



JACKSONVILLE
FLORIDA

LUXURY INVENTORY VS. SALES | JANUARY 2026

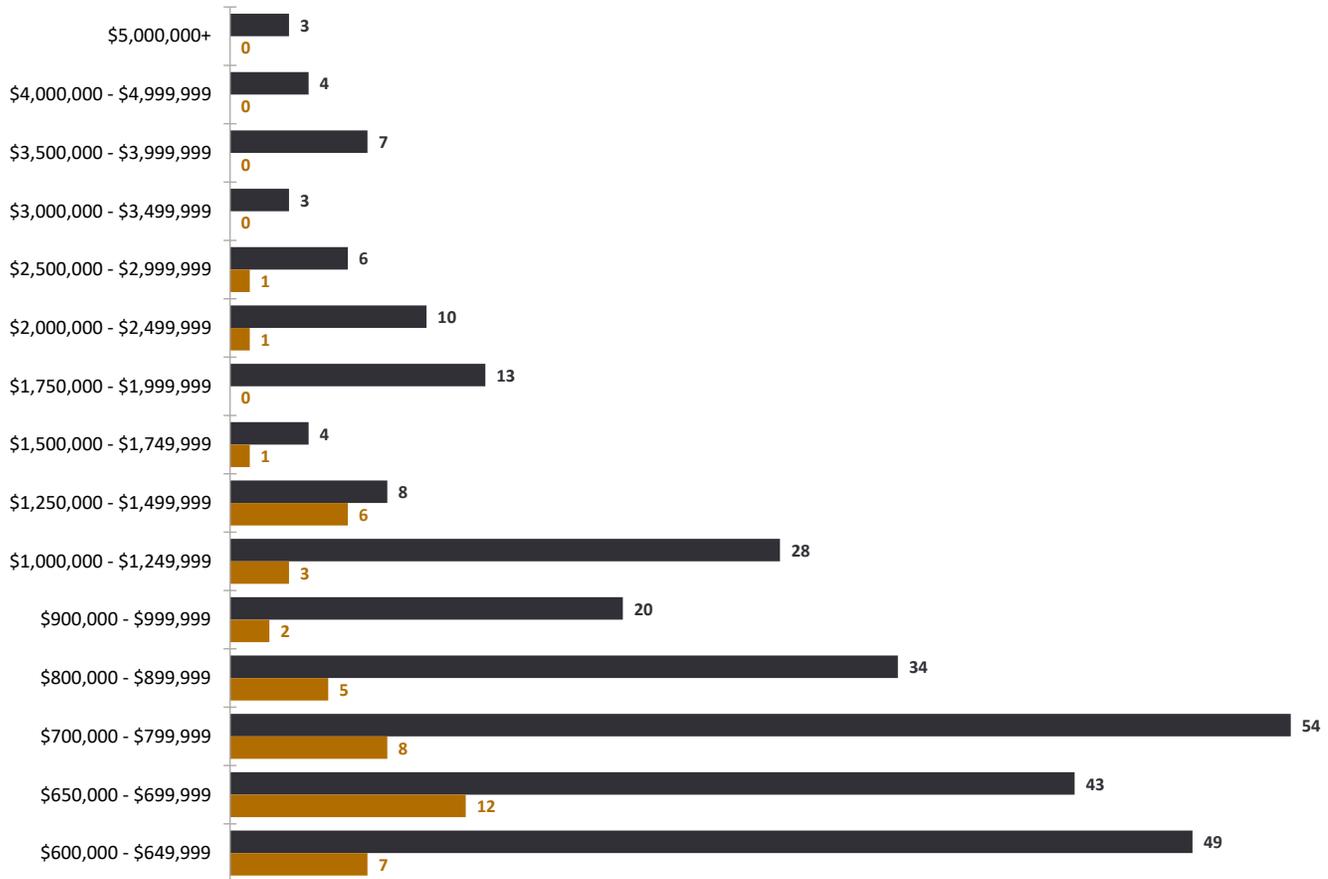
Total Inventory: **286**

Total Sales: **46**

Total Sales Ratio²: **16%**

Balanced Market

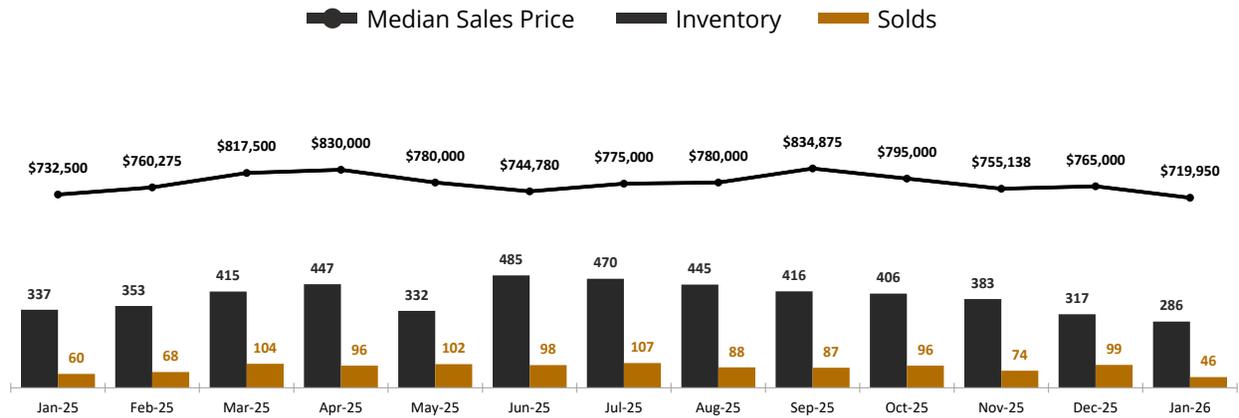
Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$687,500	4	3	24	159	15%
3,000 - 3,999	\$800,000	4	4	15	80	19%
4,000 - 4,999	\$1,296,359	4	5	4	28	14%
5,000 - 5,999	\$1,687,250	5	5	2	10	20%
6,000 - 6,999	NA	NA	NA	0	5	0%
7,000+	\$2,704,700	5	6	1	4	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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JANUARY

TOTAL INVENTORY

Jan. 2025: **337**
Jan. 2026: **286**

VARIANCE: **-15%**

TOTAL SOLDS

Jan. 2025: **60**
Jan. 2026: **46**

VARIANCE: **-23%**

SALES PRICE

Jan. 2025: **\$733k**
Jan. 2026: **\$720k**

VARIANCE: **-2%**

