



JACKSONVILLE FLORIDA

LUXURY INVENTORY VS. SALES | AUGUST 2025

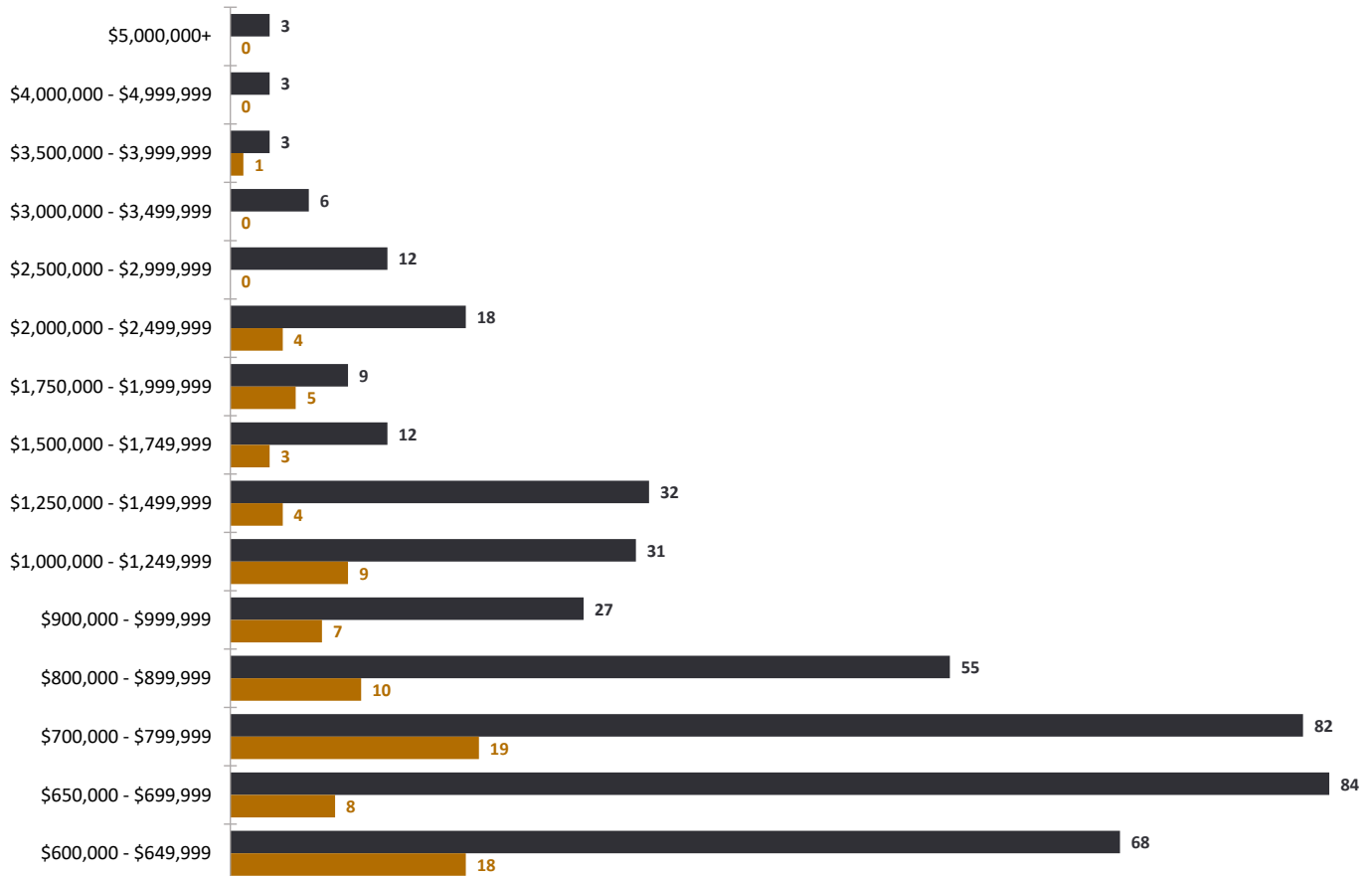
Total Inventory: 445

Total Sales: 88

Total Sales Ratio²: 20%

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 - 2,999	\$706,750	4	3	46	247	19%
3,000 - 3,999	\$890,000	4	4	29	131	22%
4,000 - 4,999	\$1,439,707	5	5	7	42	17%
5,000 - 5,999	\$1,865,600	6	6	4	17	24%
6,000 - 6,999	\$3,750,000	5	6	1	6	17%
7,000+	\$2,400,000	7	7	1	2	50%

