

BREVARD COUNTY
FLORIDA

LUXURY INVENTORY VS. SALES | SEPTEMBER 2025

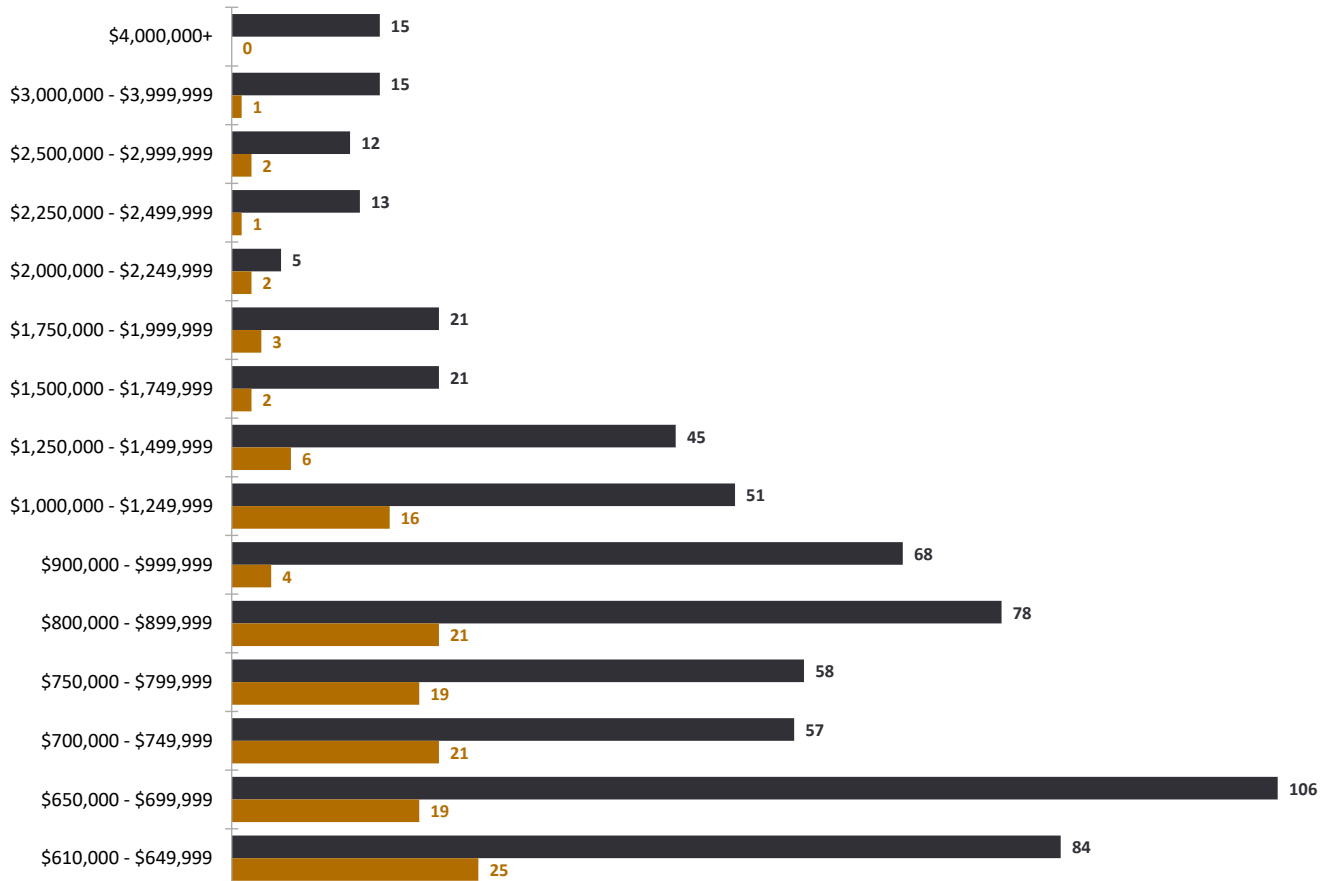
Total Inventory: **649**

Total Sales: **142**

Total Sales Ratio²: **22%**

Seller'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 - 1,999	\$666,000	3	2	12	105	11%
2,000 - 2,499	\$719,555	4	3	62	163	38%
2,500 - 2,999	\$780,000	4	3	30	154	19%
3,000 - 3,499	\$830,543	4	4	18	108	17%
3,500 - 3,999	\$1,091,984	5	4	11	51	22%
4,000+	\$1,850,000	5	5	9	68	13%

