



BREVARD COUNTY
FLORIDA

LUXURY INVENTORY VS. SALES | JANUARY 2026

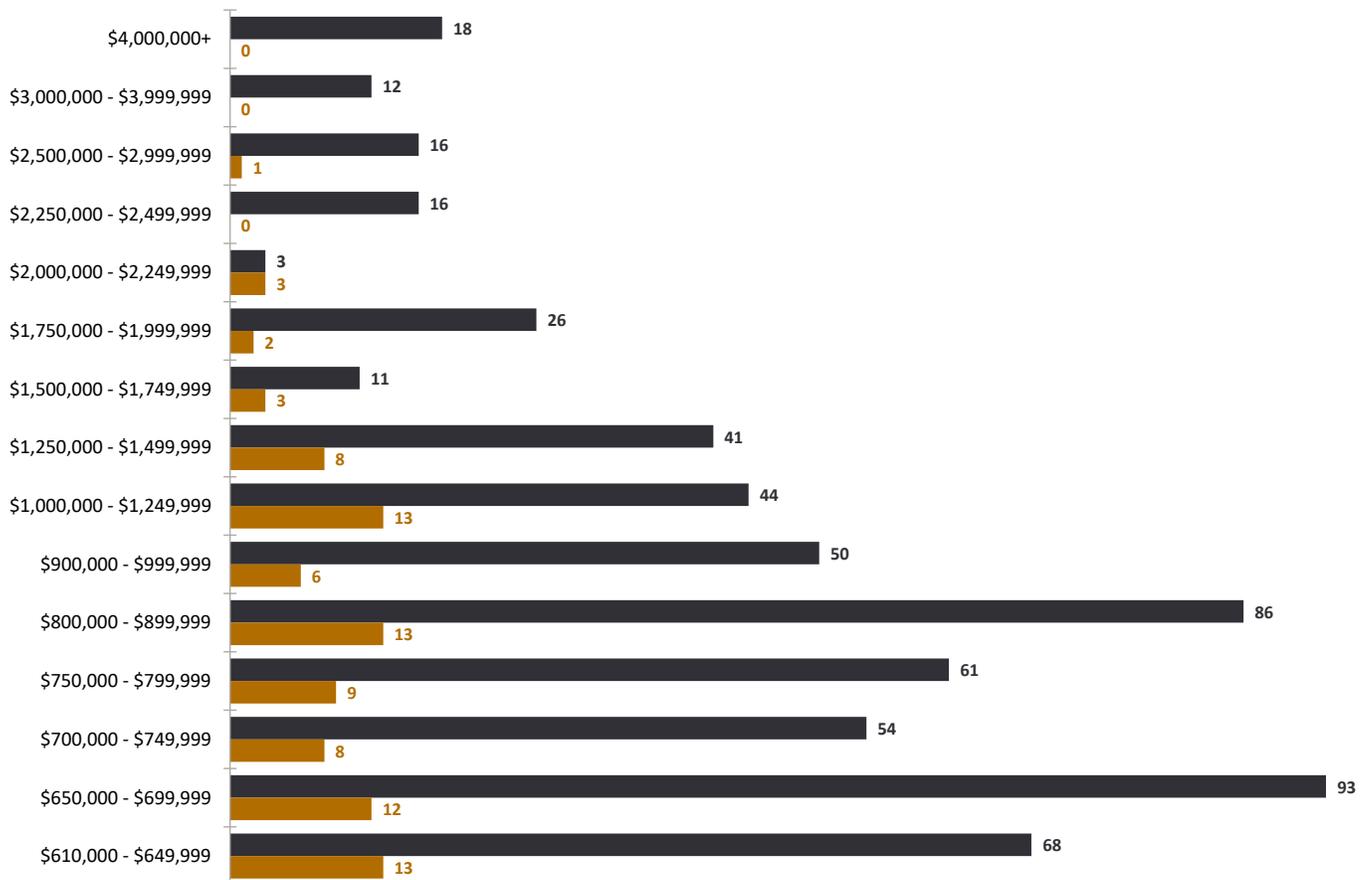
Total Inventory: **599**

Total Sales: **91**

Total Sales Ratio²: **15%**

Balanced Market

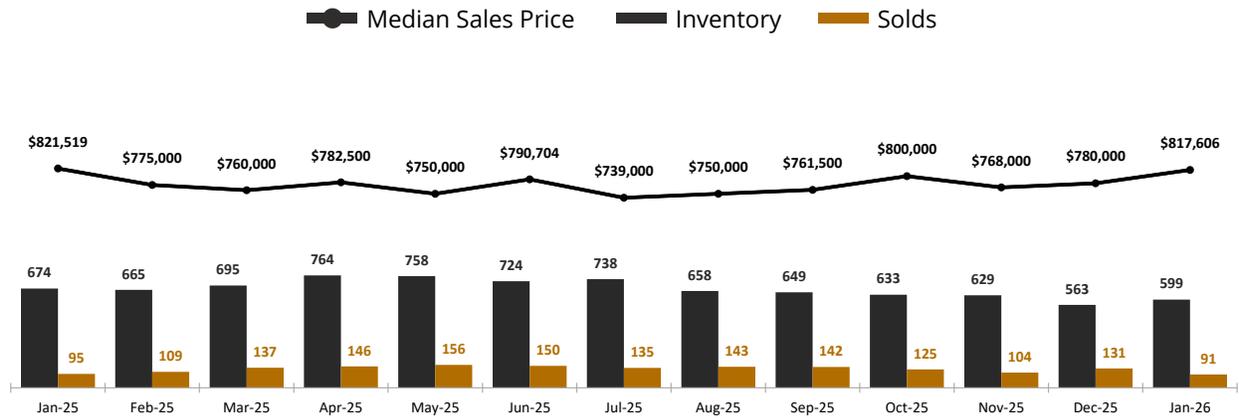
Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$678,800	3	2	12	112	11%
2,000 - 2,499	\$680,250	3	3	15	139	11%
2,500 - 2,999	\$757,042	4	3	28	142	20%
3,000 - 3,499	\$850,619	4	4	12	93	13%
3,500 - 3,999	\$1,140,000	5	5	15	44	34%
4,000+	\$1,585,000	5	4	9	69	13%

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 | JANUARY

TOTAL INVENTORY

Jan. 2025: **674**
Jan. 2026: **599**

VARIANCE: **-11%**

TOTAL SOLDS

Jan. 2025: **95**
Jan. 2026: **91**

VARIANCE: **-4%**

SALES PRICE

Jan. 2025: **\$822k**
Jan. 2026: **\$818k**

VARIANCE: **0%**

SALE PRICE PER SQFT.

