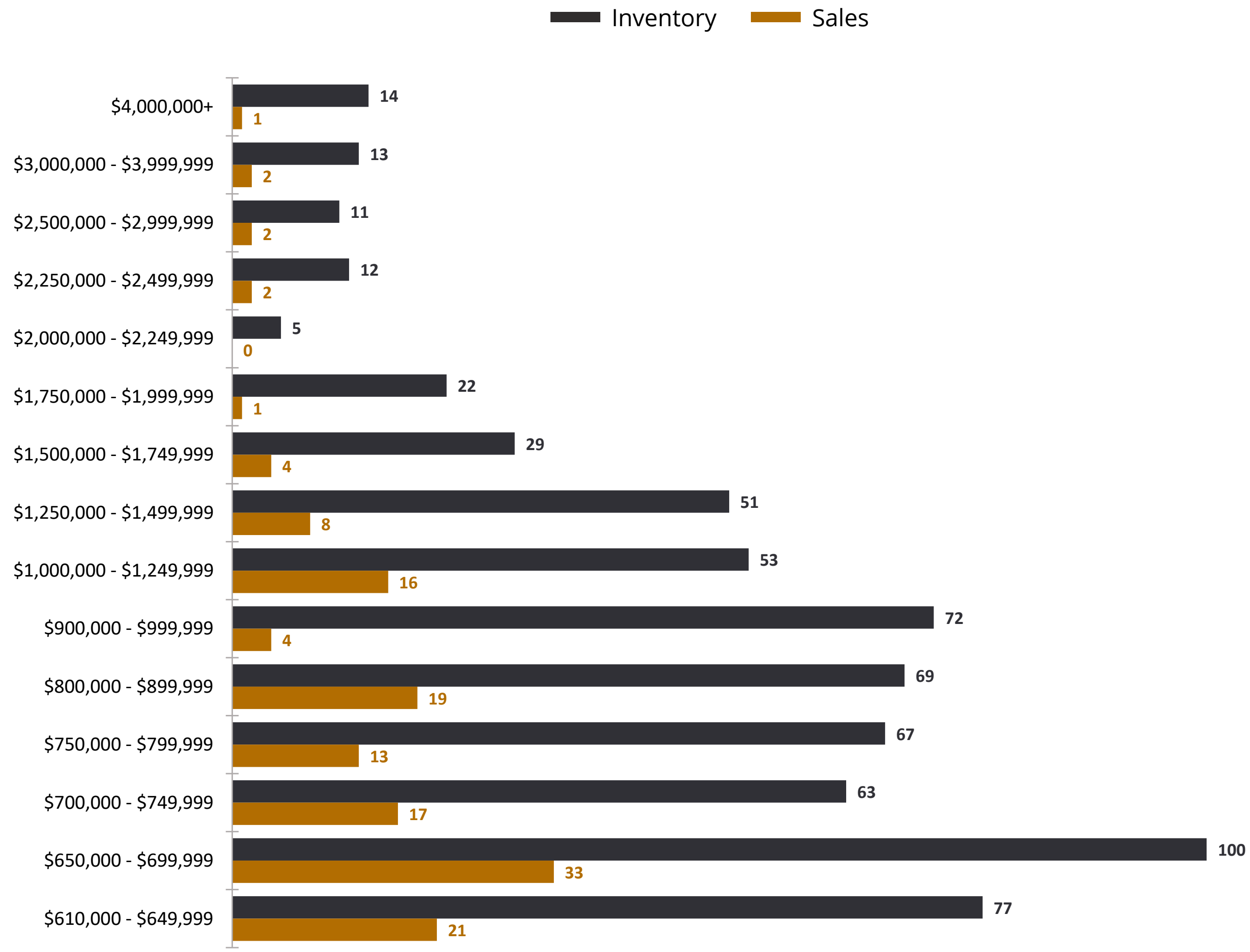
# BREVARD COUNTY

SINGLE-FAMILY HOMES

*Luxury Benchmark Price*[1]*:* **$610,000**

## LUXURY INVENTORY VS. SALES | AUGUST 2025

*Total Inventory:* **658** | *Total Sales:* **143** | *Total Sales Ratio*[2]*:* **22%** | **Seller's Market**




