



BREVARD COUNTY
FLORIDA

LUXURY INVENTORY VS. SALES | DECEMBER 2025

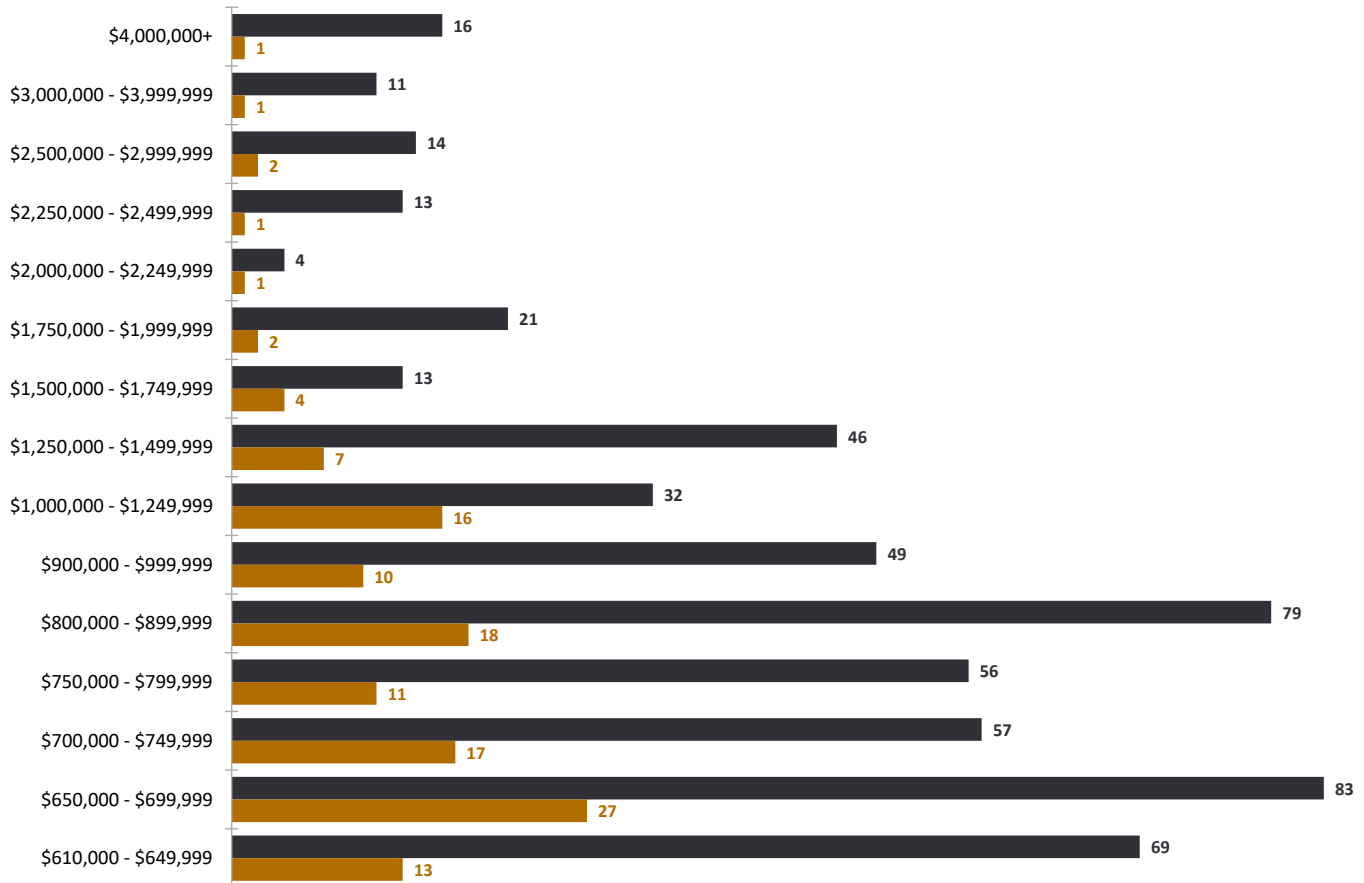
Total Inventory: **563**

Total Sales: **131**

Total Sales Ratio²: **23%**

Seller's Market

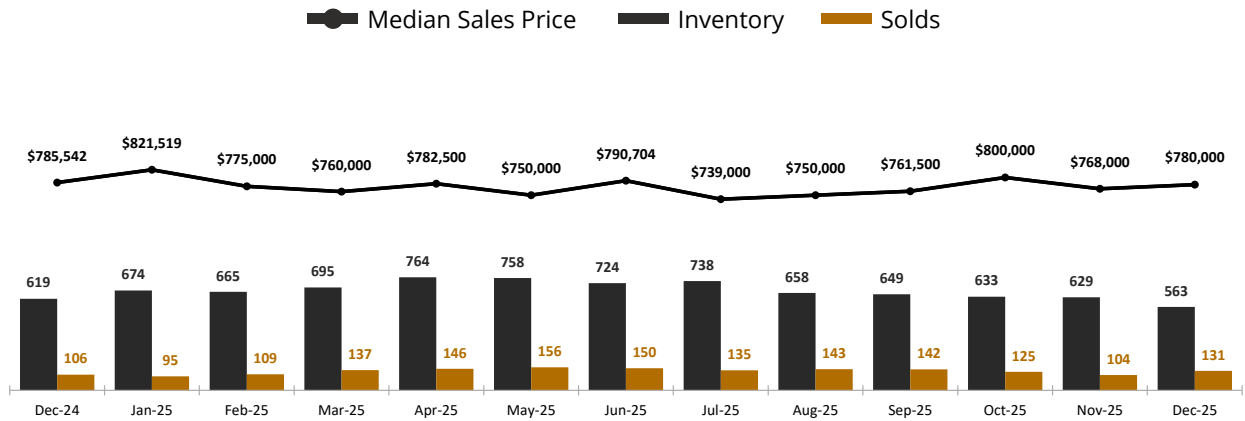
Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$680,000	3	2	14	110	13%
2,000 - 2,499	\$697,000	4	3	35	133	26%
2,500 - 2,999	\$775,000	4	3	31	123	25%
3,000 - 3,499	\$910,000	4	4	27	93	29%
3,500 - 3,999	\$1,085,730	5	4	14	39	36%
4,000+	\$1,939,500	6	6	10	65	15%

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 | DECEMBER

TOTAL INVENTORY

Dec. 2024: 619
Dec. 2025: 563

VARIANCE: **-9%**

TOTAL SOLDS

Dec. 2024: 106
Dec. 2025: 131

VARIANCE: **24%**

SALES PRICE

Dec. 2024: \$786k
Dec. 2025: \$780k

VARIANCE: **-1%**

SALE PRICE PER SQFT.