Jan. 2025: **\$304**
Jan. 2026: **\$307**

VARIANCE: **1%**

SALE TO LIST PRICE RATIO

Jan. 2025: **97.73%**
Jan. 2026: **97.65%**

VARIANCE: **0%**

DAYS ON MARKET

Jan. 2025: **39**
Jan. 2026: **40**

VARIANCE: **3%**

BREVARD COUNTY MARKET SUMMARY | JANUARY 2026

- The single-family luxury market is a **Balanced Market** with a **15% Sales Ratio**.
- Homes sold for a median of **97.65% of list price** in January 2026.
- The most active price band is **\$2,000,000-\$2,249,999**, where the sales ratio is **100%**.
- The median luxury sales price for single-family homes is **\$817,606**.
- The median days on market for January 2026 was **40** days, up from **39** in January 2025.

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.

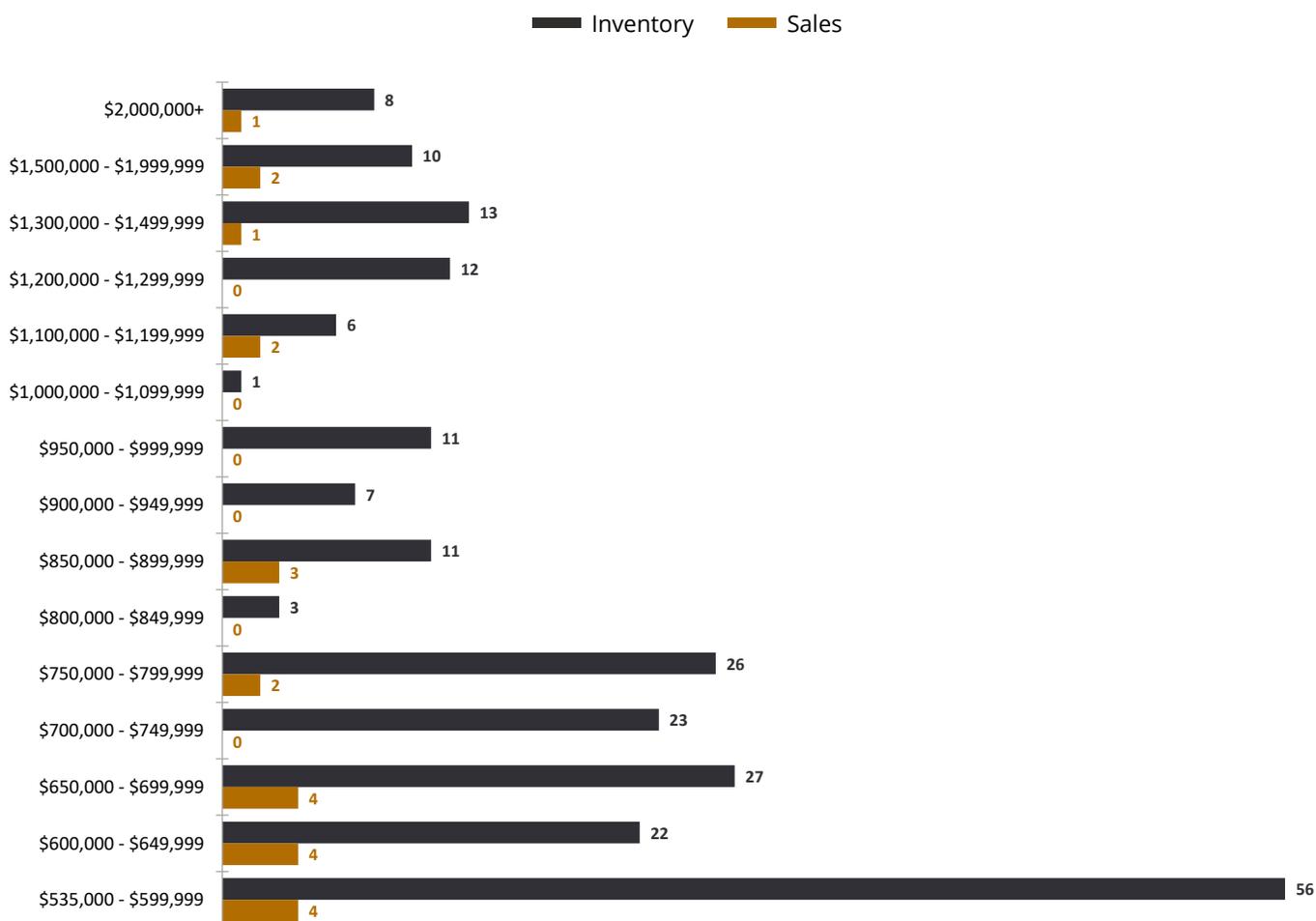
LUXURY INVENTORY VS. SALES | JANUARY 2026

