

JACKSONVILLE
BEACHES
FLORIDA

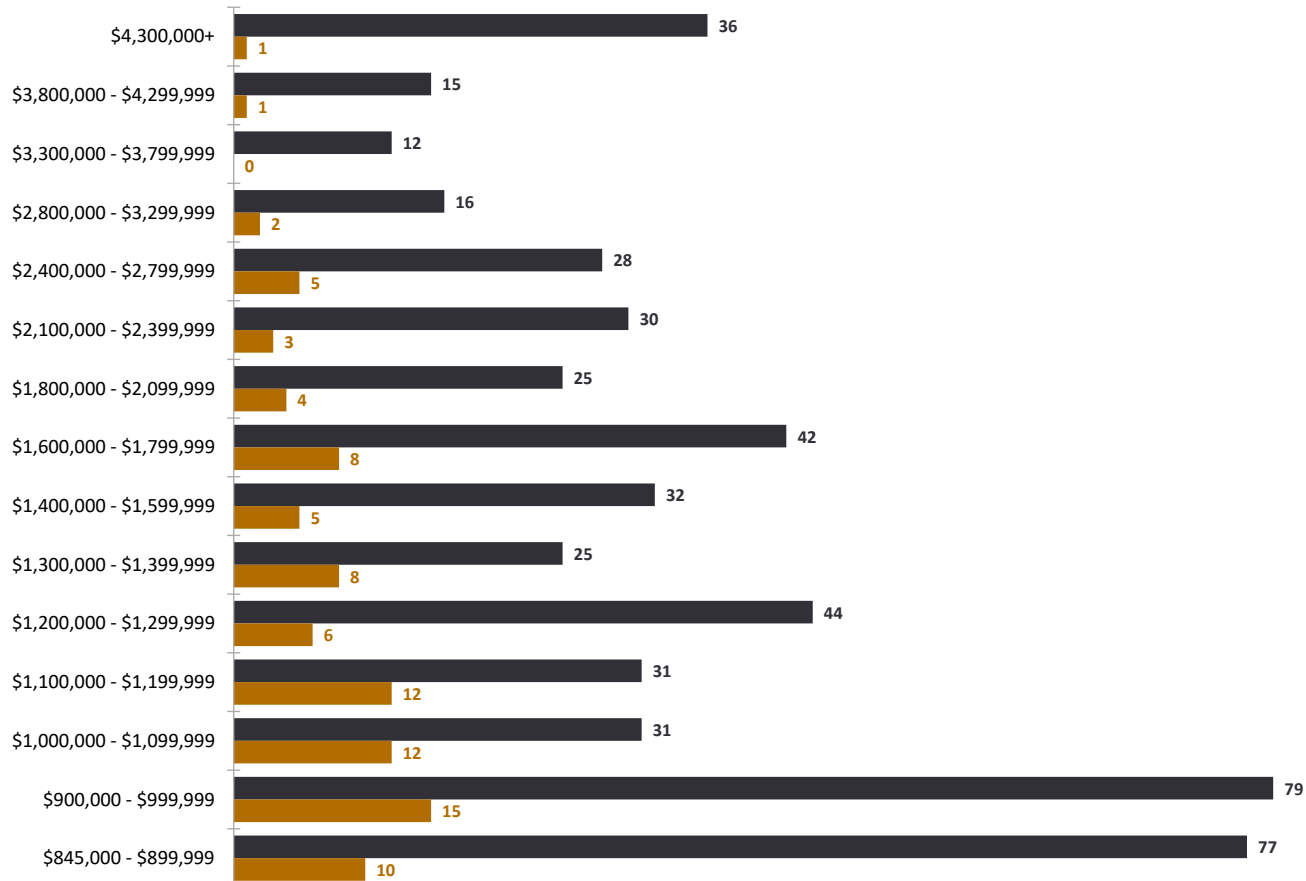
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LUXURY INVENTORY VS. SALES | AUGUST 2025

Total Inventory: **523**Total Sales: **92**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	\$1,081,000	3	3	7	45	16%
2,000 - 2,999	\$1,050,000	4	3	31	181	17%
3,000 - 3,999	\$1,200,000	4	4	41	180	23%
4,000 - 4,999	\$2,250,000	5	5	9	65	14%
5,000 - 5,999	\$2,500,000	5	5	4	26	15%
6,000+	NA	NA	NA	0	26	0%