SALE PRICE PER SQFT.

Jan. 2025: **\$291**
Jan. 2026: **\$277**

VARIANCE: **-5%**

SALE TO LIST PRICE RATIO

Jan. 2025: **97.23%**
Jan. 2026: **96.32%**

VARIANCE: **-1%**

DAYS ON MARKET

Jan. 2025: **44**
Jan. 2026: **44**

VARIANCE: **0%**

JACKSONVILLE MARKET SUMMARY | JANUARY 2026

- The single-family luxury market is a **Balanced Market** with a **16% Sales Ratio**.
- Homes sold for a median of **96.32% of list price** in January 2026.
- The most active price band is **\$1,250,000-\$1,499,999**, where the sales ratio is **75%**.
- The median luxury sales price for single-family homes is **\$719,950**.
- The median days on market for January 2026 was **44** days, remaining the same from 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.

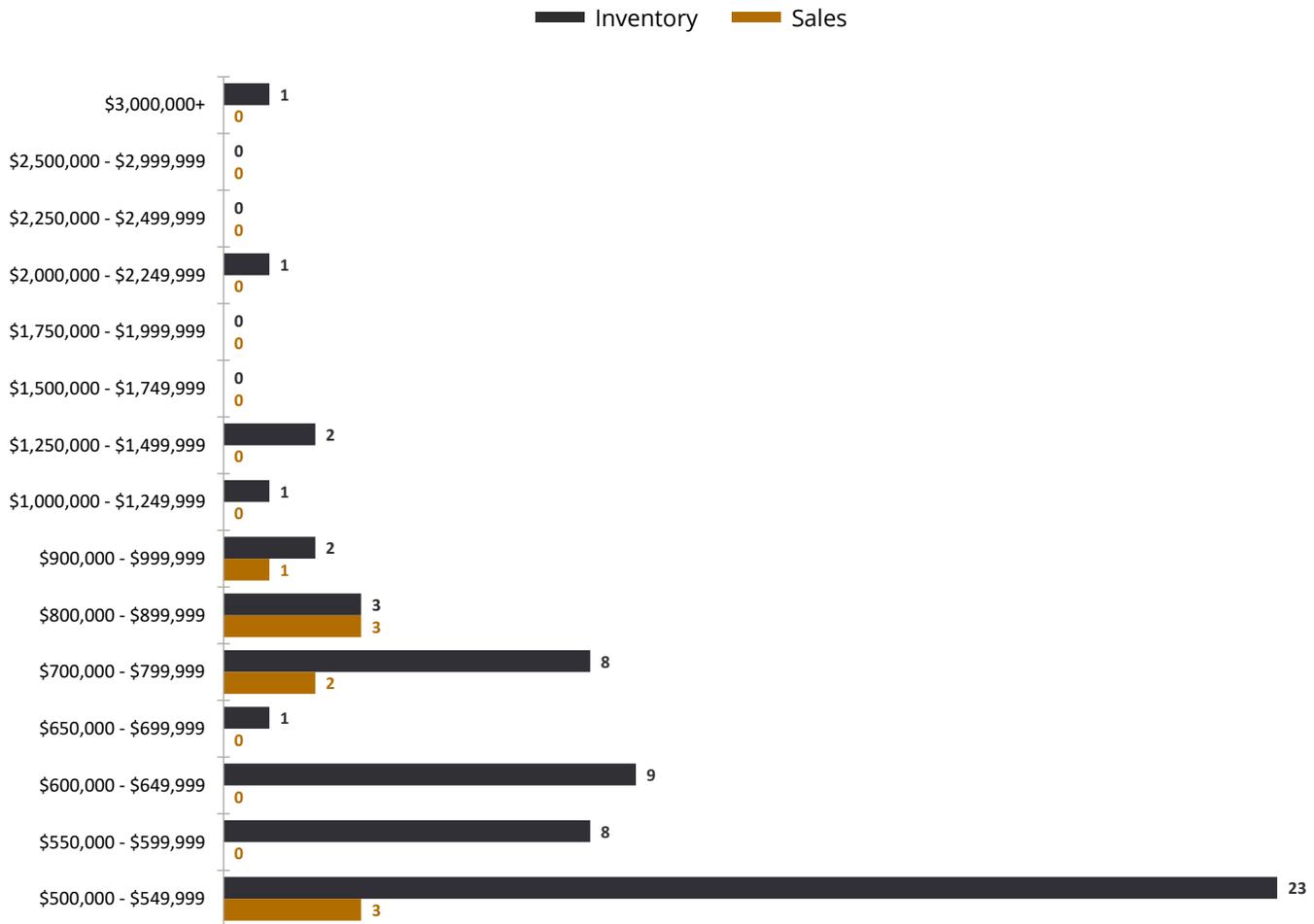
LUXURY INVENTORY VS. SALES | JANUARY 2026

