



JACKSONVILLE
BEACHES
FLORIDA

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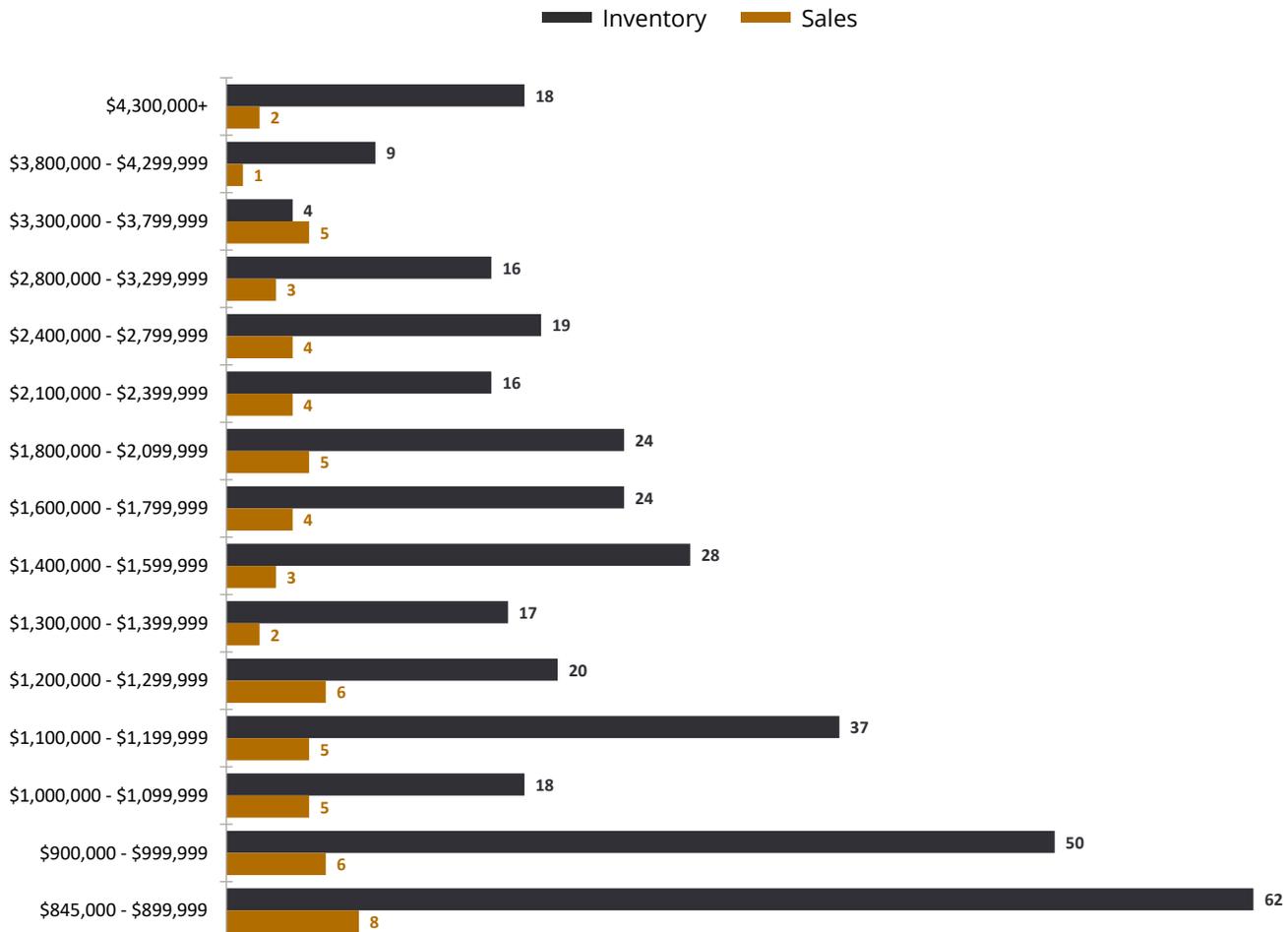
LUXURY INVENTORY VS. SALES | JANUARY 2026

Total Inventory: **362**

Total Sales: **63**

Total Sales Ratio²: **17%**

Balanced Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,100,000	3	3	3	33	9%
2,000 - 2,999	\$1,100,000	4	4	19	130	15%
3,000 - 3,999	\$1,325,000	4	4	22	126	17%
4,000 - 4,999	\$1,825,000	5	5	13	41	32%
5,000 - 5,999	\$1,900,000	5	5	3	20	15%
6,000+	\$3,607,333	5	6	3	12	25%