| Square Feet[3] -Range- | Price -Median Sold- | Beds -Median Sold- | Baths -Median Sold- | Sold -Total- | Inventory -Total- | Sales Ratio -Sold/Inventory- |
|---|---|---|---|---|---|---|
| 0 - 1,999 | $675,000 | 3 | 2 | **16** | **102** | **16%** |
| 2,000 - 2,499 | $674,750 | 4 | 3 | **44** | **171** | **26%** |
| 2,500 - 2,999 | $742,500 | 4 | 3 | **38** | **160** | **24%** |
| 3,000 - 3,499 | $873,750 | 4 | 4 | **26** | **101** | **26%** |
| 3,500 - 3,999 | $1,212,000 | 5 | 4 | **6** | **54** | **11%** |
| 4,000+ | $1,900,000 | 5 | 5 | **13** | **70** | **19%** |

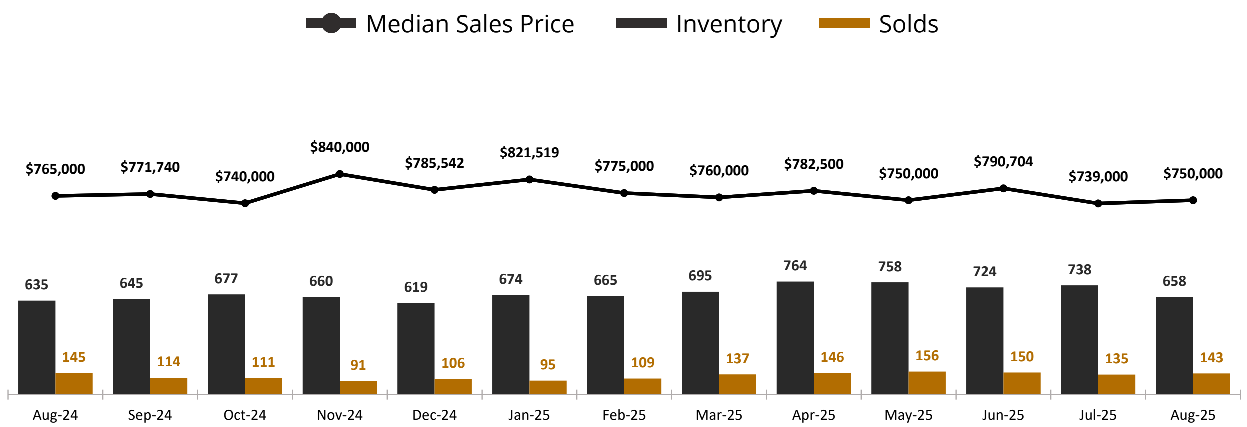
*[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.*

# BREVARD COUNTY

**SINGLE-FAMILY HOMES**

*Luxury Benchmark Price*[1]: **$610,000**

## 13-MONTH LUXURY MARKET TREND[4]




## MEDIAN DATA REVIEW | AUGUST

### TOTAL INVENTORY

| Aug. 2024 | Aug. 2025 |
|---|---|
| 635 | 658 |

VARIANCE: **4%**

### TOTAL SOLDS

| Aug. 2024 | Aug. 2025 |
|---|---|
| 145 | 143 |

VARIANCE: **-1%**

### SALES PRICE

| Aug. 2024 | Aug. 2025 |
|---|---|
| $765k | $750k |

VARIANCE: **-2%**

### SALE PRICE PER SQFT.

| Aug. 2024 | Aug. 2025 |
|---|---|
| $297 | $303 |

VARIANCE: **2%**

### SALE TO LIST PRICE RATIO

| Aug. 2024 | Aug. 2025 |
|---|---|
| 98.29% | 97.78% |

VARIANCE: **-1%**

### DAYS ON MARKET

| Aug. 2024 | Aug. 2025 |
|---|---|
| 29 | 46 |

VARIANCE: **59%**

## BREVARD COUNTY MARKET SUMMARY | AUGUST 2025

- The single-family luxury market is a **Seller's Market** with a **22% Sales Ratio**.
- Homes sold for a median of **97.78% of list price** in August 2025.
- The most active price band is **$650,000-$699,999**, where the sales ratio is **33%**.
- The median luxury sales price for single-family homes is **$750,000**.
- The median days on market for August 2025 was **46** days, up from **29** in August 2024.

