



JACKSONVILLE
BEACHES
FLORIDA
FERNANDINA BEACH TO ST AUGUSTINE BEACH

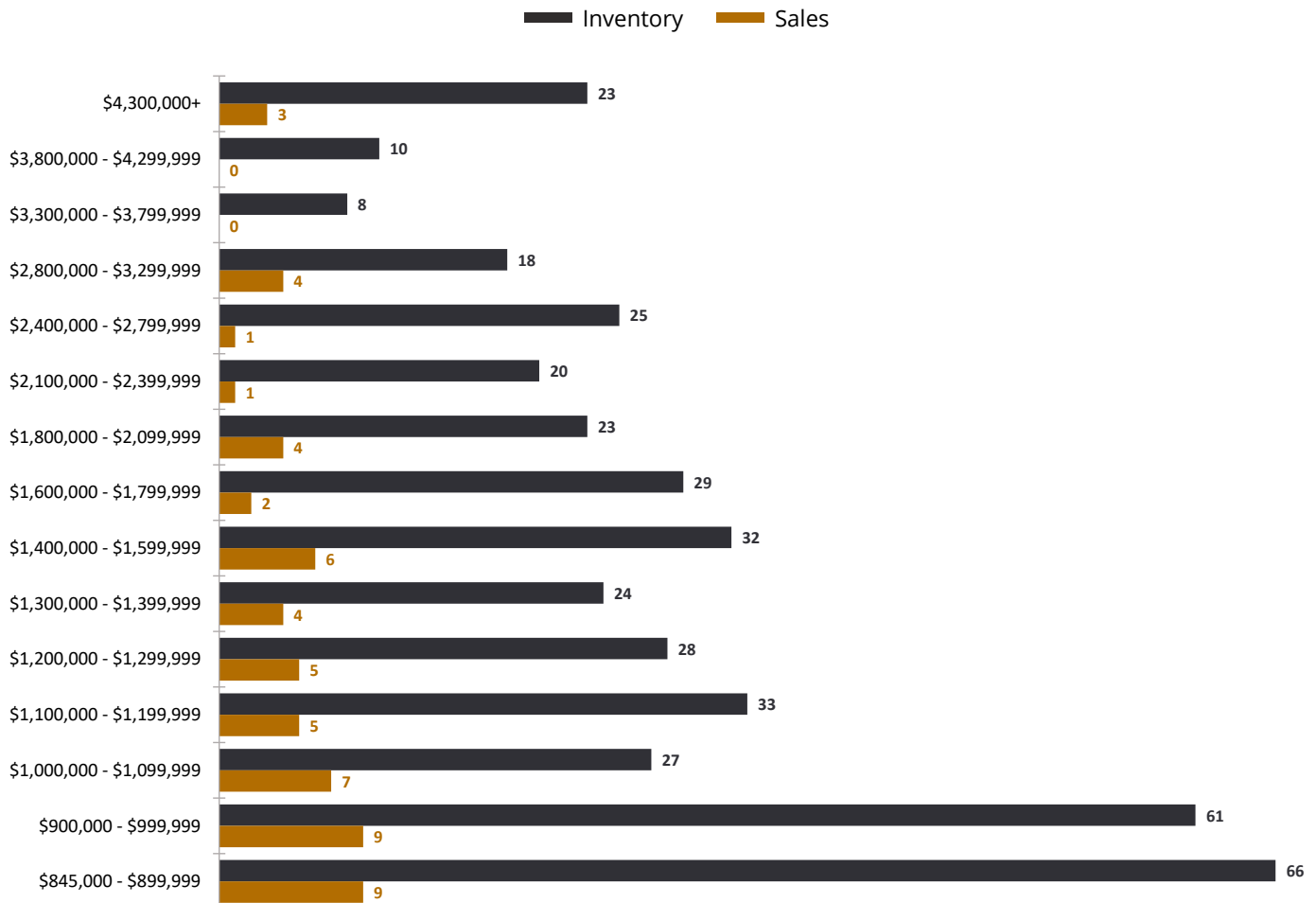
LUXURY INVENTORY VS. SALES | NOVEMBER 2025

Total Inventory: 427

Total Sales: 60

Total Sales Ratio²: 14%

Balanced Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	NA	NA	NA	0	37	0%
2,000 - 2,999	\$1,030,802	4	3	24	154	16%
3,000 - 3,999	\$1,229,877	4	4	26	146	18%
4,000 - 4,999	\$1,261,585	5	5	2	50	4%
5,000 - 5,999	\$2,972,500	5	6	6	23	26%
6,000+	\$10,790,000	7	7	2	17	12%

