



BREVARD COUNTY
FLORIDA

LUXURY INVENTORY VS. SALES | OCTOBER 2025

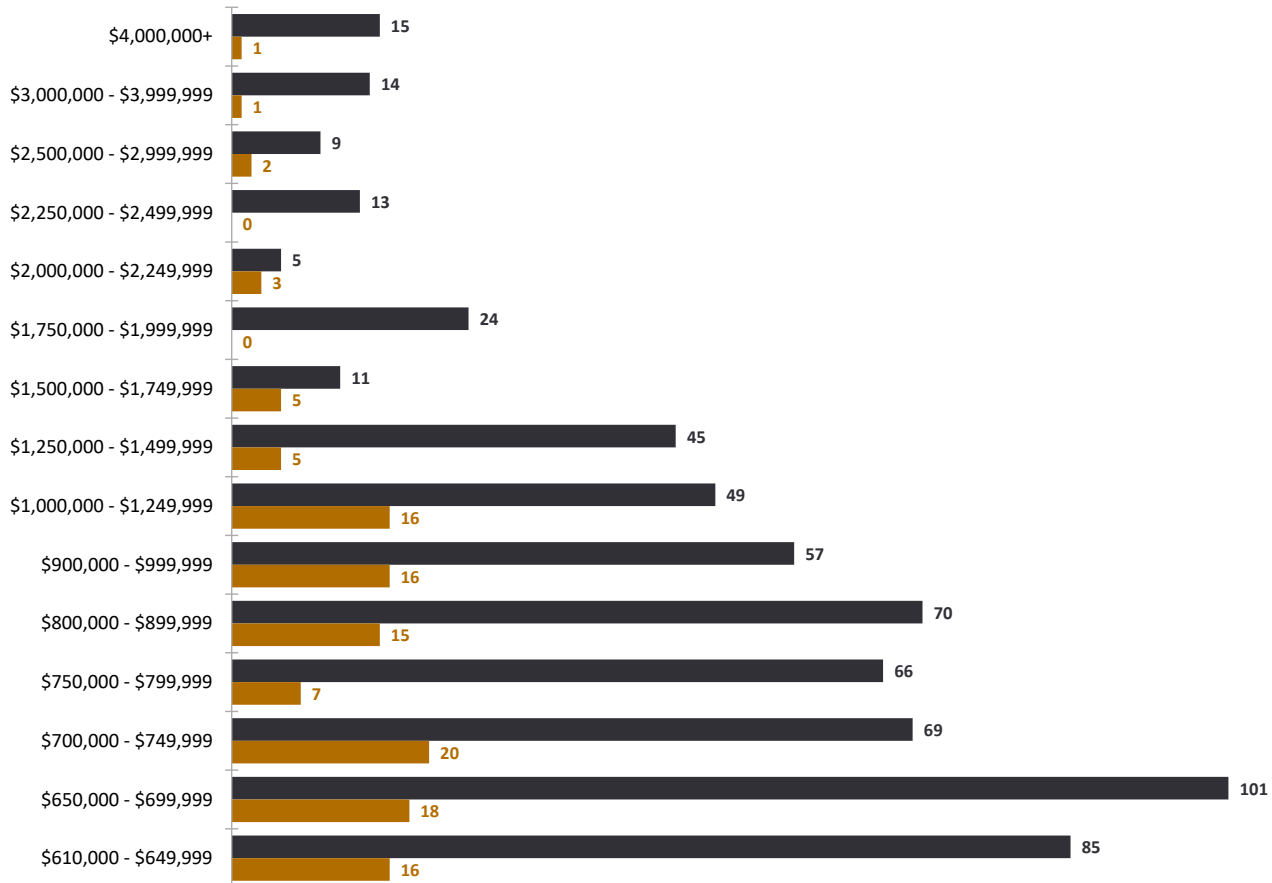
Total Inventory: **633**

Total Sales: **125**

Total Sales Ratio²: **20%**

Balanced Market

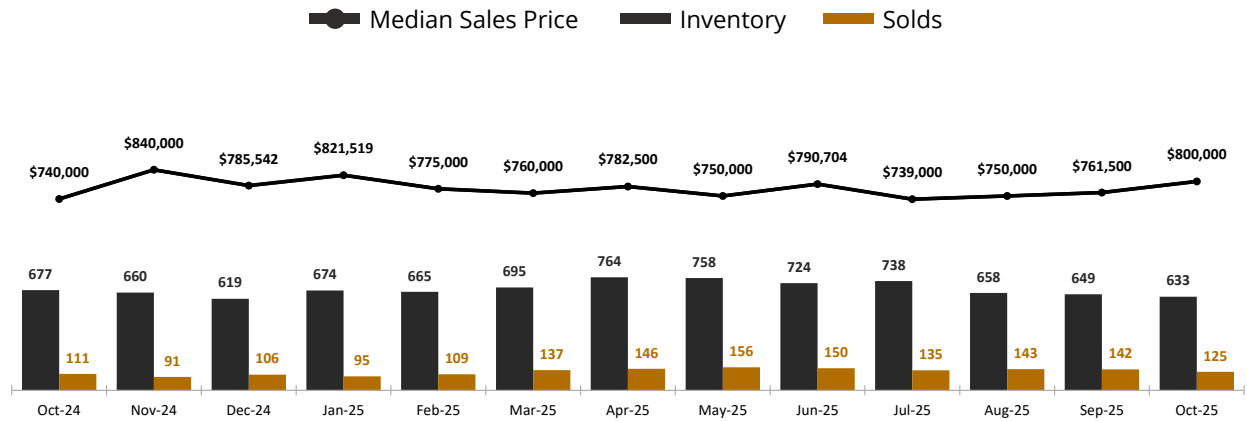
Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$683,750	3	2	10	105	10%
2,000 - 2,499	\$710,426	4	3	37	156	24%
2,500 - 2,999	\$770,000	4	3	31	157	20%
3,000 - 3,499	\$919,532	4	4	22	97	23%
3,500 - 3,999	\$915,000	5	4	16	55	29%
4,000+	\$2,200,000	4	5	9	63	14%

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 | OCTOBER

TOTAL INVENTORY

Oct. 2024: **677**
Oct. 2025: **633**

VARIANCE: **-6%**

TOTAL SOLDS

Oct. 2024: **111**
Oct. 2025: **125**

VARIANCE: **13%**

SALES PRICE

Oct. 2024: **\$740k**
Oct. 2025: **\$800k**

VARIANCE: **8%**

SALE PRICE PER SQFT.