Total Inventory: **236**

Total Sales: **23**

Total Sales Ratio²: **10%**

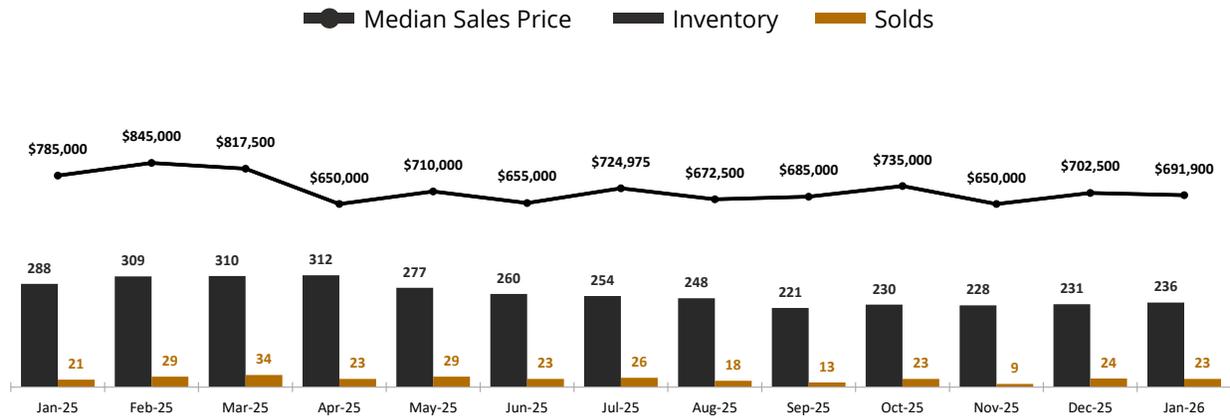
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$572,500	2	2	2	58	3%
1,500 - 1,999	\$635,000	3	2	3	60	5%
2,000 - 2,499	\$728,450	3	3	12	81	15%
2,500 - 2,999	\$1,100,000	3	3	3	27	11%
3,000 - 3,499	\$850,000	3	4	1	6	17%
3,500+	\$2,311,500	4	5	2	4	50%

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 | JANUARY

TOTAL INVENTORY

Jan. 2025: 288
Jan. 2026: 236

VARIANCE: **-18%**

TOTAL SOLDS

Jan. 2025: 21
Jan. 2026: 23

VARIANCE: **10%**

SALES PRICE

Jan. 2025: \$785k
Jan. 2026: \$692k

VARIANCE: **-12%**

SALE PRICE PER SQFT.

Jan. 2025: \$407
Jan. 2026: \$359

VARIANCE: **-12%**

SALE TO LIST PRICE RATIO

Jan. 2025: 96.88%
Jan. 2026: 97.04%

VARIANCE: **0%**

DAYS ON MARKET

Jan. 2025: 62
Jan. 2026: 49

VARIANCE: **-21%**

BREVARD COUNTY MARKET SUMMARY | JANUARY 2026

- The attached luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **97.04% of list price** in January 2026.
- The most active price band is **\$1,100,000-\$1,199,999**, where the sales ratio is **33%**.
- The median luxury sales price for attached homes is **\$691,900**.
- The median days on market for January 2026 was **49** days, down from **62** in January 2025.

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.