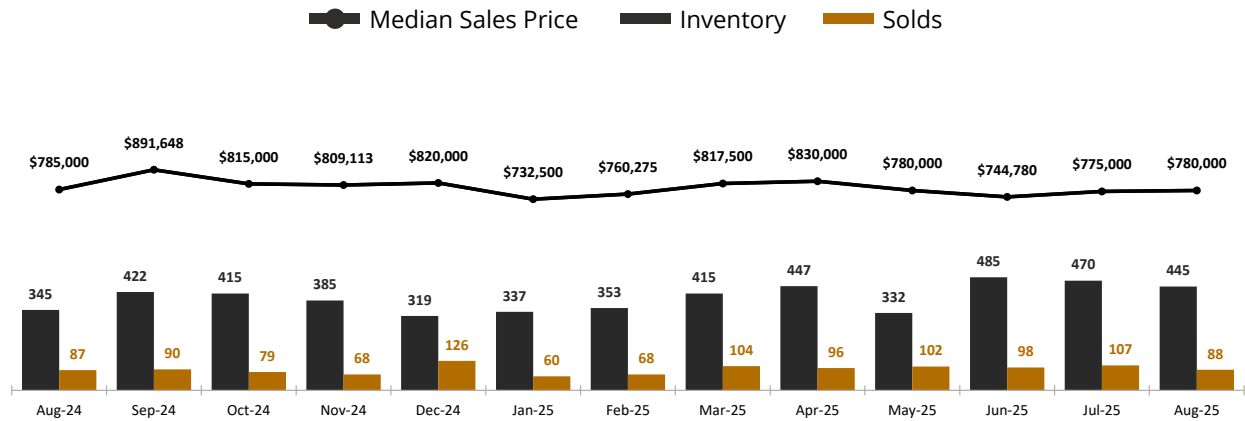
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

JACKSONVILLE

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$600,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2024: **345**
Aug. 2025: **445**

VARIANCE: **29%**

TOTAL SOLDs

Aug. 2024: **87**
Aug. 2025: **88**

VARIANCE: **1%**

SALES PRICE

Aug. 2024: **\$785k**
Aug. 2025: **\$780k**

VARIANCE: **-1%**

SALE PRICE PER SQFT.

Aug. 2024: **\$286**
Aug. 2025: **\$290**

VARIANCE: **1%**

SALE TO LIST PRICE RATIO

Aug. 2024: **98.29%**
Aug. 2025: **97.02%**

VARIANCE: **-1%**

DAYS ON MARKET

Aug. 2024: **52**
Aug. 2025: **43**

VARIANCE: **-17%**

JACKSONVILLE MARKET SUMMARY | AUGUST 2025

- The single-family luxury market is a **Balanced Market** with a **20% Sales Ratio**.
- Homes sold for a median of **97.02% of list price** in August 2025.
- The most active price band is **\$1,750,000-\$1,999,999**, where the sales ratio is **56%**.
- The median luxury sales price for single-family homes is **\$780,000**.
- The median days on market for August 2025 was **43** days, down from **52** 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