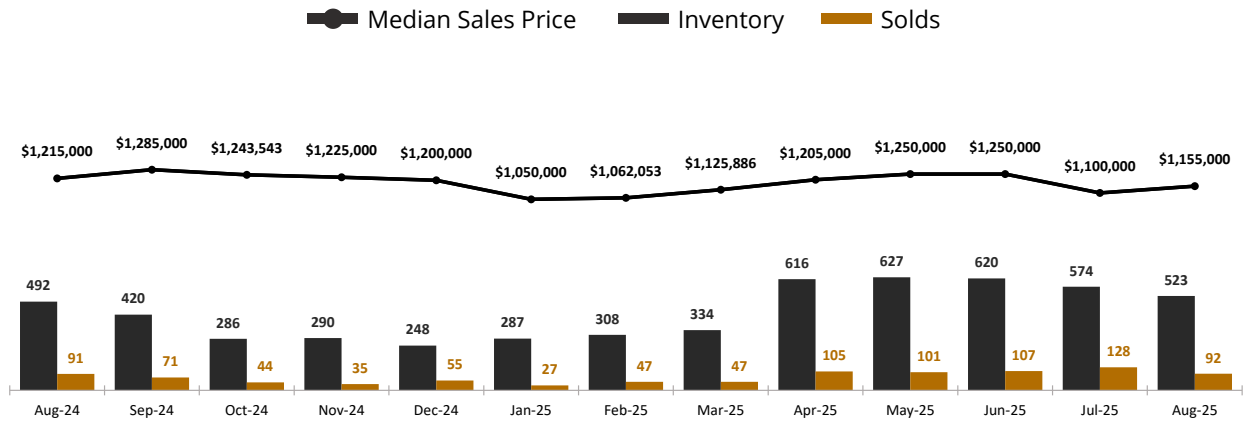
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

JACKSONVILLE BEACHES

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$845,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2024 **492**
Aug. 2025 **523**

VARIANCE: **6%**

TOTAL SOLDs

Aug. 2024 **91**
Aug. 2025 **92**

VARIANCE: **1%**

SALES PRICE

Aug. 2024 **\$1.22m**
Aug. 2025 **\$1.16m**

VARIANCE: **-5%**

SALE PRICE PER SQFT.

Aug. 2024 **\$396**
Aug. 2025 **\$387**

VARIANCE: **-2%**

SALE TO LIST PRICE RATIO

Aug. 2024 **98.40%**
Aug. 2025 **96.19%**

VARIANCE: **-2%**

DAYS ON MARKET

Aug. 2024 **19**
Aug. 2025 **33**

VARIANCE: **74%**

JACKSONVILLE BEACHES MARKET SUMMARY | AUGUST 2025

- The single-family luxury market is a **Balanced Market** with an **18% Sales Ratio**.
- Homes sold for a median of **96.19% of list price** in August 2025.
- The most active price bands are **\$1,000,000-\$1,099,999** and **\$1,100,000-\$1,199,999**, where the sales ratio is **39%**.
- The median luxury sales price for single-family homes is **\$1,155,000**.
- The median days on market for August 2025 was **33** days, up from **19** in August 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 | AUGUST 2025