Total Inventory: **59**

Total Sales: **9**

Total Sales Ratio²: **15%**

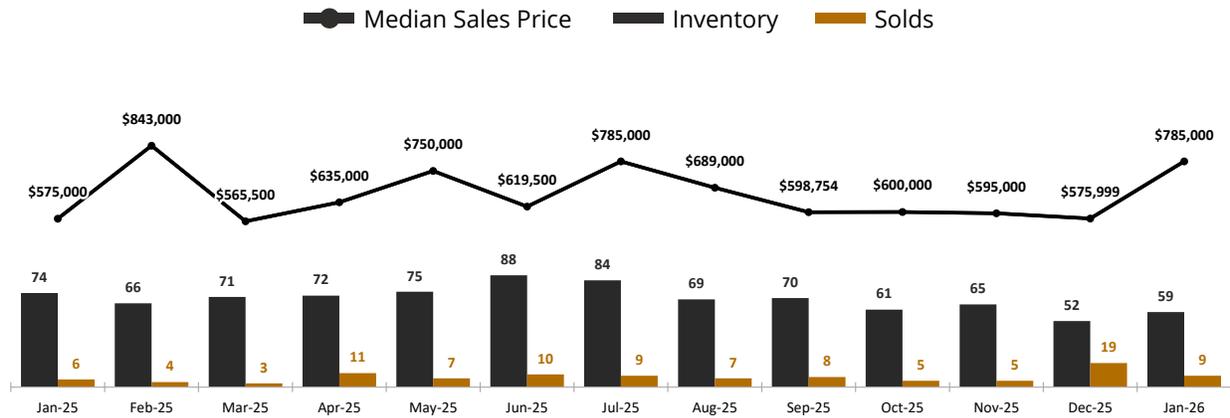
Balanced Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$505,000	2	2	1	3	33%
1,500 - 1,999	\$785,000	3	4	3	25	12%
2,000 - 2,499	\$796,250	4	3	4	17	24%
2,500 - 2,999	NA	NA	NA	0	10	0%
3,000 - 3,499	\$895,000	3	3	1	3	33%
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 | JANUARY

TOTAL INVENTORY

Jan. 2025 Jan. 2026
74 **59**

VARIANCE: **-20%**

TOTAL SOLDS

Jan. 2025 Jan. 2026
6 **9**

VARIANCE: **50%**

SALES PRICE

Jan. 2025 Jan. 2026
\$575k **\$785k**

VARIANCE: **37%**

SALE PRICE PER SQFT.

Jan. 2025 Jan. 2026
\$297 **\$341**

VARIANCE: **15%**

SALE TO LIST PRICE RATIO

Jan. 2025 Jan. 2026
98.12% **97.12%**

VARIANCE: **-1%**

DAYS ON MARKET

Jan. 2025 Jan. 2026
49 **152**

VARIANCE: **210%**

JACKSONVILLE MARKET SUMMARY | JANUARY 2026

- The attached luxury market is a **Balanced Market** with a **15% Sales Ratio**.
- Homes sold for a median of **97.12% of list price** in January 2026.
- The most active price band is **\$800,000-\$899,999**, where the sales ratio is **100%**.
- The median luxury sales price for attached homes is **\$785,000**.
- The median days on market for January 2026 was **152** days, up from **49** in January 2025.

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