



JACKSONVILLE
FLORIDA

LUXURY INVENTORY VS. SALES | DECEMBER 2025

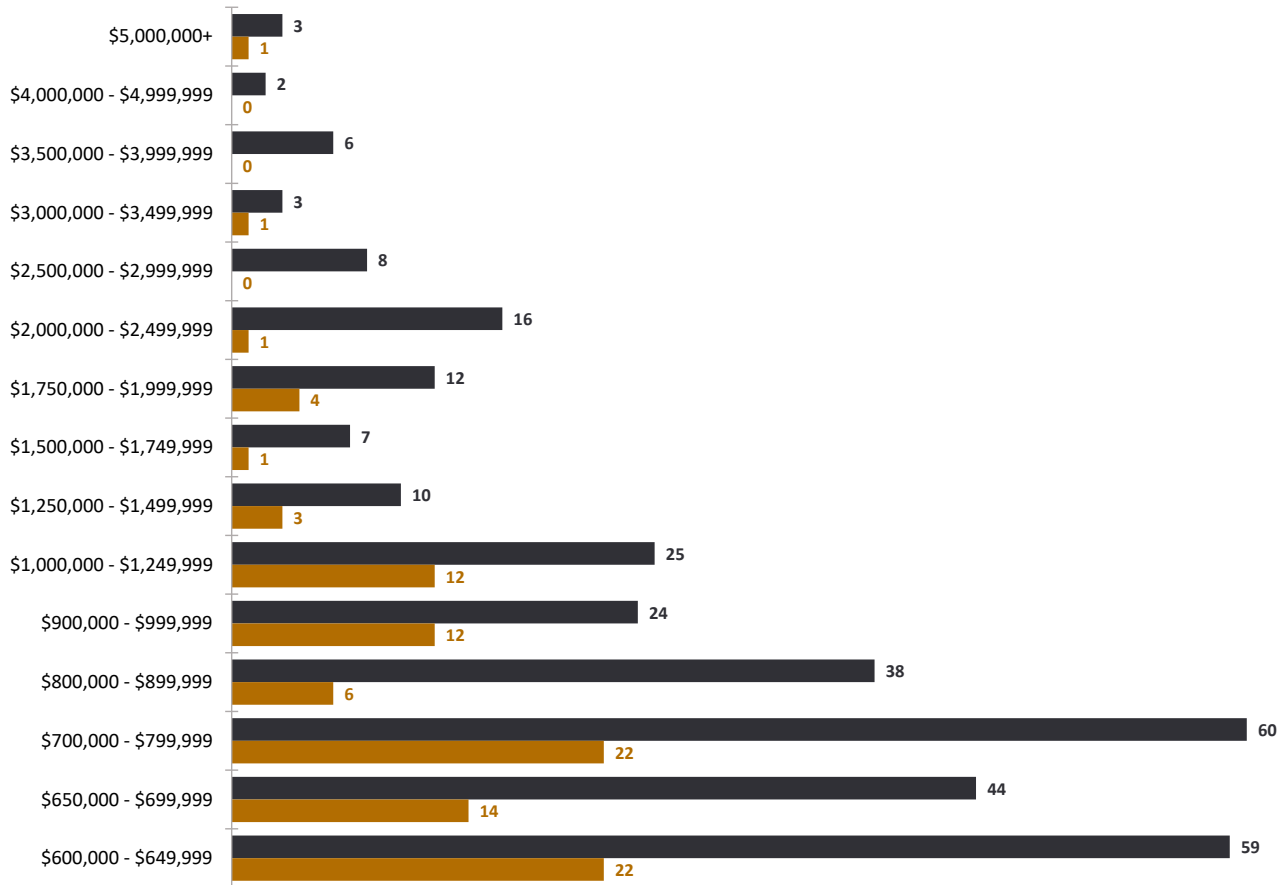
Total Inventory: **317**

Total Sales: **99**

Total Sales Ratio²: **31%**

Seller's Market

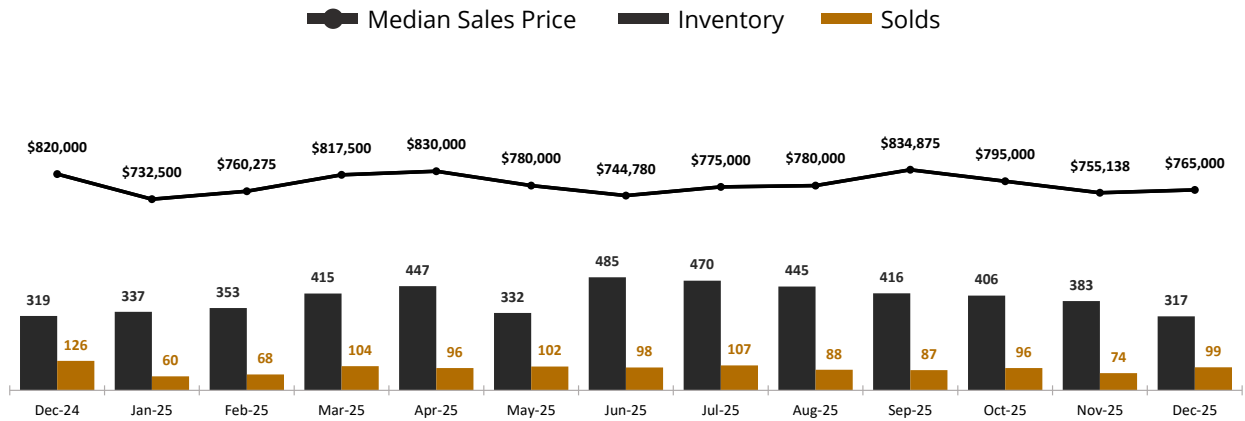
Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$690,000	4	3	57	183	31%
3,000 - 3,999	\$800,000	4	4	30	87	34%
4,000 - 4,999	\$1,530,608	5	5	6	31	19%
5,000 - 5,999	\$2,450,000	5	7	5	7	71%
6,000 - 6,999	NA	NA	NA	0	6	0%
7,000+	\$1,850,000	6	6	1	3	33%

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	Dec. 2025
319	317

VARIANCE: **-1%**

TOTAL SOLDS

Dec. 2024	Dec. 2025
126	99

VARIANCE: **-21%**

SALES PRICE

Dec. 2024	Dec. 2025
\$820k	\$765k

VARIANCE: **-7%**

SALE PRICE PER SQFT.

Dec. 2024	Dec. 2025
\$283	\$301

VARIANCE: **6%**

SALE TO LIST PRICE RATIO

Dec. 2024	Dec. 2025
97.90%	97.73%

VARIANCE: **0%**

DAYS ON MARKET

Dec. 2024	Dec. 2025
46	34

VARIANCE: **-26%**

JACKSONVILLE MARKET SUMMARY | DECEMBER 2025

- The single-family luxury market is a **Seller's Market** with a **31% Sales Ratio**.
- Homes sold for a median of **97.73% of list price** in December 2025.
- The most active price band is **\$900,000-\$999,999**, where the sales ratio is **50%**.
- The median luxury sales price for single-family homes is **\$765,000**.
- The median days on market for December 2025 was **34** days, down from **46** 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