Oct. 2024: **\$296**
Oct. 2025: **\$301**

VARIANCE: **2%**

SALE TO LIST PRICE RATIO

Oct. 2024: **98.40%**
Oct. 2025: **97.69%**

VARIANCE: **-1%**

DAYS ON MARKET

Oct. 2024: **33**
Oct. 2025: **52**

VARIANCE: **58%**

BREVARD COUNTY MARKET SUMMARY | OCTOBER 2025

- The single-family luxury market is a **Balanced Market** with a **20% Sales Ratio**.
- Homes sold for a median of **97.69% of list price** in October 2025.
- The most active price band is **\$2,000,000-\$2,249,999**, where the sales ratio is **60%**.
- The median luxury sales price for single-family homes is **\$800,000**.
- The median days on market for October 2025 was **52** days, up from **33** in October 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.

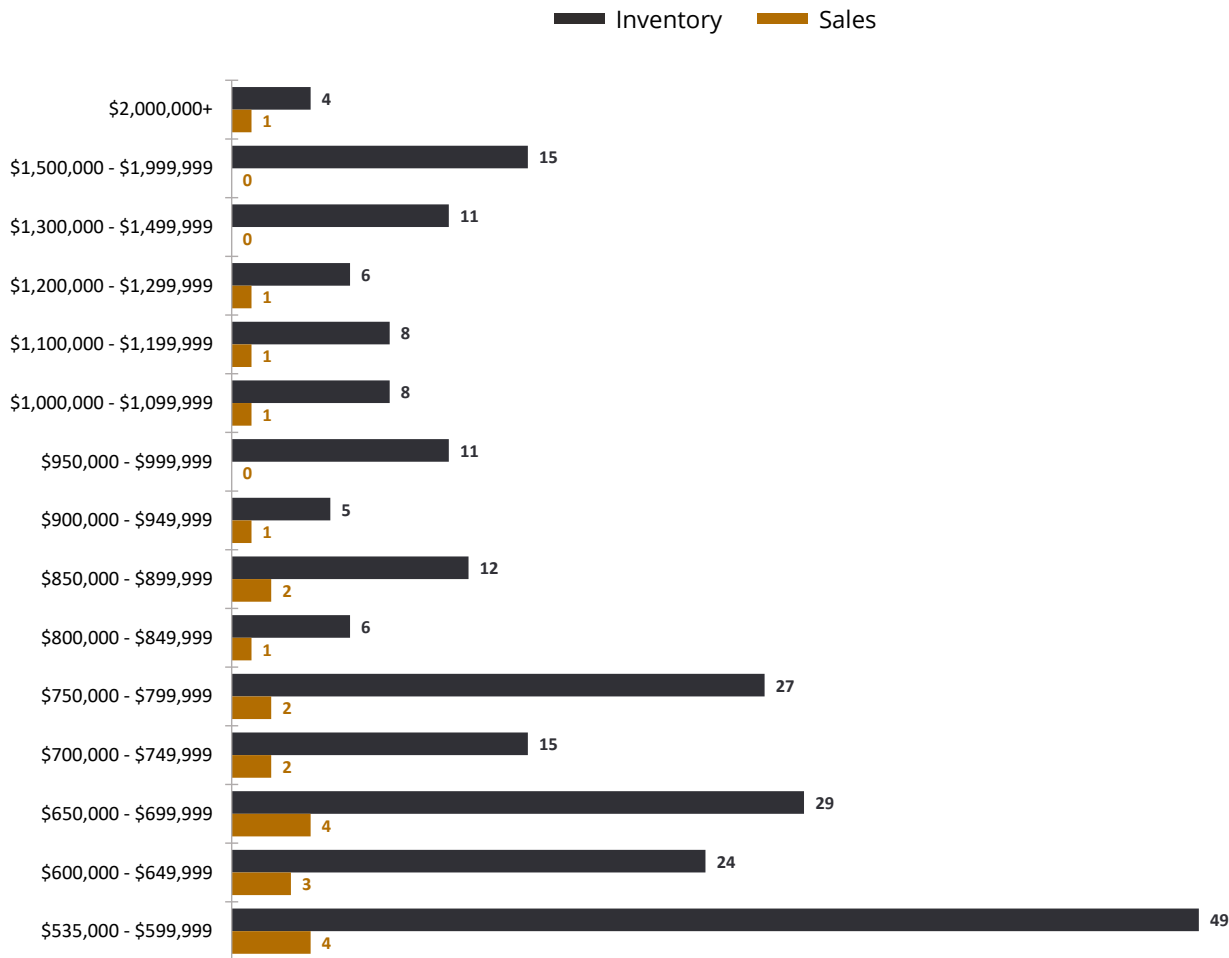
LUXURY INVENTORY VS. SALES | OCTOBER 2025