Dec. 2024: \$293
Dec. 2025: \$302

VARIANCE: **3%**

SALE TO LIST PRICE RATIO

Dec. 2024: 97.72%
Dec. 2025: 97.72%

VARIANCE: **0%**

DAYS ON MARKET

Dec. 2024: 35
Dec. 2025: 56

VARIANCE: **60%**

BREVARD COUNTY MARKET SUMMARY | DECEMBER 2025

- The single-family luxury market is a **Seller's Market** with a **23% Sales Ratio**.
- Homes sold for a median of **97.72% of list price** in December 2025.
- The most active price band is **\$1,000,000-\$1,249,999**, where the sales ratio is **50%**.
- The median luxury sales price for single-family homes is **\$780,000**.
- The median days on market for December 2025 was **56** days, up from **35** in December 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.

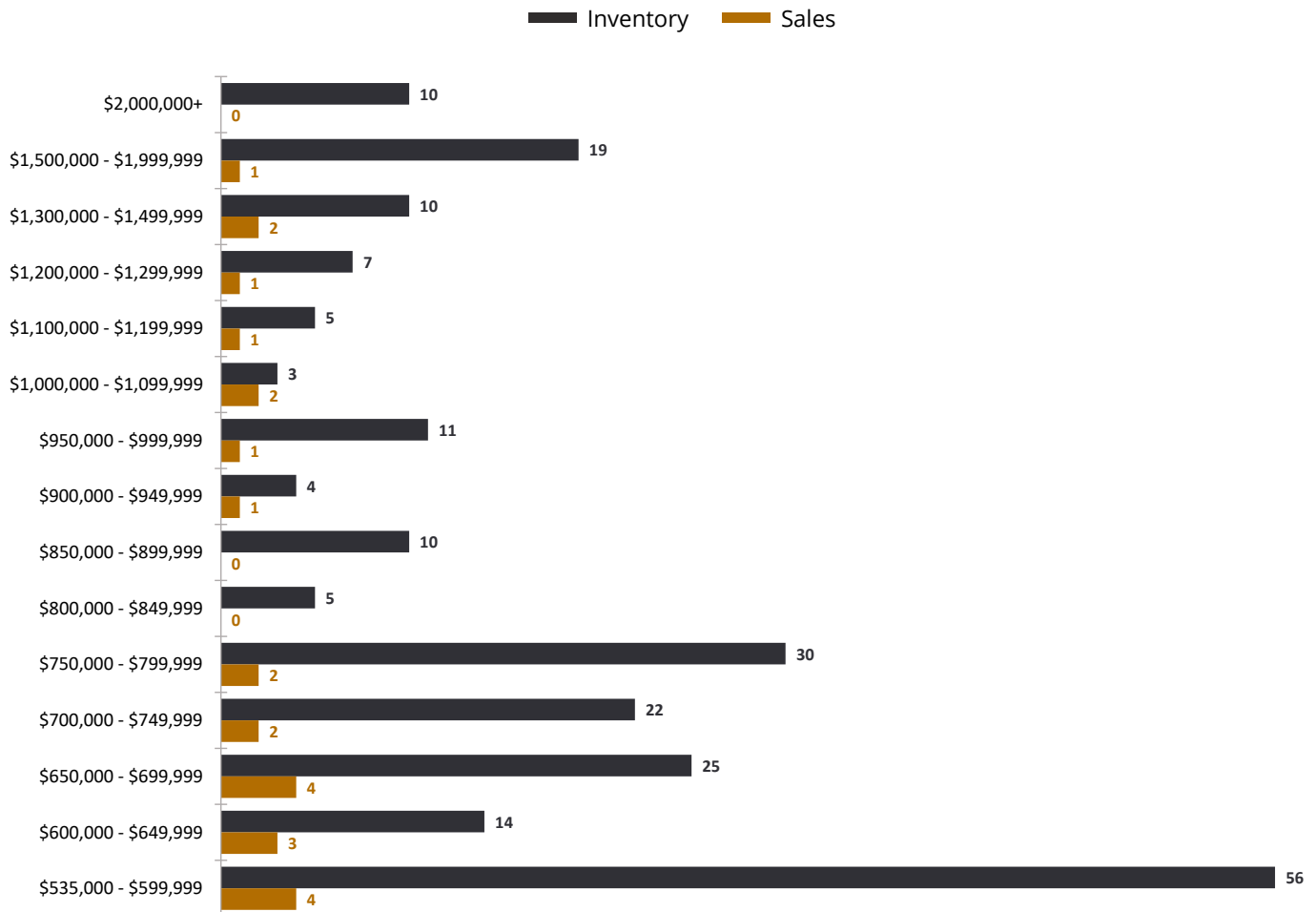
LUXURY INVENTORY VS. SALES | DECEMBER 2025