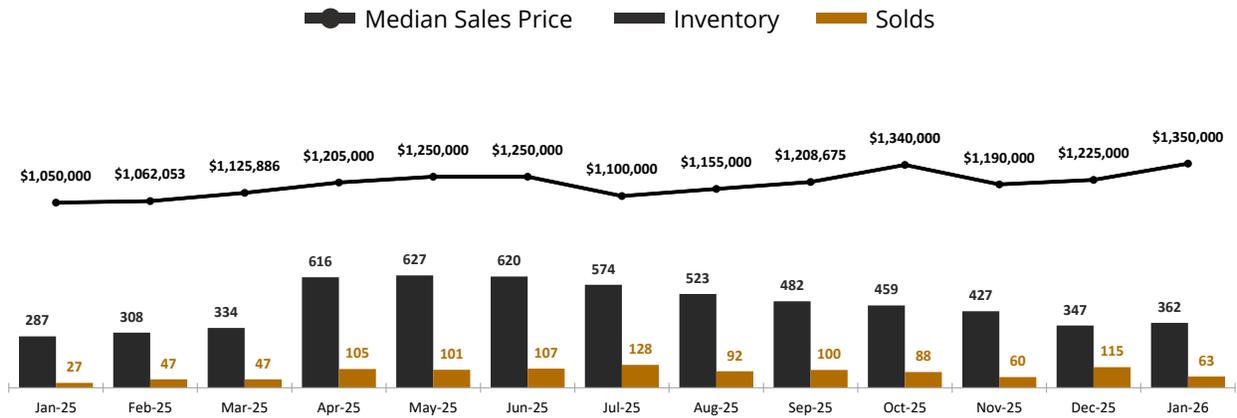
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

JACKSONVILLE BEACHES

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$845,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JANUARY

TOTAL INVENTORY

Jan. 2025: 287
Jan. 2026: 362

VARIANCE: **26%**

TOTAL SOLDS

Jan. 2025: 27
Jan. 2026: 63

VARIANCE: **133%**

SALES PRICE

Jan. 2025: \$1.05m
Jan. 2026: \$1.35m

VARIANCE: **29%**

SALE PRICE PER SQFT.

Jan. 2025: \$340
Jan. 2026: \$409

VARIANCE: **20%**

SALE TO LIST PRICE RATIO

Jan. 2025: 96.31%
Jan. 2026: 96.22%

VARIANCE: **0%**

DAYS ON MARKET

Jan. 2025: 60
Jan. 2026: 43

VARIANCE: **-28%**

JACKSONVILLE BEACHES MARKET SUMMARY | JANUARY 2026

- The single-family luxury market is a **Balanced Market** with a **17% Sales Ratio**.
- Homes sold for a median of **96.22% of list price** in January 2026.
- The most active price band is **\$3,300,000-\$3,799,999**, where the sales ratio is **125%**.
- The median luxury sales price for single-family homes is **\$1,350,000**.
- The median days on market for January 2026 was **43** days, down from **60** 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.

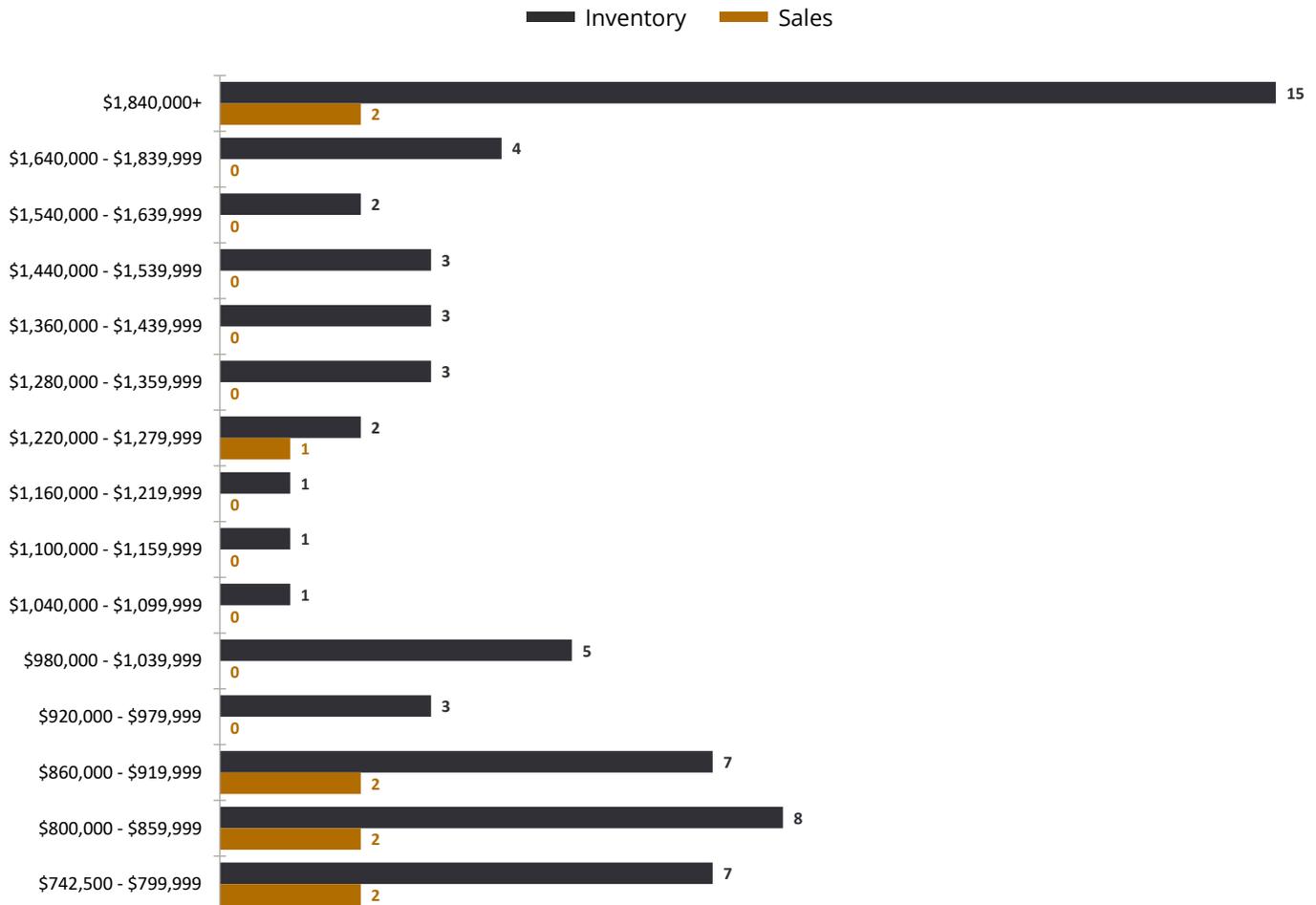
LUXURY INVENTORY VS. SALES | JANUARY 2026