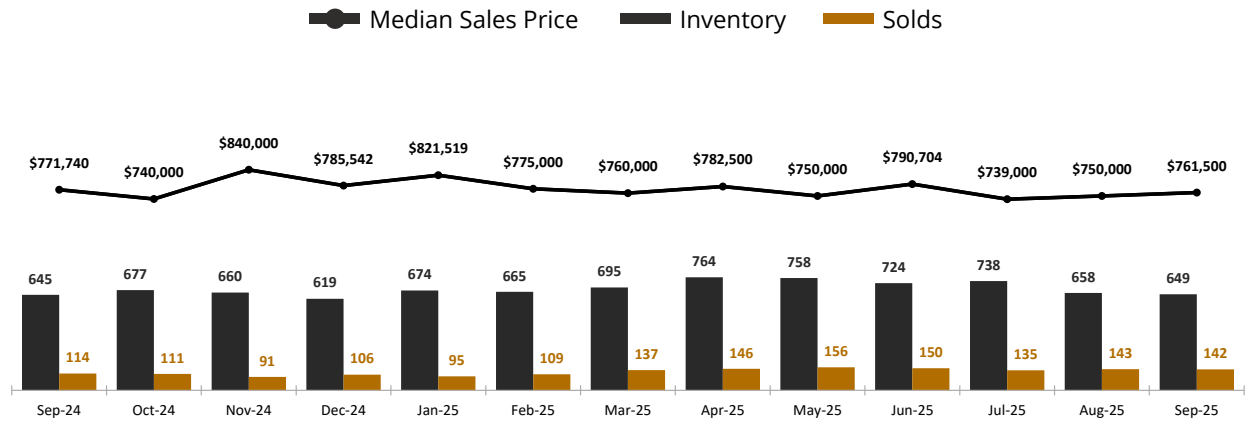
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

BREVARD COUNTY

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | SEPTEMBER

TOTAL INVENTORY

Sept. 2024: **645**
Sept. 2025: **649**

VARIANCE: **1%**

TOTAL SOLDs

Sept. 2024: **114**
Sept. 2025: **142**

VARIANCE: **25%**

SALES PRICE

Sept. 2024: **\$772k**
Sept. 2025: **\$762k**

VARIANCE: **-1%**

SALE PRICE PER SQFT.

Sept. 2024: **\$292**
Sept. 2025: **\$309**

VARIANCE: **6%**

SALE TO LIST PRICE RATIO

Sept. 2024: **98.00%**
Sept. 2025: **97.92%**

VARIANCE: **0%**

DAYS ON MARKET

Sept. 2024: **26**
Sept. 2025: **34**

VARIANCE: **31%**

BREVARD COUNTY MARKET SUMMARY | SEPTEMBER 2025

- The single-family luxury market is a **Seller's Market** with a **22% Sales Ratio**.
- Homes sold for a median of **97.92% of list price** in September 2025.
- The most active price band is **\$2,000,000-\$2,249,999**, where the sales ratio is **40%**.
- The median luxury sales price for single-family homes is **\$761,500**.
- The median days on market for September 2025 was **34** days, up from **26** in September 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.

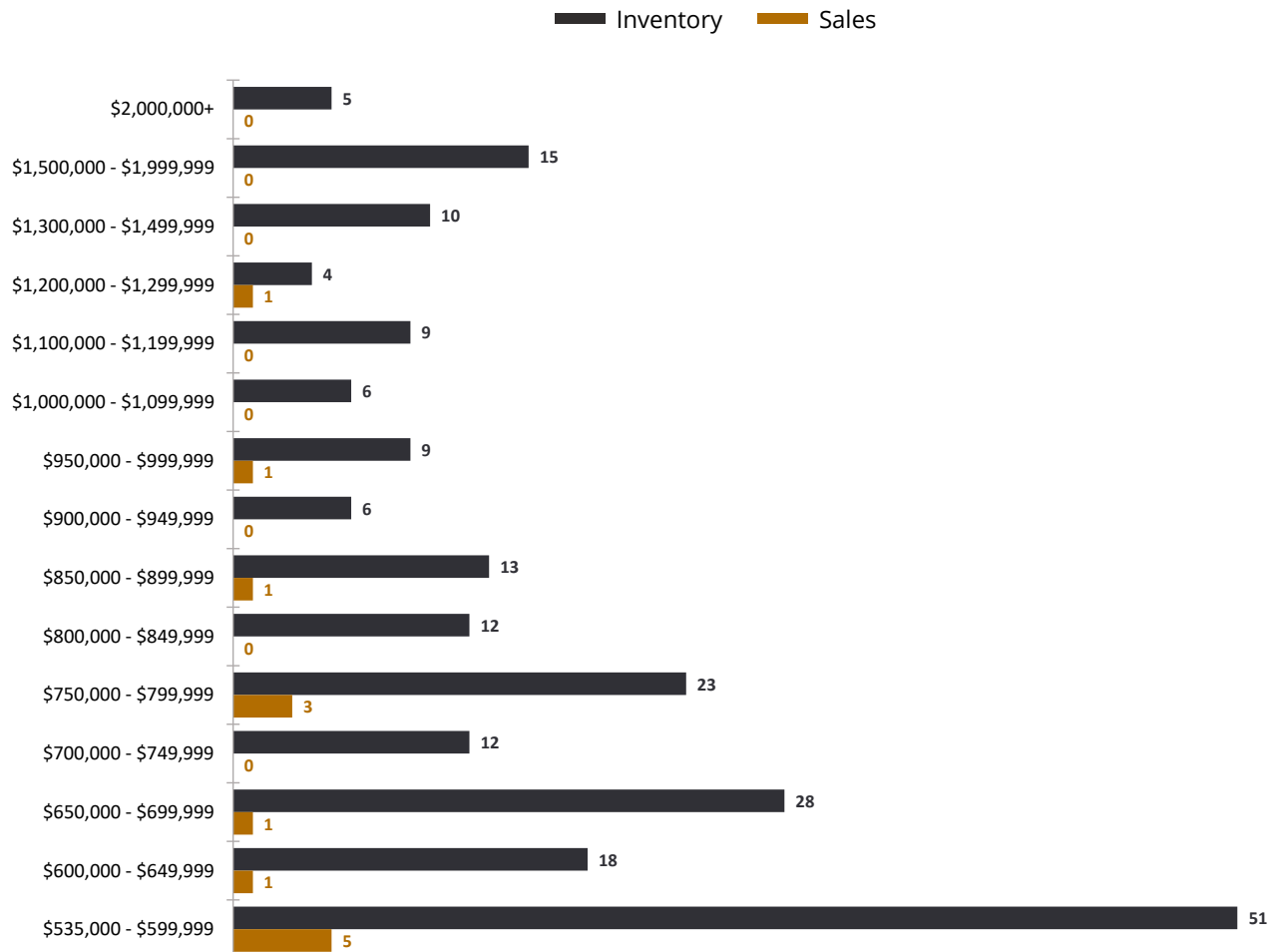
LUXURY INVENTORY VS. SALES | SEPTEMBER 2025