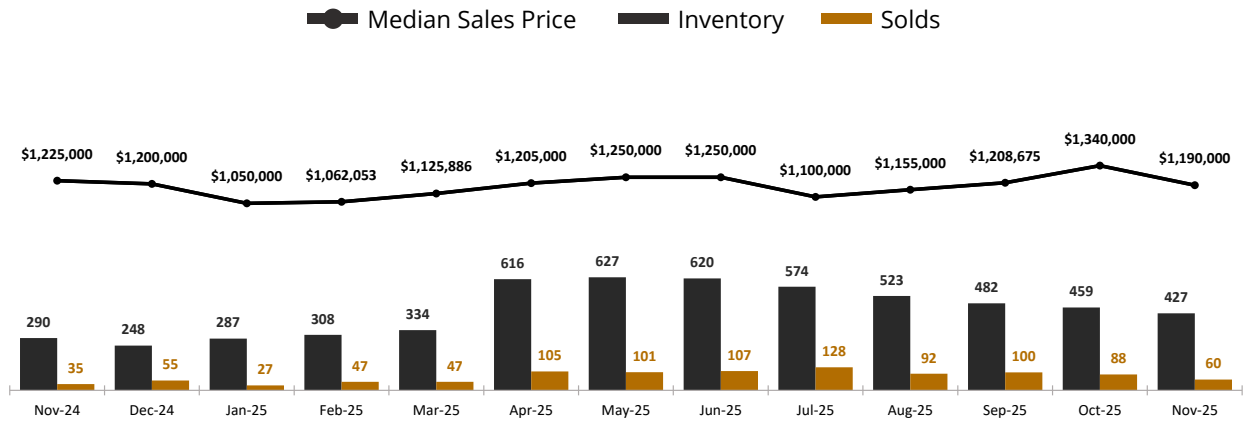
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

JACKSONVILLE BEACHES

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | NOVEMBER

TOTAL INVENTORY

Nov. 2024: 290
Nov. 2025: 427

VARIANCE: **47%**

TOTAL SOLDS

Nov. 2024: 35
Nov. 2025: 60

VARIANCE: **71%**

SALES PRICE

Nov. 2024: \$1.23m
Nov. 2025: \$1.19m

VARIANCE: **-3%**

SALE PRICE PER SQFT.

Nov. 2024: \$380
Nov. 2025: \$396

VARIANCE: **4%**

SALE TO LIST PRICE RATIO

Nov. 2024: 96.57%
Nov. 2025: 95.95%

VARIANCE: **-1%**

DAYS ON MARKET

Nov. 2024: 52
Nov. 2025: 72

VARIANCE: **38%**

JACKSONVILLE BEACHES MARKET SUMMARY | NOVEMBER 2025

- The single-family luxury market is a **Balanced Market** with a **14% Sales Ratio**.
- Homes sold for a median of **95.95% of list price** in November 2025.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **26%**.
- The median luxury sales price for single-family homes is **\$1,190,000**.
- The median days on market for November 2025 was **72** days, up from **52** 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

