



JACKSONVILLE
FLORIDA

LUXURY INVENTORY VS. SALES | OCTOBER 2025

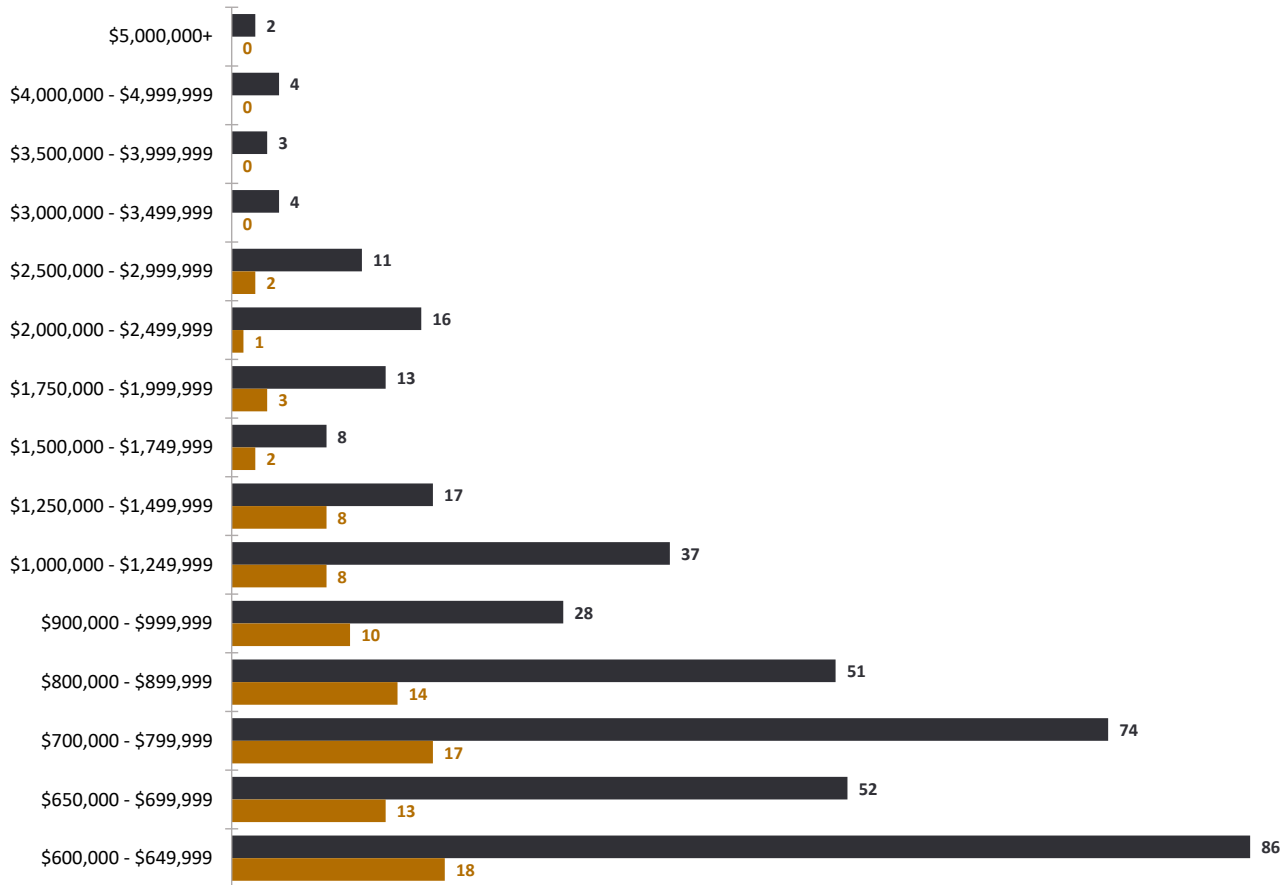
Total Inventory: **406**

Total Sales: **96**

Total Sales Ratio²: **24%**

Seller's Market

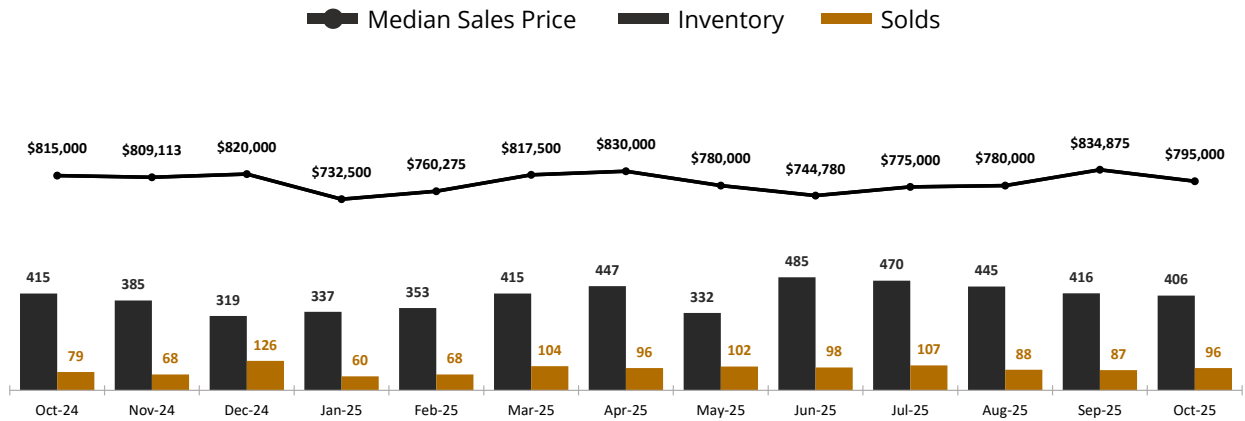
Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$730,000	4	3	51	225	23%
3,000 - 3,999	\$830,000	4	4	33	123	27%
4,000 - 4,999	\$1,275,000	4	4	11	36	31%
5,000 - 5,999	NA	NA	NA	0	15	0%
6,000 - 6,999	\$1,895,000	4	5	1	4	25%
7,000+	NA	NA	NA	0	3	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 | OCTOBER

TOTAL INVENTORY

Oct. 2024	Oct. 2025
415	406

VARIANCE: **-2%**

TOTAL SOLDS

Oct. 2024	Oct. 2025
79	96

VARIANCE: **22%**

SALES PRICE

Oct. 2024	Oct. 2025
\$815k	\$795k

VARIANCE: **-2%**

SALE PRICE PER SQFT.

Oct. 2024	Oct. 2025
\$296	\$278

VARIANCE: **-6%**

SALE TO LIST PRICE RATIO

Oct. 2024	Oct. 2025
97.90%	96.64%

VARIANCE: **-1%**

DAYS ON MARKET

Oct. 2024	Oct. 2025
26	53

VARIANCE: **104%**

JACKSONVILLE MARKET SUMMARY | OCTOBER 2025

- The single-family luxury market is a **Seller's Market** with a **24% Sales Ratio**.
- Homes sold for a median of **96.64% of list price** in October 2025.
- The most active price band is **\$1,250,000-\$1,499,999**, where the sales ratio is **47%**.
- The median luxury sales price for single-family homes is **\$795,000**.
- The median days on market for October 2025 was **53** days, up from **26** 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

