



BREVARD COUNTY
FLORIDA

LUXURY INVENTORY VS. SALES | NOVEMBER 2025

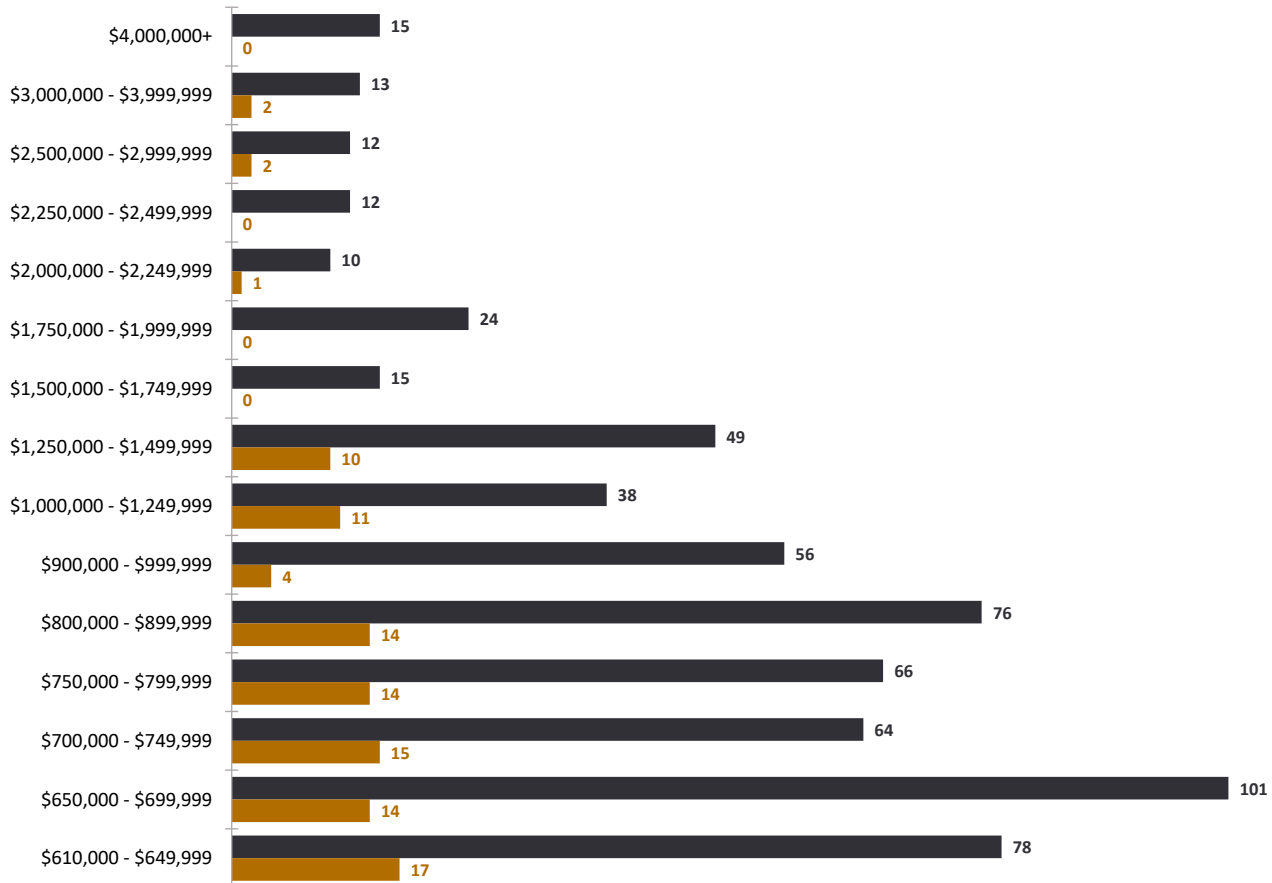
Total Inventory: 629

Total Sales: 104

Total Sales Ratio²: 17%

Balanced Market

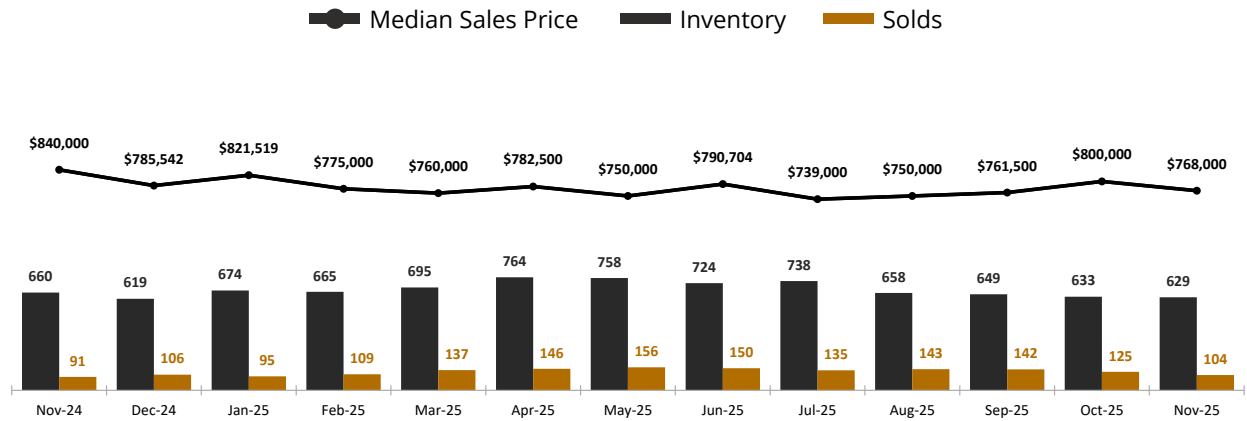
Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$710,000	3	2	16	118	14%
2,000 - 2,499	\$672,500	3	3	34	148	23%
2,500 - 2,999	\$763,750	4	4	16	153	10%
3,000 - 3,499	\$855,000	4	3	23	95	24%
3,500 - 3,999	\$1,180,000	5	4	9	51	18%
4,000+	\$2,035,000	5	5	6	64	9%

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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | NOVEMBER

TOTAL INVENTORY

Nov. 2024: **660**
Nov. 2025: **629**

VARIANCE: **-5%**

TOTAL SOLDS

Nov. 2024: **91**
Nov. 2025: **104**

VARIANCE: **14%**

SALES PRICE

Nov. 2024: **\$840k**
Nov. 2025: **\$768k**

VARIANCE: **-9%**