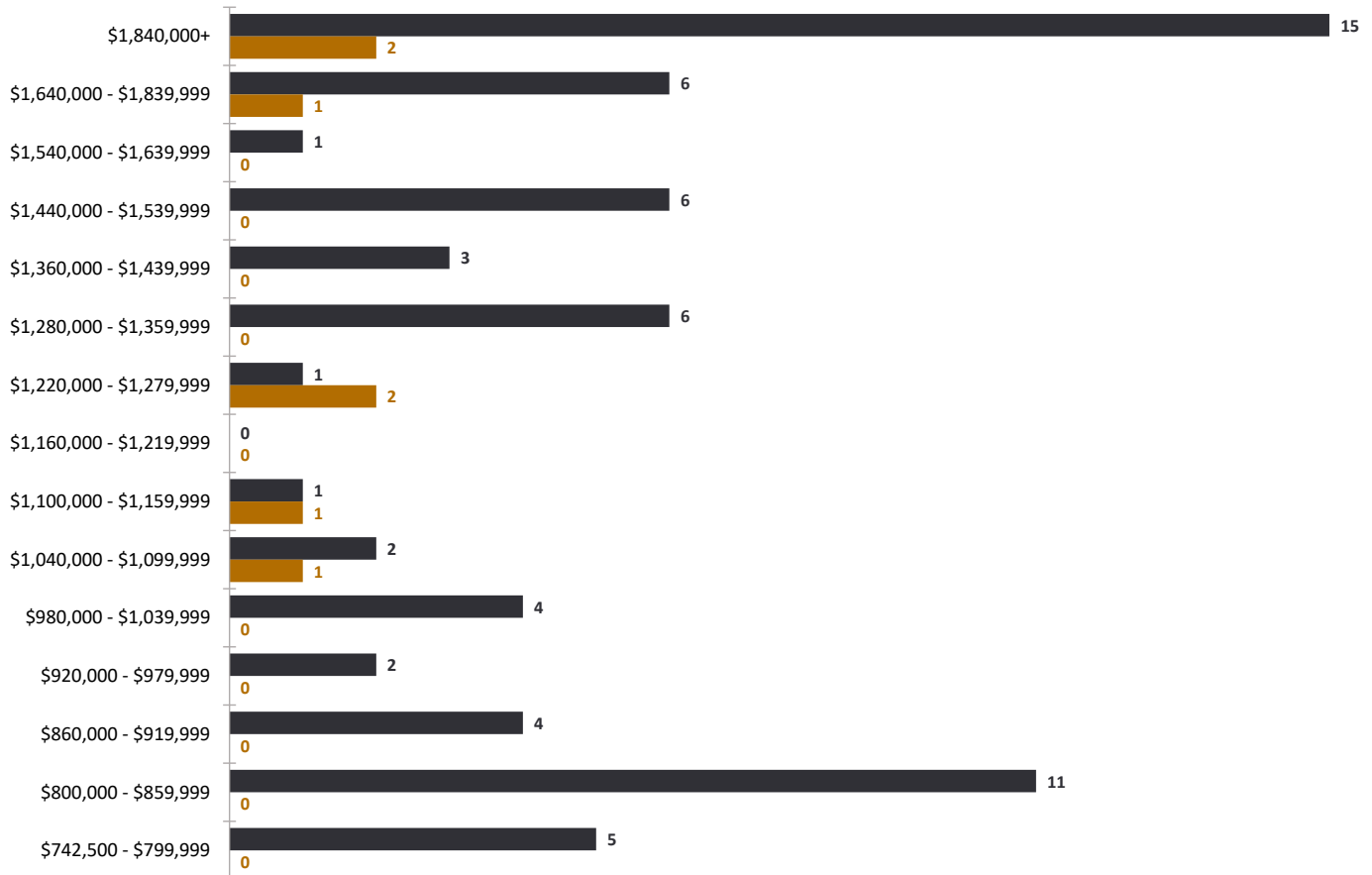
Total Inventory: **67**

Total Sales: **7**

Total Sales Ratio²: **10%**

Buyer's Market

Inventory Sales



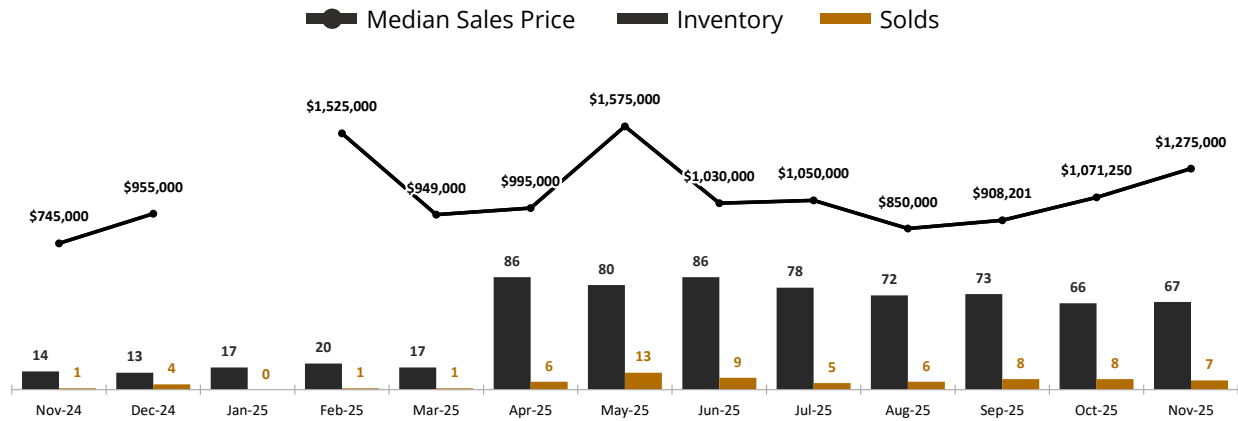
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	NA	NA	NA	0	22	0%
1,500 - 1,999	\$1,267,500	3	3	2	12	17%
2,000 - 2,499	\$1,815,000	3	3	2	11	18%
2,500 - 2,999	\$1,100,000	4	3	3	18	17%
3,000 - 3,499	NA	NA	NA	0	4	0%
3,500+	NA	NA	NA	0	0	NA

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

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | NOVEMBER

TOTAL INVENTORY

Nov. 2024: 14
Nov. 2025: 67

VARIANCE: **379%**

TOTAL SOLDS

Nov. 2024: 1
Nov. 2025: 7

VARIANCE: **600%**

SALES PRICE

Nov. 2024: \$745k
Nov. 2025: \$1.28m

VARIANCE: **71%**

SALE PRICE PER SQFT.

Nov. 2024: \$700
Nov. 2025: \$708

VARIANCE: **1%**

SALE TO LIST PRICE RATIO

Nov. 2024: 96.88%
Nov. 2025: 93.62%

VARIANCE: **-3%**

DAYS ON MARKET

Nov. 2024: 52
Nov. 2025: 44

VARIANCE: **-15%**

JACKSONVILLE BEACHES MARKET SUMMARY | NOVEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **93.62% of list price** in November 2025.
- The most active price band is **\$1,220,000-\$1,279,999**, where the sales ratio is **200%**.
- The median luxury sales price for attached homes is **\$1,275,000**.
- The median days on market for November 2025 was **44** days, down from **52** 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.