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

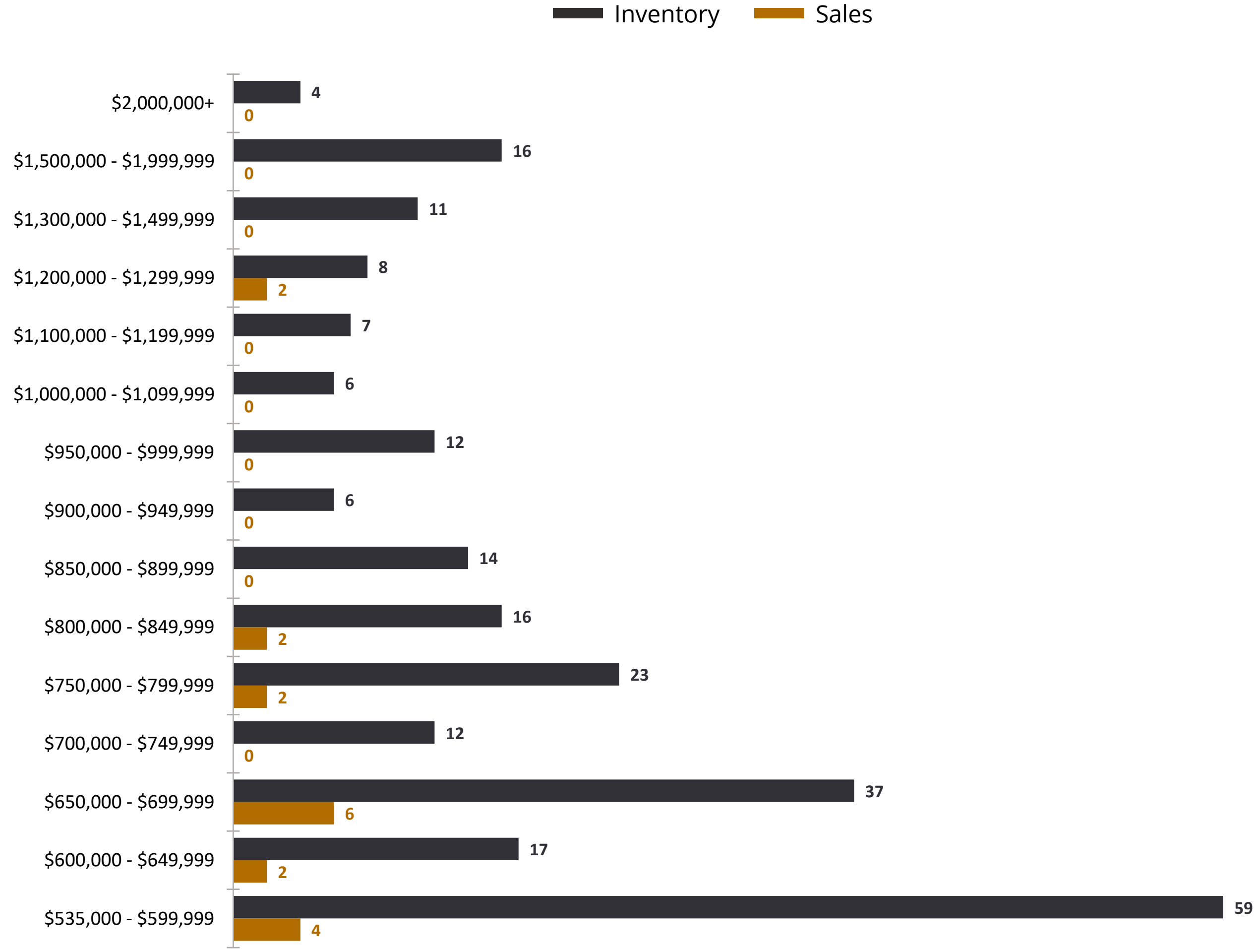
# BREVARD COUNTY

## ATTACHED HOMES

*Luxury Benchmark Price*[1]: **$535,000**

## LUXURY INVENTORY VS. SALES | AUGUST 2025

*Total Inventory:* **248** | *Total Sales:* **18** | *Total Sales Ratio*[2]: **7%** | **Buyer's Market**




