



JACKSONVILLE  
FLORIDA

### LUXURY INVENTORY VS. SALES | NOVEMBER 2025

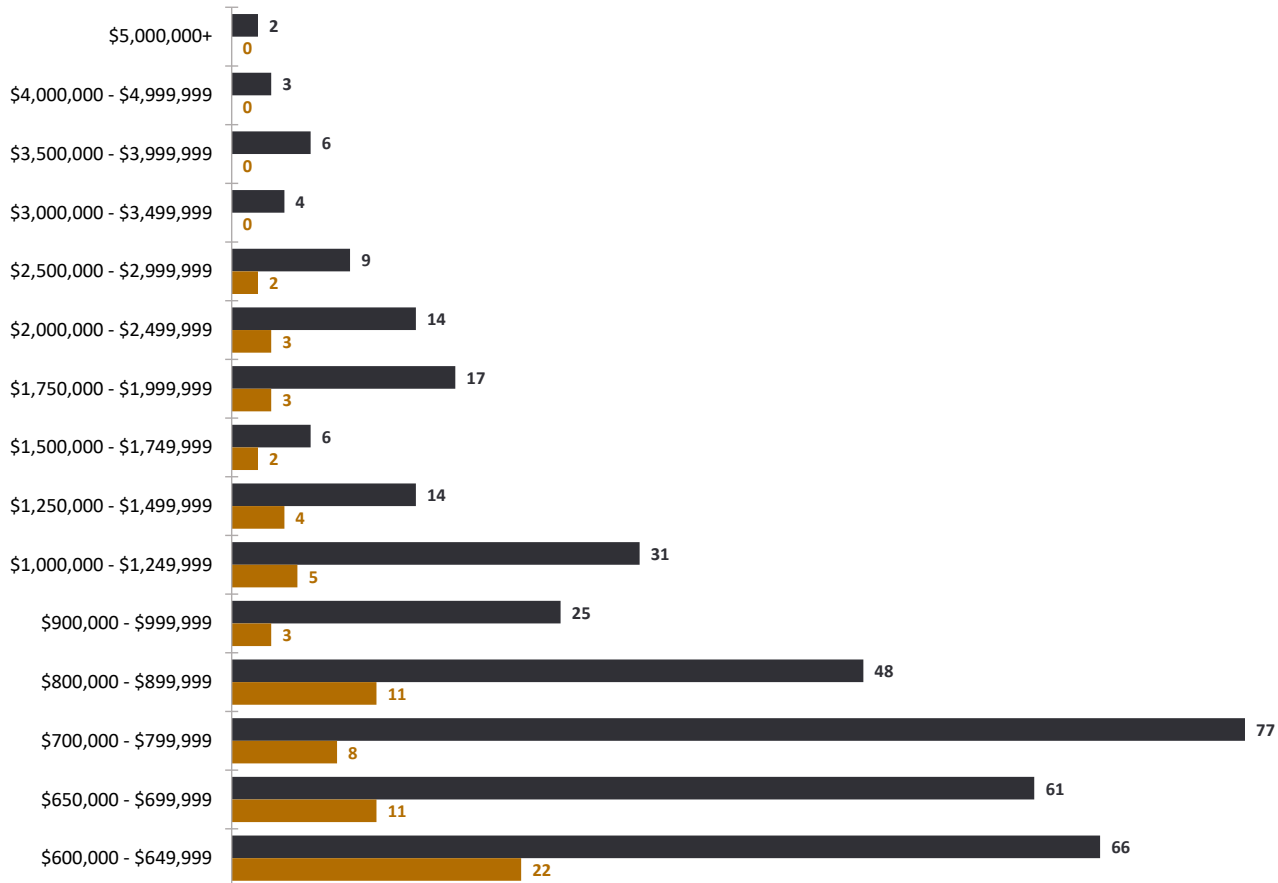
Total Inventory: **383**

Total Sales: **74**

Total Sales Ratio<sup>2</sup>: **19%**

Balanced Market

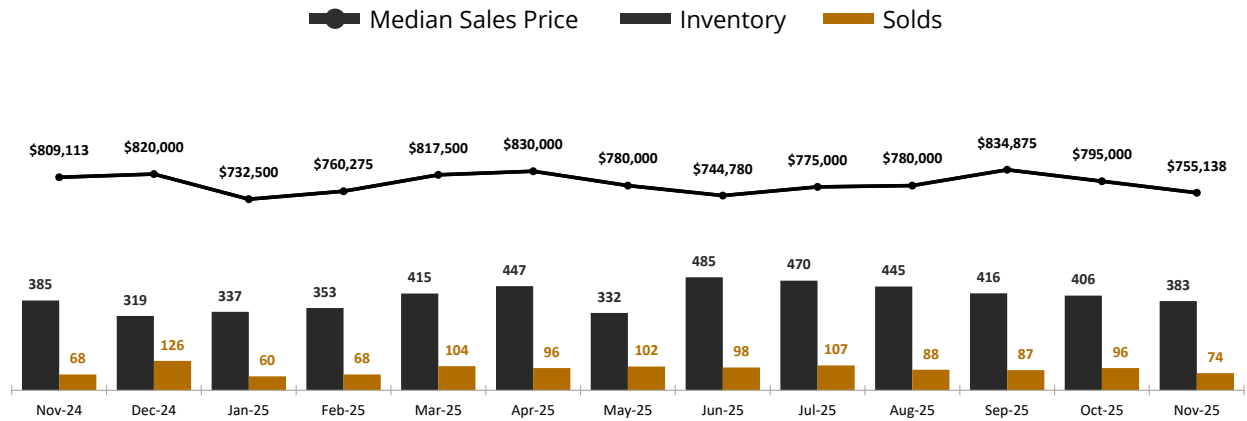
Inventory Sales



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$673,713	4	3	46	220	21%
3,000 - 3,999	\$899,000	5	4	19	108	18%
4,000 - 4,999	\$1,438,750	5	5	6	34	18%
5,000 - 5,999	NA	NA	NA	0	10	0%
6,000 - 6,999	\$2,224,940	6	6	1	8	13%
7,000+	\$2,187,500	6	7	2	3	67%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>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 TREND<sup>4</sup>



### MEDIAN DATA REVIEW | NOVEMBER

#### TOTAL INVENTORY

Nov. 2024: **385**  
Nov. 2025: **383**

VARIANCE: **-1%**

#### TOTAL SOLDS

Nov. 2024: **68**  
Nov. 2025: **74**

VARIANCE: **9%**

#### SALES PRICE

Nov. 2024: **\$809k**  
Nov. 2025: **\$755k**

VARIANCE: **-7%**

#### SALE PRICE PER SQFT.

Nov. 2024: **\$311**  
Nov. 2025: **\$283**

VARIANCE: **-9%**

#### SALE TO LIST PRICE RATIO

Nov. 2024: **97.94%**  
Nov. 2025: **97.69%**

VARIANCE: **0%**

#### DAYS ON MARKET

Nov. 2024: **40**  
Nov. 2025: **32**

VARIANCE: **-20%**

## JACKSONVILLE MARKET SUMMARY | NOVEMBER 2025

- The single-family luxury market is a **Balanced Market** with a **19% Sales Ratio**.
- Homes sold for a median of **97.69% of list price** in November 2025.
- The most active price band is **\$600,000-\$649,999**, where the sales ratio is **33%**.
- The median luxury sales price for single-family homes is **\$755,138**.
- The median days on market for November 2025 was **32** days, down from **40** in November 2024.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed.