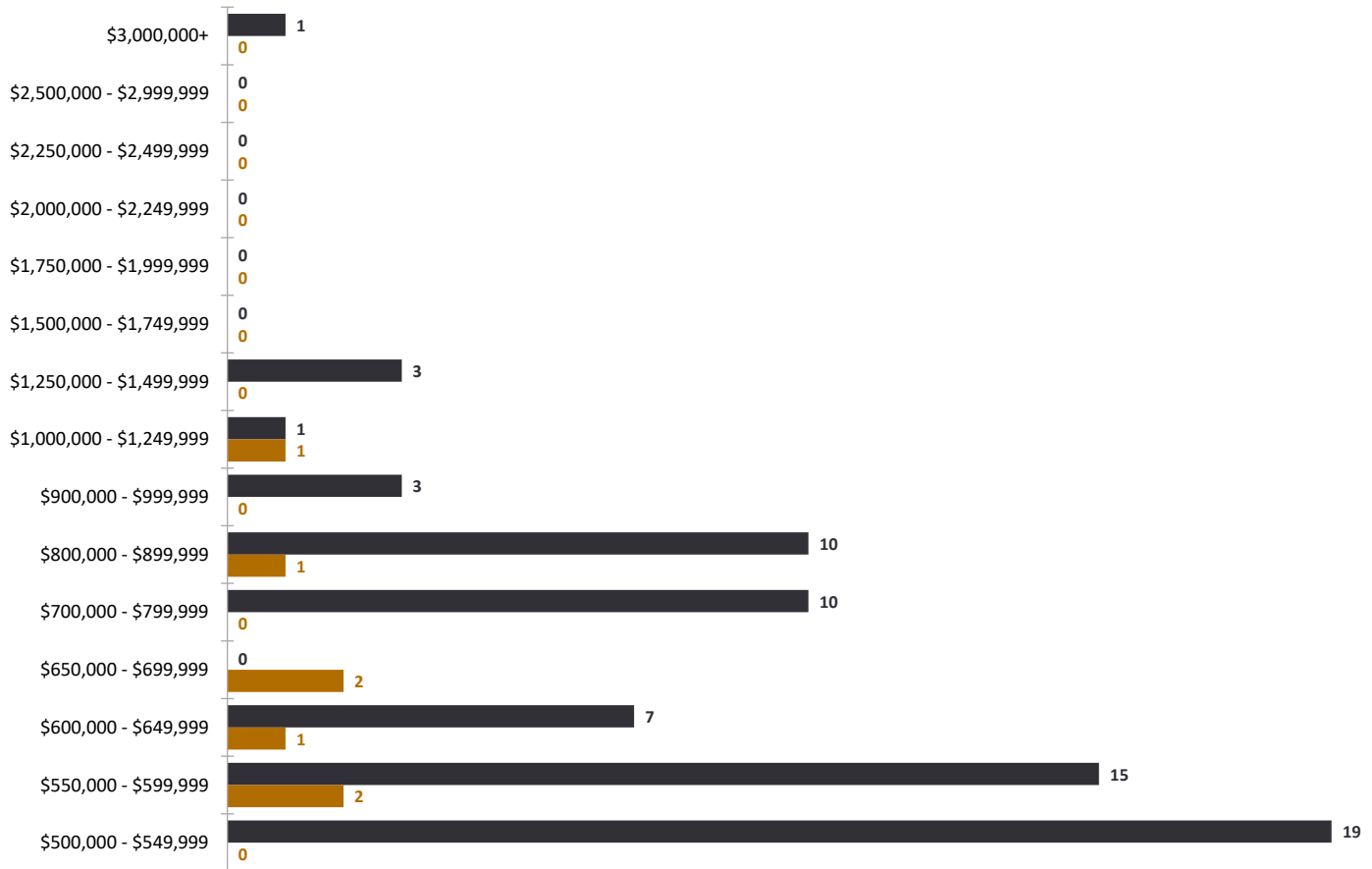
Total Inventory: 69

Total Sales: 7

Total Sales Ratio²: 10%

Buyer's Market

Inventory Sales



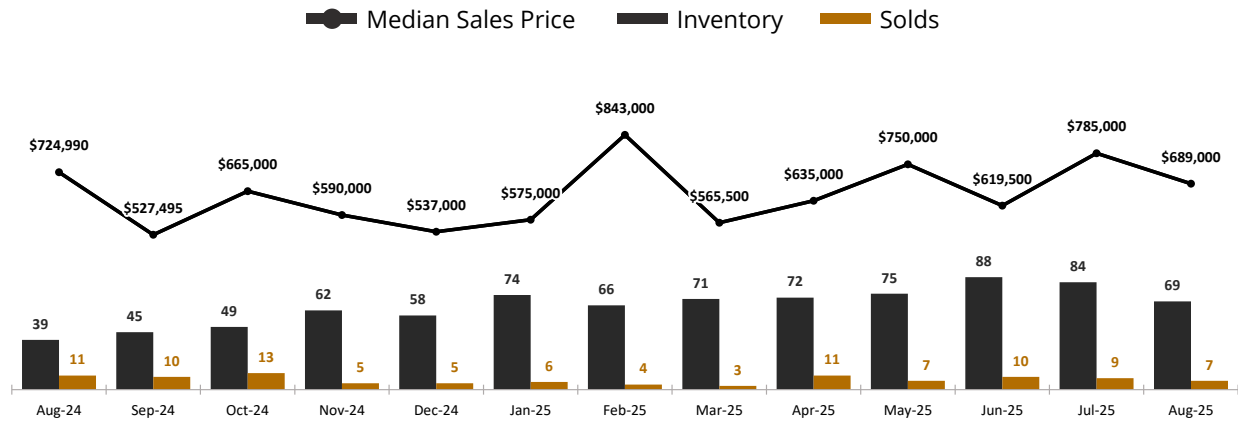
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	NA	NA	NA	0	3	0%
1,500 - 1,999	\$817,500	3	2	2	28	7%
2,000 - 2,499	\$715,750	3	3	2	23	9%
2,500 - 2,999	NA	NA	NA	0	8	0%
3,000 - 3,499	\$689,000	4	3	3	6	50%
3,500+	NA	NA	NA	0	1	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

ATTACHED HOMES
Luxury Benchmark Price¹: **\$500,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2024 **39**
Aug. 2025 **69**

VARIANCE: **77%**

TOTAL SOLDs

Aug. 2024 **11**
Aug. 2025 **7**

VARIANCE: **-36%**

SALES PRICE

Aug. 2024 **\$725k**
Aug. 2025 **\$689k**

VARIANCE: **-5%**

SALE PRICE PER SQFT.

Aug. 2024 **\$380**
Aug. 2025 **\$291**

VARIANCE: **-23%**

SALE TO LIST PRICE RATIO

Aug. 2024 **98.26%**
Aug. 2025 **97.52%**

VARIANCE: **-1%**

DAYS ON MARKET

Aug. 2024 **81**
Aug. 2025 **48**

VARIANCE: **-41%**

JACKSONVILLE MARKET SUMMARY | AUGUST 2025

- The attached luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **97.52% of list price** in August 2025.
- The most active price band is **\$1,000,000-\$1,249,999**, where the sales ratio is **100%**.
- The median luxury sales price for attached homes is **\$689,000**.
- The median days on market for August 2025 was **48** days, down from **81** 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.