Total Inventory: **221**

Total Sales: **13**

Total Sales Ratio²: **6%**

Buyer's Market



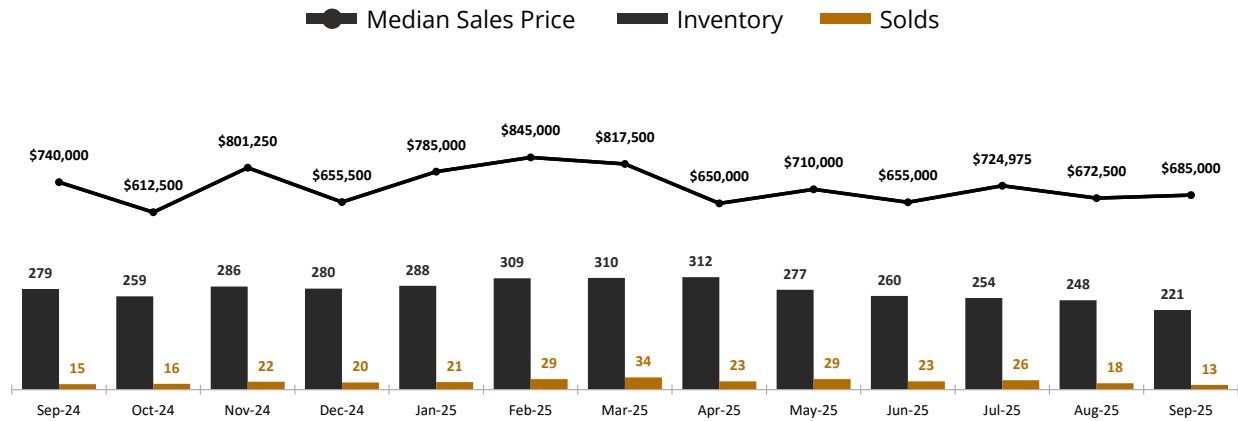
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$575,000	3	2	3	46	7%
1,500 - 1,999	\$811,250	3	2	4	55	7%
2,000 - 2,499	\$750,000	3	2	5	90	6%
2,500 - 2,999	\$640,000	3	3	1	19	5%
3,000 - 3,499	NA	NA	NA	0	5	0%
3,500+	NA	NA	NA	0	6	0%

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

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | SEPTEMBER

TOTAL INVENTORY

Sept. 2024 **279**
Sept. 2025 **221**

VARIANCE: **-21%**

TOTAL SOLDS

Sept. 2024 **15**
Sept. 2025 **13**

VARIANCE: **-13%**

SALES PRICE

Sept. 2024 **\$740k**
Sept. 2025 **\$685k**

VARIANCE: **-7%**

SALE PRICE PER SQFT.

Sept. 2024 **\$348**
Sept. 2025 **\$385**

VARIANCE: **11%**

SALE TO LIST PRICE RATIO

Sept. 2024 **98.19%**
Sept. 2025 **95.94%**

VARIANCE: **-2%**

DAYS ON MARKET

Sept. 2024 **27**
Sept. 2025 **196**

VARIANCE: **626%**

BREVARD COUNTY MARKET SUMMARY | SEPTEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **95.94% of list price** in September 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 **\$685,000**.
- The median days on market for September 2025 was **196** days, up from **27** in September 2024.

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