Total Inventory: **65**

Total Sales: **9**

Total Sales Ratio²: **14%**

Balanced Market



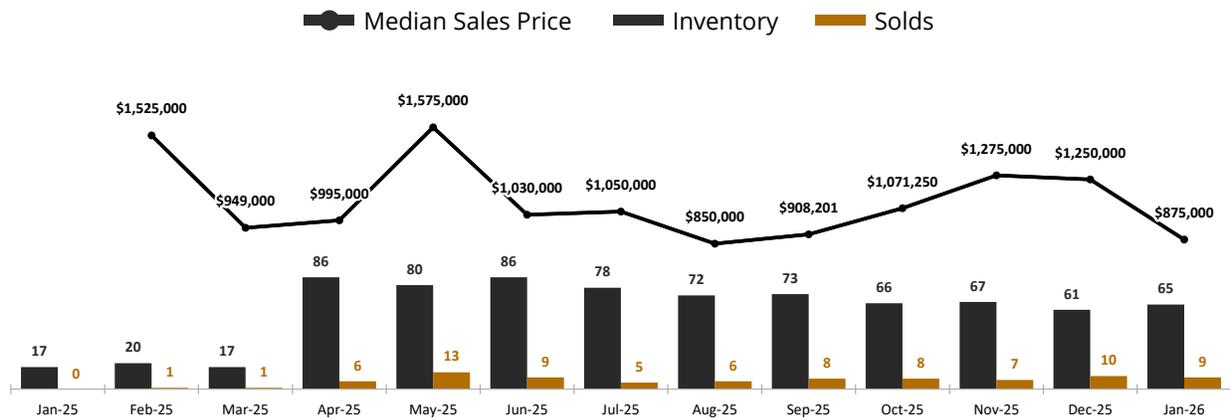
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$810,000	2	2	3	19	16%
1,500 - 1,999	\$850,000	3	2	3	10	30%
2,000 - 2,499	\$880,000	3	4	1	12	8%
2,500 - 2,999	\$1,950,000	3	3	1	18	6%
3,000 - 3,499	\$3,600,000	4	4	1	6	17%
3,500+	NA	NA	NA	0	0	NA

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.

JACKSONVILLE BEACHES

ATTACHED HOMES
Luxury Benchmark Price¹: **\$742,500**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JANUARY

TOTAL INVENTORY

Jan. 2025: 17
Jan. 2026: 65

VARIANCE: **282%**

TOTAL SOLDS

Jan. 2025: 0
Jan. 2026: 9

VARIANCE: **N/A**

SALES PRICE

Jan. 2025: N/A
Jan. 2026: \$875k

VARIANCE: **N/A**

SALE PRICE PER SQFT.

Jan. 2025: N/A
Jan. 2026: \$666

VARIANCE: **N/A**

SALE TO LIST PRICE RATIO

Jan. 2025: N/A
Jan. 2026: 97.81%

VARIANCE: **N/A**

DAYS ON MARKET

Jan. 2025: N/A
Jan. 2026: 57

VARIANCE: **N/A**

JACKSONVILLE BEACHES MARKET SUMMARY | JANUARY 2026

- Error Generating Sentences
- Error Generating Sentences
- The attached luxury market is a **Balanced Market** with a **14% Sales Ratio**.
- Homes sold for a median of **97.81% of list price** in January 2026.
- The most active price band is **\$1,220,000-\$1,279,999**, where the sales ratio is **50%**.

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.