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

## LUXURY INVENTORY VS. SALES | NOVEMBER 2025

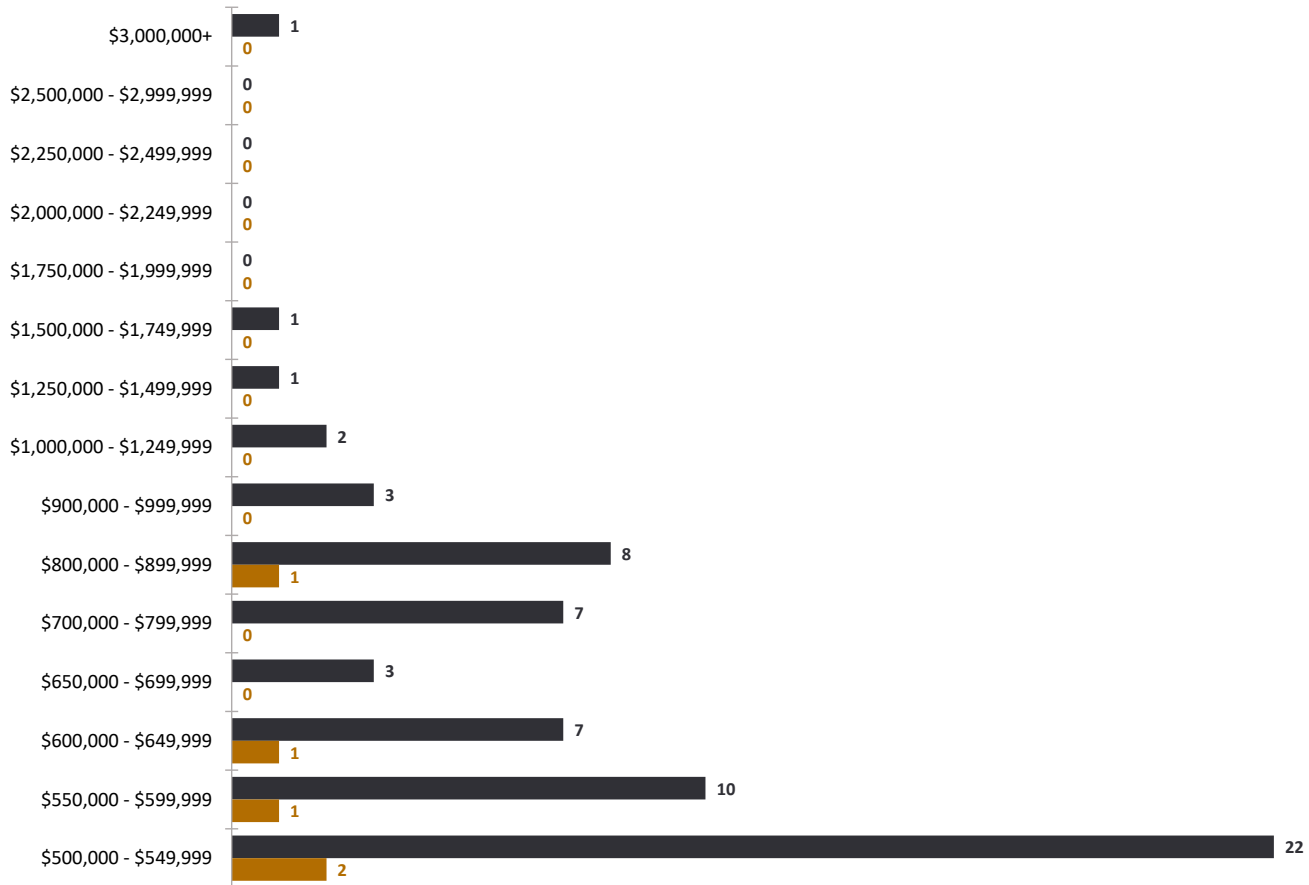
Total Inventory: **65**

Total Sales: **5**

Total Sales Ratio<sup>2</sup>: **8%**

Buyer's Market

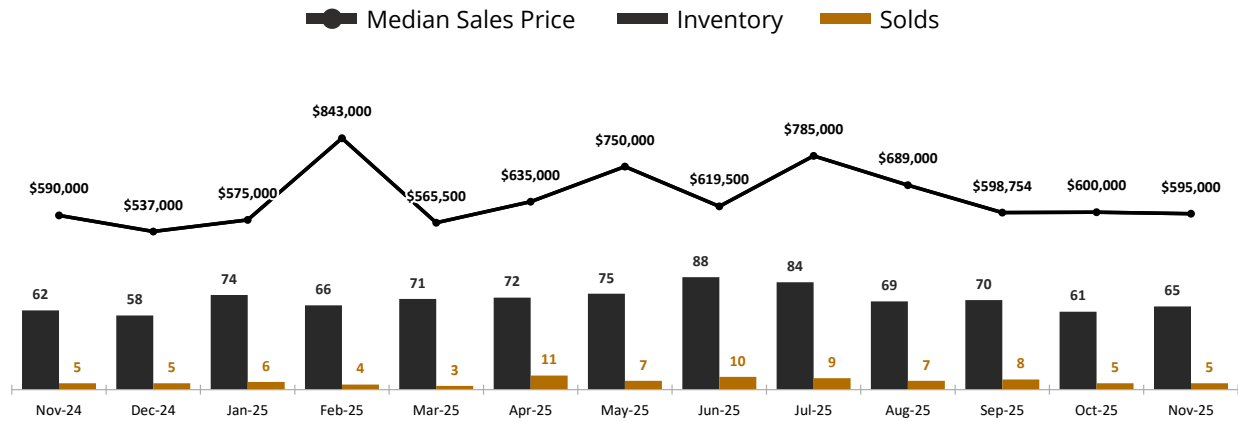
Inventory Sales



Square Feet <sup>3</sup> -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	\$531,595	3	3	3	28	11%
2,000 - 2,499	\$627,500	3	3	1	22	5%
2,500 - 2,999	NA	NA	NA	0	8	0%
3,000 - 3,499	\$830,000	4	4	1	3	33%
3,500+	NA	NA	NA	0	1	0%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup> 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 TREND<sup>4</sup>



## MEDIAN DATA REVIEW | NOVEMBER

### TOTAL INVENTORY

Nov. 2024: **62**  
Nov. 2025: **65**

VARIANCE: **5%**

### TOTAL SOLDS

Nov. 2024: **5**  
Nov. 2025: **5**

VARIANCE: **0%**

### SALES PRICE

Nov. 2024: **\$590k**  
Nov. 2025: **\$595k**

VARIANCE: **1%**

### SALE PRICE PER SQFT.

Nov. 2024: **\$284**  
Nov. 2025: **\$294**

VARIANCE: **4%**

### SALE TO LIST PRICE RATIO

Nov. 2024: **97.24%**  
Nov. 2025: **100.00%**

VARIANCE: **3%**

### DAYS ON MARKET

Nov. 2024: **66**  
Nov. 2025: **95**

VARIANCE: **44%**

## JACKSONVILLE MARKET SUMMARY | NOVEMBER 2025

- The attached luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **100.00% of list price** in November 2025.
- The most active price band is **\$600,000-\$649,999**, where the sales ratio is **14%**.
- The median luxury sales price for attached homes is **\$595,000**.
- The median days on market for November 2025 was **95** days, up from **66** in November 2024.

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<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.