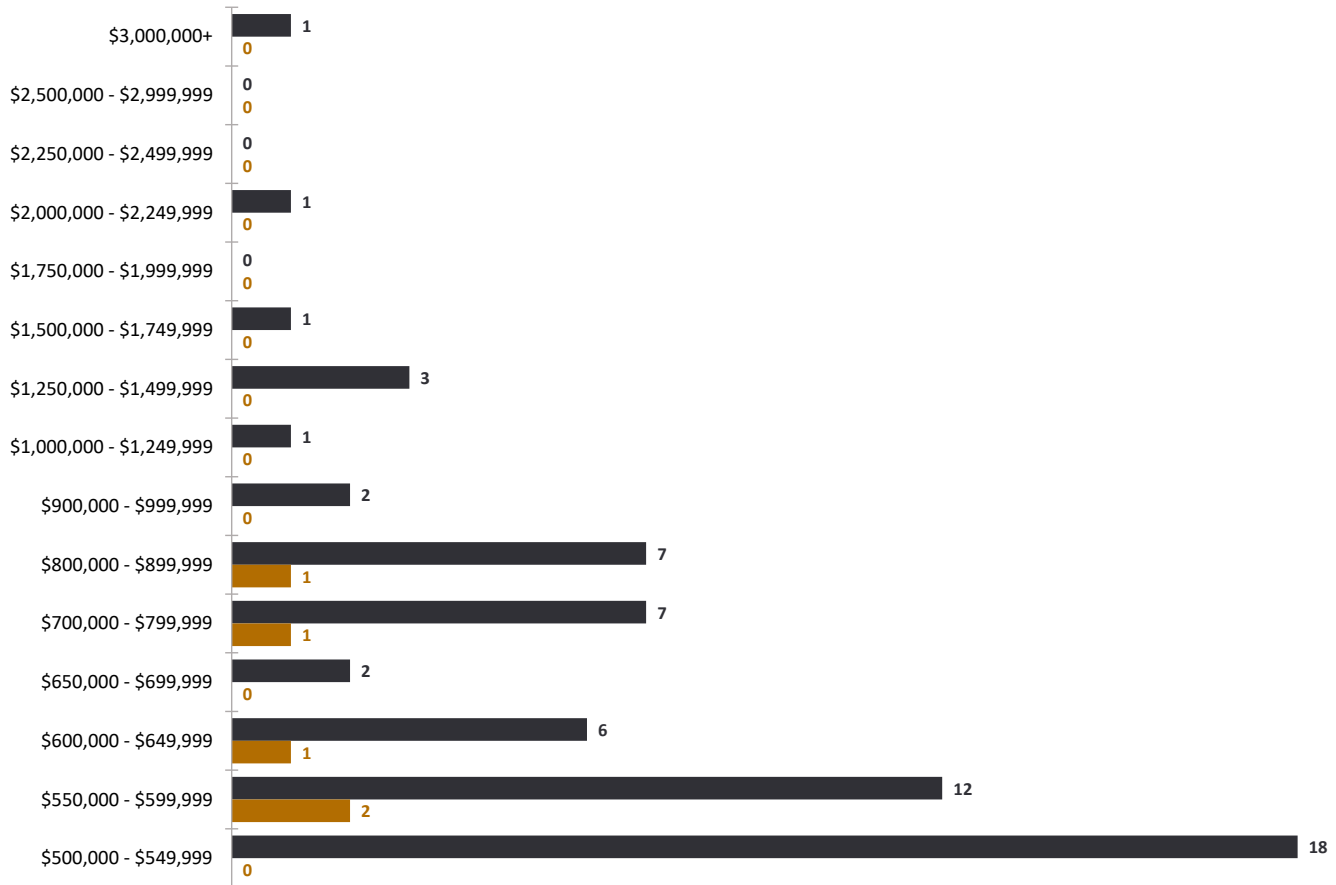
Total Inventory: **61**

Total Sales: **5**

Total Sales Ratio²: **8%**

Buyer's Market

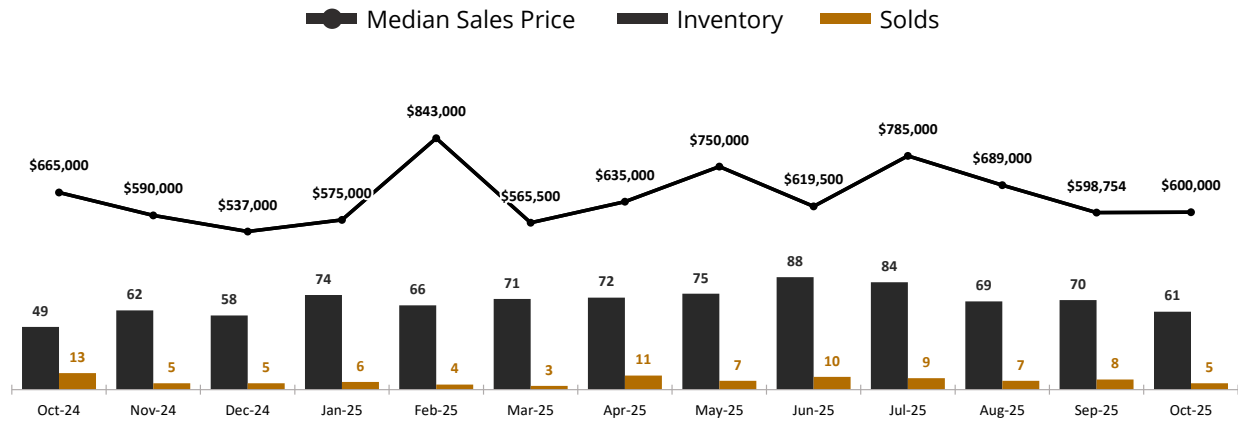
Inventory Sales



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	3	0%
1,500 - 1,999	\$733,300	3	4	1	29	3%
2,000 - 2,499	\$600,000	3	3	3	19	16%
2,500 - 2,999	\$565,000	4	4	1	5	20%
3,000 - 3,499	NA	NA	NA	0	3	0%
3,500+	NA	NA	NA	0	2	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 Oct. 2025
49 **61**

VARIANCE: **24%**

TOTAL SOLDS

Oct. 2024 Oct. 2025
13 **5**

VARIANCE: **-62%**

SALES PRICE

Oct. 2024 Oct. 2025
\$665k **\$600k**

VARIANCE: **-10%**

SALE PRICE PER SQFT.

Oct. 2024 Oct. 2025
\$323 **\$293**

VARIANCE: **-9%**

SALE TO LIST PRICE RATIO

Oct. 2024 Oct. 2025
100.00% **99.23%**

VARIANCE: **-1%**

DAYS ON MARKET

Oct. 2024 Oct. 2025
16 **99**

VARIANCE: **519%**

JACKSONVILLE MARKET SUMMARY | OCTOBER 2025

- The attached luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **99.23% of list price** in October 2025.
- The most active price band is **\$550,000-\$599,999**, where the sales ratio is **17%**.
- The median luxury sales price for attached homes is **\$600,000**.
- The median days on market for October 2025 was **99** days, up from **16** 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.