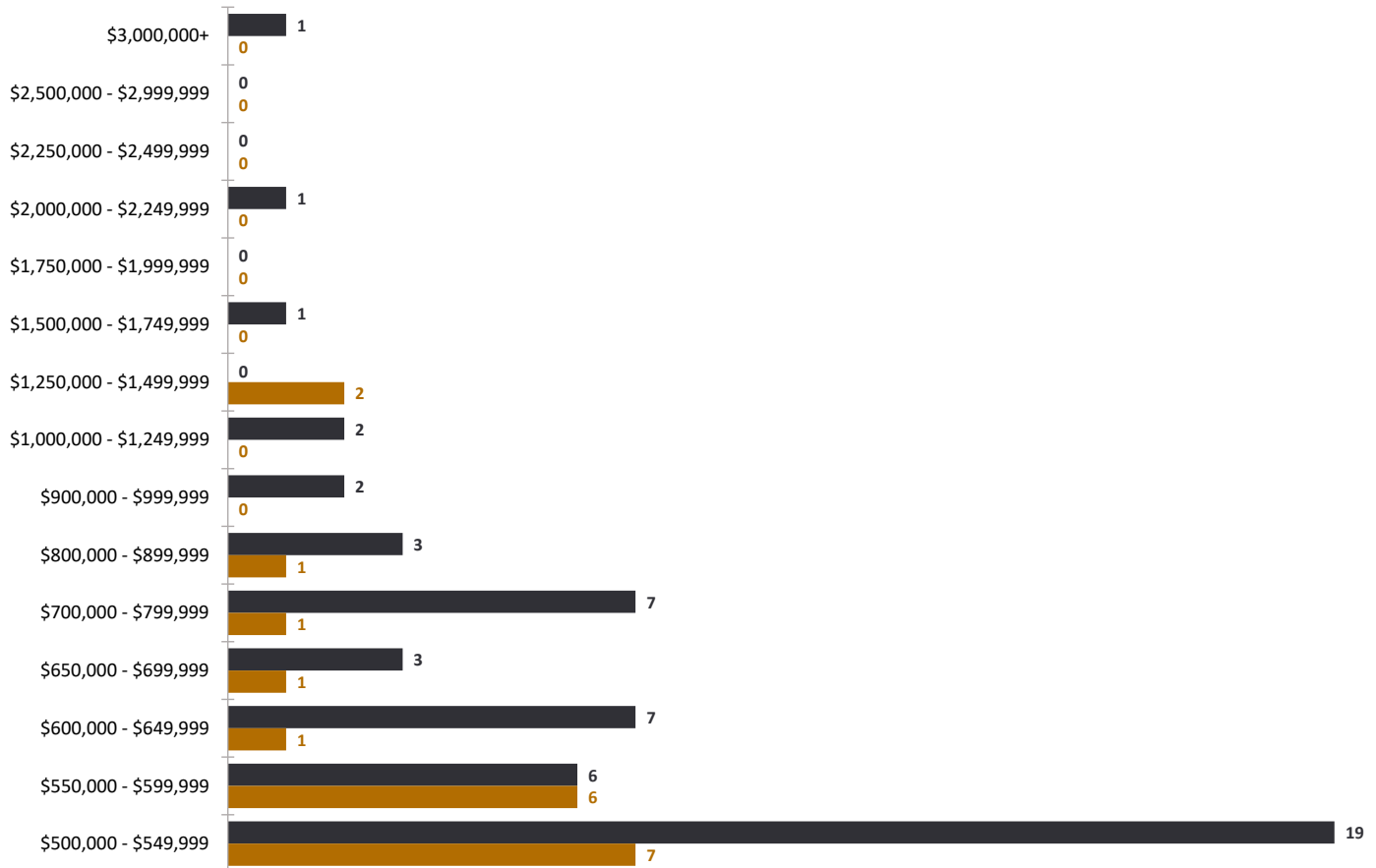
Total Inventory: **52**

Total Sales: **19**

Total Sales Ratio²: **37%**

Seller's Market

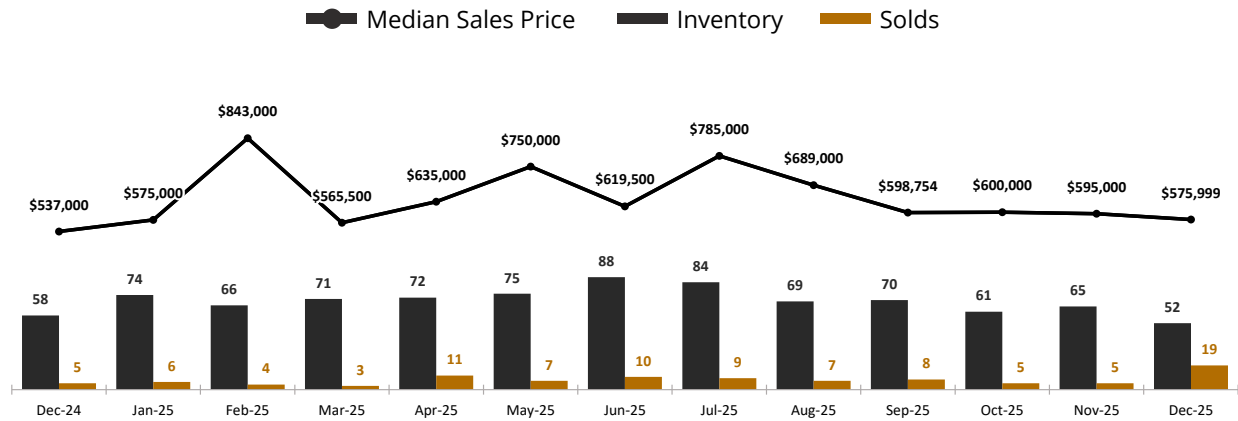
Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	NA	NA	NA	0	3	0%
1,500 - 1,999	\$540,788	3	3	8	19	42%
2,000 - 2,499	\$585,825	3	3	11	17	65%
2,500 - 2,999	NA	NA	NA	0	9	0%
3,000 - 3,499	NA	NA	NA	0	3	0%
3,500+	NA	NA	NA	0	1	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 | DECEMBER

TOTAL INVENTORY

Dec. 2024 **58** Dec. 2025 **52**

VARIANCE: **-10%**

TOTAL SOLDS

Dec. 2024 **5** Dec. 2025 **19**

VARIANCE: **280%**

SALES PRICE

Dec. 2024 **\$537k** Dec. 2025 **\$576k**

VARIANCE: **7%**

SALE PRICE PER SQFT.

Dec. 2024 **\$285** Dec. 2025 **\$311**

VARIANCE: **9%**

SALE TO LIST PRICE RATIO

Dec. 2024 **95.87%** Dec. 2025 **98.33%**

VARIANCE: **3%**

DAYS ON MARKET

Dec. 2024 **112** Dec. 2025 **62**

VARIANCE: **-45%**

JACKSONVILLE MARKET SUMMARY | DECEMBER 2025

- The attached luxury market is a **Seller's Market** with a **37% Sales Ratio**.
- Homes sold for a median of **98.33% of list price** in December 2025.
- The most active price band is **\$550,000-\$599,999**, where the sales ratio is **100%**.
- The median luxury sales price for attached homes is **\$575,999**.
- The median days on market for December 2025 was **62** days, down from **112** 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.