Total Inventory: **231**

Total Sales: **24**

Total Sales Ratio²: **10%**

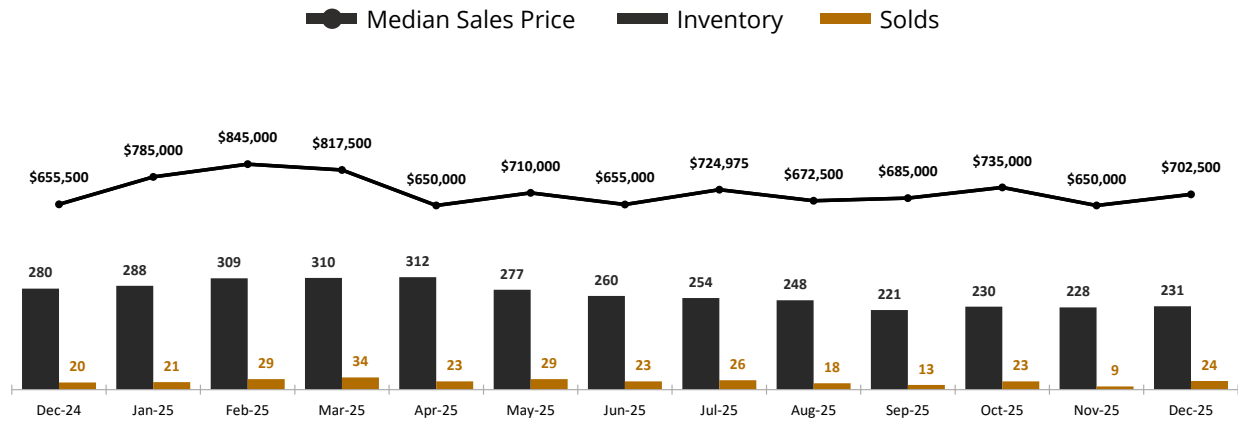
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$560,000	2	2	3	52	6%
1,500 - 1,999	\$685,000	3	3	6	60	10%
2,000 - 2,499	\$812,500	3	3	12	81	15%
2,500 - 2,999	\$990,000	3	3	1	27	4%
3,000 - 3,499	NA	NA	NA	0	4	0%
3,500+	\$1,595,000	4	4	2	7	29%

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 | DECEMBER

TOTAL INVENTORY

Dec. 2024: **280**
Dec. 2025: **231**

VARIANCE: **-18%**

TOTAL SOLDS

Dec. 2024: **20**
Dec. 2025: **24**

VARIANCE: **20%**

SALES PRICE

Dec. 2024: **\$656k**
Dec. 2025: **\$703k**

VARIANCE: **7%**

SALE PRICE PER SQFT.

Dec. 2024: **\$411**
Dec. 2025: **\$393**

VARIANCE: **-4%**

SALE TO LIST PRICE RATIO

Dec. 2024: **96.42%**
Dec. 2025: **97.13%**

VARIANCE: **1%**

DAYS ON MARKET

Dec. 2024: **58**
Dec. 2025: **74**

VARIANCE: **28%**

BREVARD COUNTY MARKET SUMMARY | DECEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **97.13% of list price** in December 2025.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **67%**.
- The median luxury sales price for attached homes is **\$702,500**.
- The median days on market for December 2025 was **74** days, up from **58** in December 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.