| Square Feet[3] -Range- | Price -Median Sold- | Beds -Median Sold- | Baths -Median Sold- | Sold -Total- | Inventory -Total- | Sales Ratio -Sold/Inventory- |
|---|---|---|---|---|---|---|
| 0 - 1,499 | $540,000 | 2 | 2 | **1** | **50** | **2%** |
| 1,500 - 1,999 | $647,500 | 3 | 3 | **8** | **69** | **12%** |
| 2,000 - 2,499 | $750,000 | 3 | 3 | **7** | **98** | **7%** |
| 2,500 - 2,999 | $1,200,000 | 3 | 3 | **1** | **17** | **6%** |
| 3,000 - 3,499 | NA | NA | NA | **0** | **5** | **0%** |
| 3,500+ | $1,220,000 | 5 | 4 | **1** | **9** | **11%** |

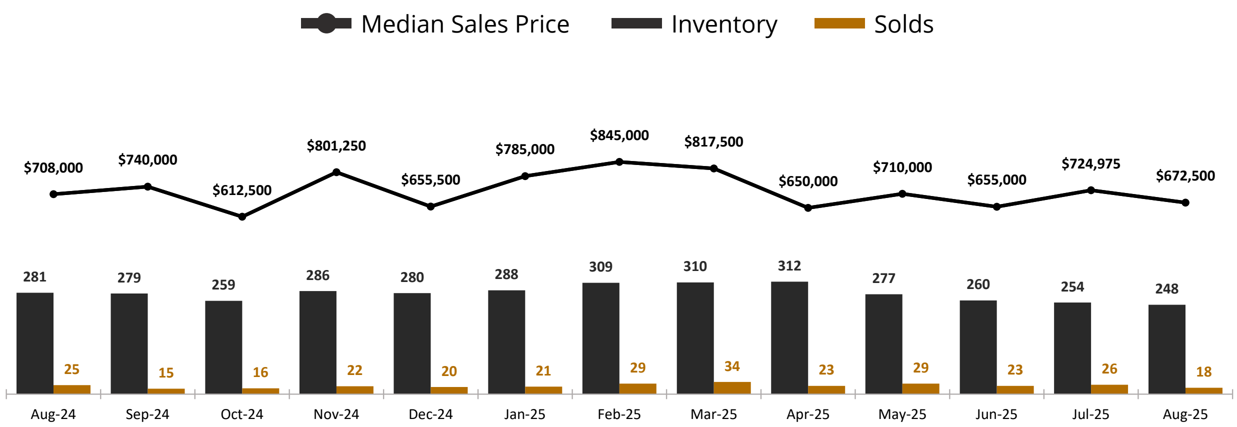
*[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.*

# BREVARD COUNTY

## ATTACHED HOMES

*Luxury Benchmark Price*[1]*:* **$535,000**

## 13-MONTH LUXURY MARKET TREND[4]




## MEDIAN DATA REVIEW | AUGUST

### TOTAL INVENTORY

| Aug. 2024 | Aug. 2025 |
|---|---|
| 281 | 248 |

VARIANCE: **-12%**

### TOTAL SOLDS

| Aug. 2024 | Aug. 2025 |
|---|---|
| 25 | 18 |

VARIANCE: **-28%**

### SALES PRICE

| Aug. 2024 | Aug. 2025 |
|---|---|
| $708k | $673k |

VARIANCE: **-5%**

### SALE PRICE PER SQFT.

| Aug. 2024 | Aug. 2025 |
|---|---|
| $373 | $345 |

VARIANCE: **-8%**

### SALE TO LIST PRICE RATIO

| Aug. 2024 | Aug. 2025 |
|---|---|
| 95.69% | 96.78% |

VARIANCE: **1%**

### DAYS ON MARKET

| Aug. 2024 | Aug. 2025 |
|---|---|
| 59 | 78 |

VARIANCE: **32%**

## BREVARD COUNTY MARKET SUMMARY | AUGUST 2025

- The attached luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **96.78% of list price** in August 2025.
- The most active price band is **$1,200,000-$1,299,999**, where the sales ratio is **25%**.
- The median luxury sales price for attached homes is **$672,500**.
- The median days on market for August 2025 was **78** days, up from **59** in August 2024.

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