Total Inventory: **230**

Total Sales: **23**

Total Sales Ratio²: **10%**

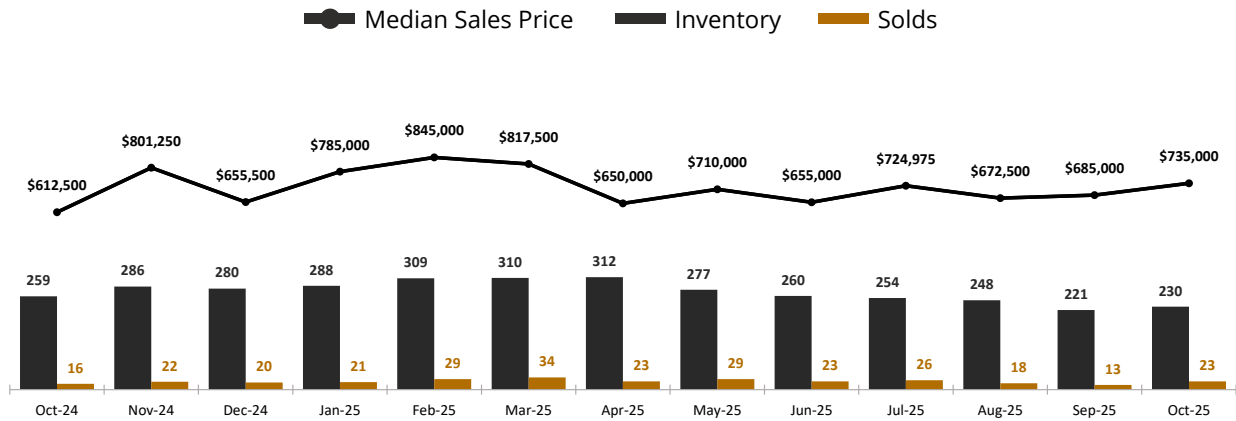
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$555,000	2	2	3	48	6%
1,500 - 1,999	\$685,000	3	2	10	57	18%
2,000 - 2,499	\$782,500	3	3	8	91	9%
2,500 - 2,999	\$2,460,000	4	5	1	22	5%
3,000 - 3,499	\$1,150,000	4	4	1	7	14%
3,500+	NA	NA	NA	0	5	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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | OCTOBER

TOTAL INVENTORY

Oct. 2024: **259**
Oct. 2025: **230**

VARIANCE: **-11%**

TOTAL SOLDS

Oct. 2024: **16**
Oct. 2025: **23**

VARIANCE: **44%**

SALES PRICE

Oct. 2024: **\$613k**
Oct. 2025: **\$735k**

VARIANCE: **20%**

SALE PRICE PER SQFT.

Oct. 2024: **\$333**
Oct. 2025: **\$397**

VARIANCE: **19%**

SALE TO LIST PRICE RATIO

Oct. 2024: **96.73%**
Oct. 2025: **96.58%**

VARIANCE: **0%**

DAYS ON MARKET

Oct. 2024: **78**
Oct. 2025: **159**

VARIANCE: **104%**

BREVARD COUNTY MARKET SUMMARY | OCTOBER 2025

- The attached luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **96.58% of list price** in October 2025.
- The most active price band is **\$2,000,000+**, where the sales ratio is **25%**.
- The median luxury sales price for attached homes is **\$735,000**.
- The median days on market for October 2025 was **159** days, up from **78** in October 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.