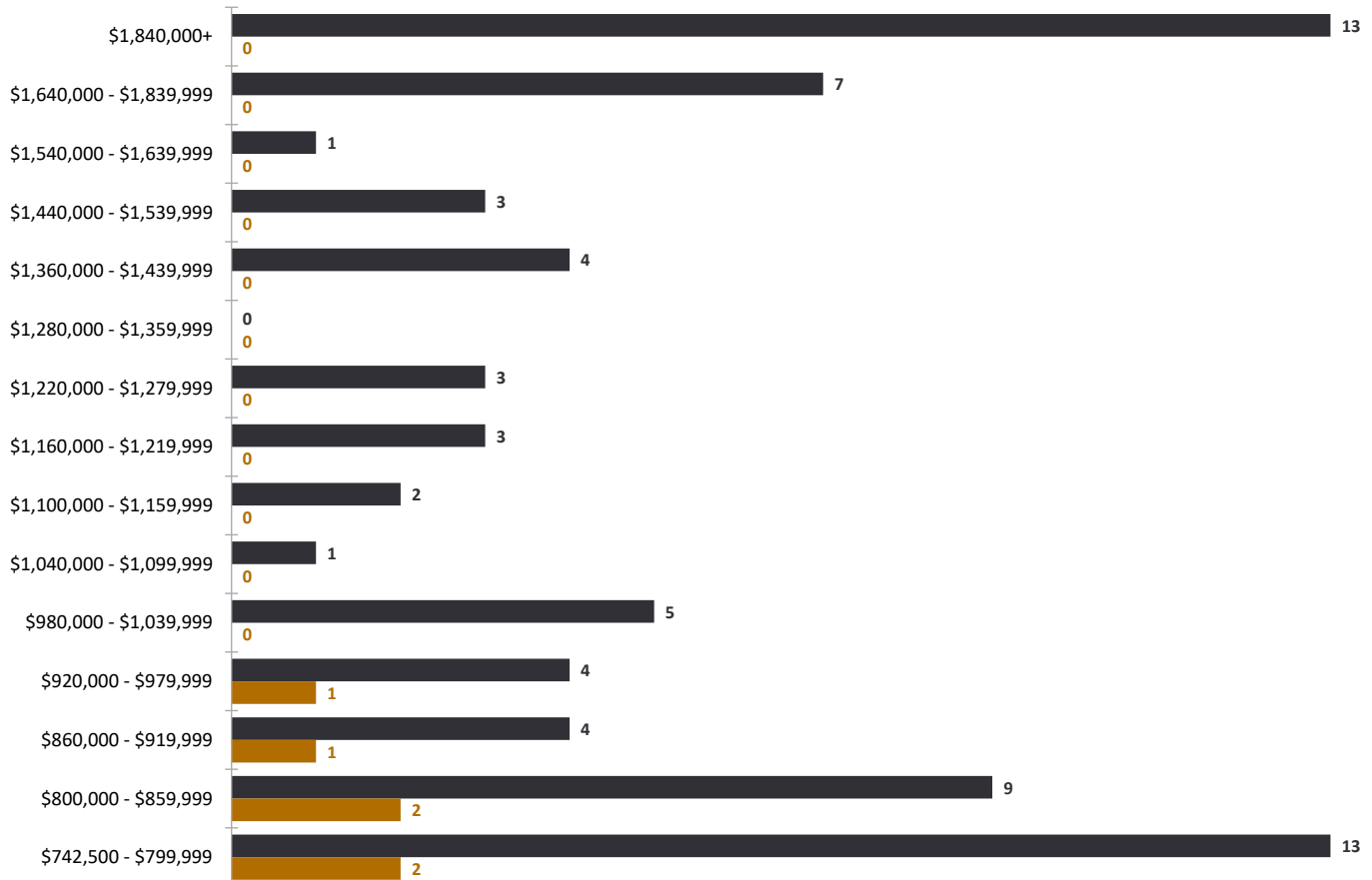
Total Inventory: **72**

Total Sales: **6**

Total Sales Ratio²: **8%**

Buyer's Market

Inventory Sales



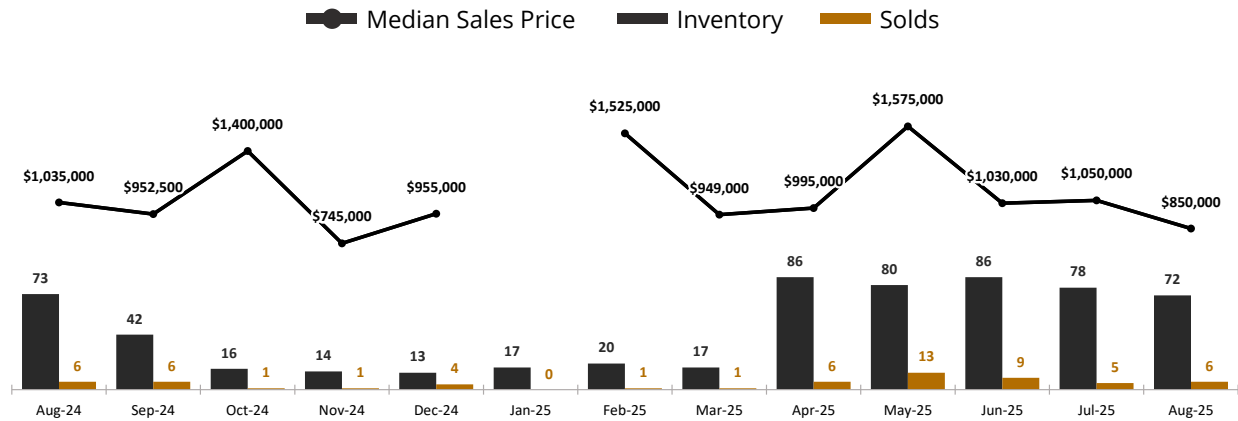
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$897,500	2	2	2	22	9%
1,500 - 1,999	\$850,000	3	2	3	19	16%
2,000 - 2,499	\$790,000	3	3	1	10	10%
2,500 - 2,999	NA	NA	NA	0	20	0%
3,000 - 3,499	NA	NA	NA	0	1	0%
3,500+	NA	NA	NA	0	0	NA

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.

JACKSONVILLE BEACHES

ATTACHED HOMES
Luxury Benchmark Price¹: **\$742,500**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2024 **73**
Aug. 2025 **72**

VARIANCE: **-1%**

TOTAL SOLDS

Aug. 2024 **6**
Aug. 2025 **6**

VARIANCE: **0%**

SALES PRICE

Aug. 2024 **\$1.04m**
Aug. 2025 **\$850k**

VARIANCE: **-18%**

SALE PRICE PER SQFT.

Aug. 2024 **\$507**
Aug. 2025 **\$501**

VARIANCE: **-1%**

SALE TO LIST PRICE RATIO

Aug. 2024 **97.66%**
Aug. 2025 **95.24%**

VARIANCE: **-2%**

DAYS ON MARKET

Aug. 2024 **9**
Aug. 2025 **109**

VARIANCE: **1111%**

JACKSONVILLE BEACHES MARKET SUMMARY | AUGUST 2025

- The attached luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **95.24% of list price** in August 2025.
- The most active price bands are **\$860,000-\$919,999** and **\$920,000-\$979,999**, where the sales ratio is **25%**.
- The median luxury sales price for attached homes is **\$850,000**.
- The median days on market for August 2025 was **109** days, up from **9** in August 2024.

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