SALE PRICE PER SQFT.

Nov. 2024: **\$310**
Nov. 2025: **\$301**

VARIANCE: **-3%**

SALE TO LIST PRICE RATIO

Nov. 2024: **98.44%**
Nov. 2025: **98.15%**

VARIANCE: **0%**

DAYS ON MARKET

Nov. 2024: **26**
Nov. 2025: **51**

VARIANCE: **96%**

BREVARD COUNTY MARKET SUMMARY | NOVEMBER 2025

- The single-family luxury market is a **Balanced Market** with a **17% Sales Ratio**.
- Homes sold for a median of **98.15% of list price** in November 2025.
- The most active price band is **\$1,000,000-\$1,249,999**, where the sales ratio is **29%**.
- The median luxury sales price for single-family homes is **\$768,000**.
- The median days on market for November 2025 was **51** days, up from **26** in November 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.

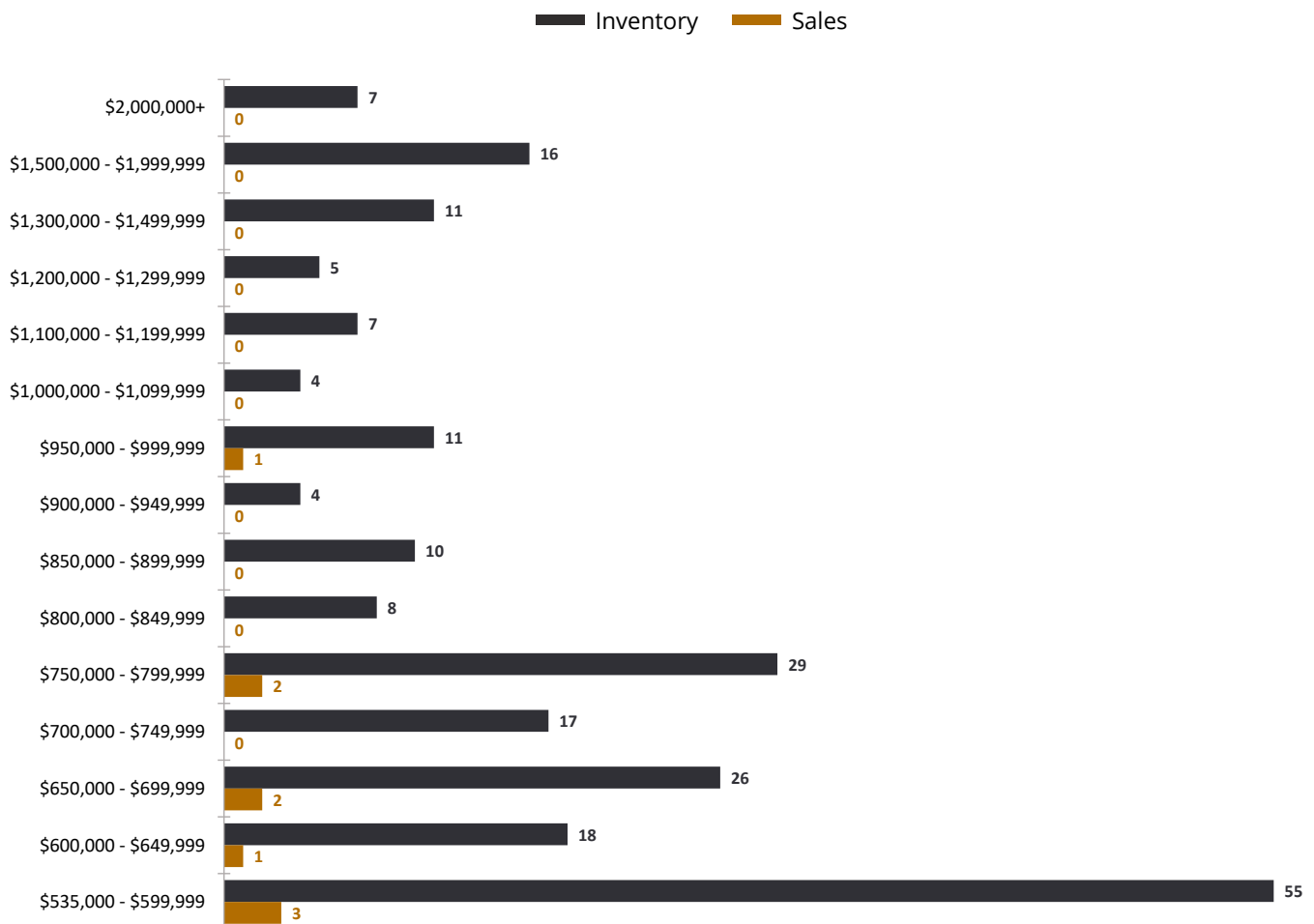
LUXURY INVENTORY VS. SALES | NOVEMBER 2025

Total Inventory: **228**

Total Sales: **9**

Total Sales Ratio²: **4%**

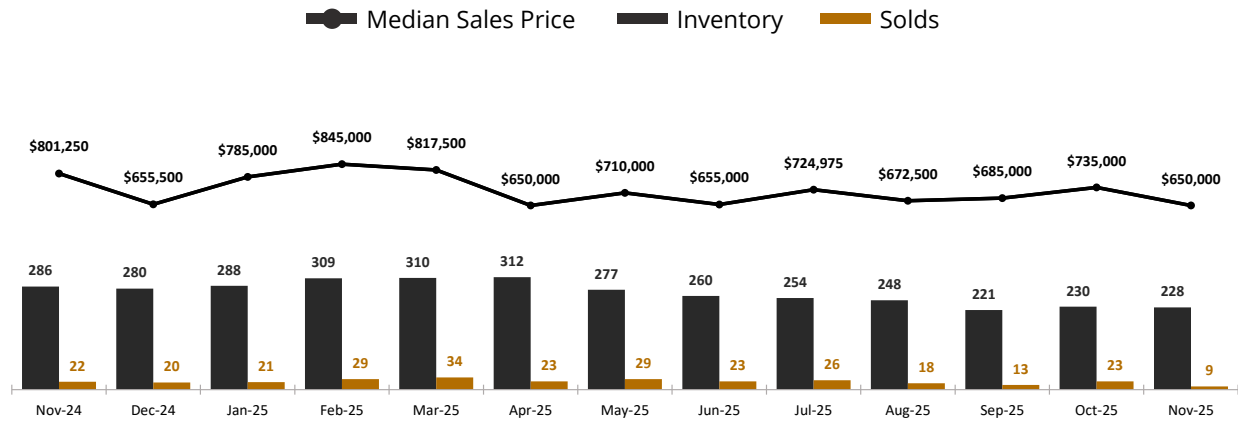
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$592,500	2	3	2	49	4%
1,500 - 1,999	\$652,500	3	2	4	58	7%
2,000 - 2,499	\$750,000	3	3	1	84	1%
2,500 - 2,999	\$762,500	4	4	2	23	9%
3,000 - 3,499	NA	NA	NA	0	7	0%
3,500+	NA	NA	NA	0	7	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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | NOVEMBER

TOTAL INVENTORY

Nov. 2024: **286**
Nov. 2025: **228**

VARIANCE: **-20%**

TOTAL SOLDS

Nov. 2024: **22**
Nov. 2025: **9**

VARIANCE: **-59%**

SALES PRICE

Nov. 2024: **\$801k**
Nov. 2025: **\$650k**

VARIANCE: **-19%**

SALE PRICE PER SQFT.

Nov. 2024: **\$435**
Nov. 2025: **\$370**

VARIANCE: **-15%**

SALE TO LIST PRICE RATIO

Nov. 2024: **97.08%**
Nov. 2025: **96.47%**

VARIANCE: **-1%**

DAYS ON MARKET

Nov. 2024: **69**
Nov. 2025: **99**

VARIANCE: **43%**

BREVARD COUNTY MARKET SUMMARY | NOVEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **4% Sales Ratio**.
- Homes sold for a median of **96.47% of list price** in November 2025.
- The most active price band is **\$950,000-\$999,999**, where the sales ratio is **9%**.
- The median luxury sales price for attached homes is **\$650,000**.
- The median days on market for November 2025 was **99** days, up from **69** in November 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.