



BREVARD COUNTY
FLORIDA

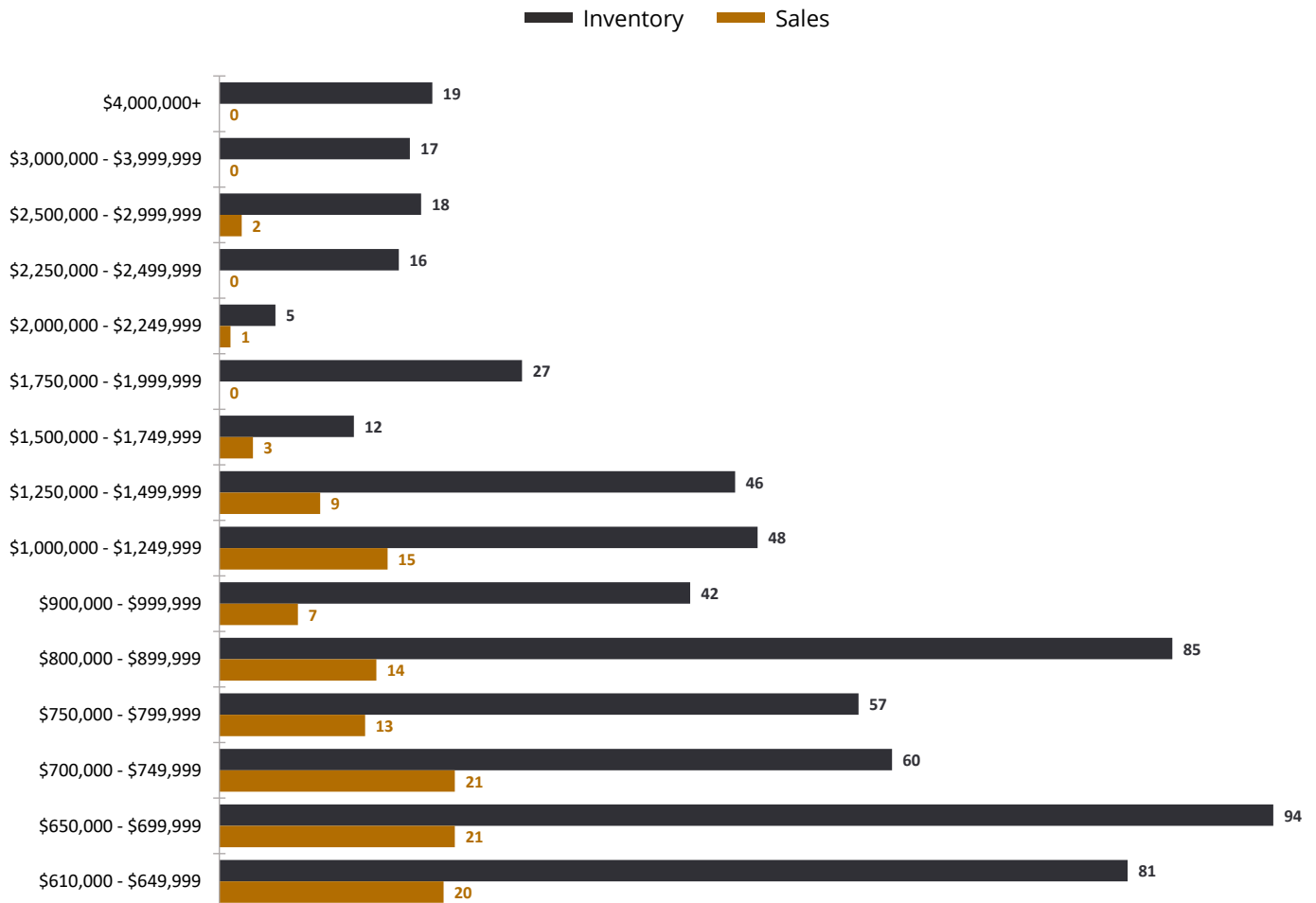
LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **627**

Total Sales: **126**

Total Sales Ratio²: **20%**

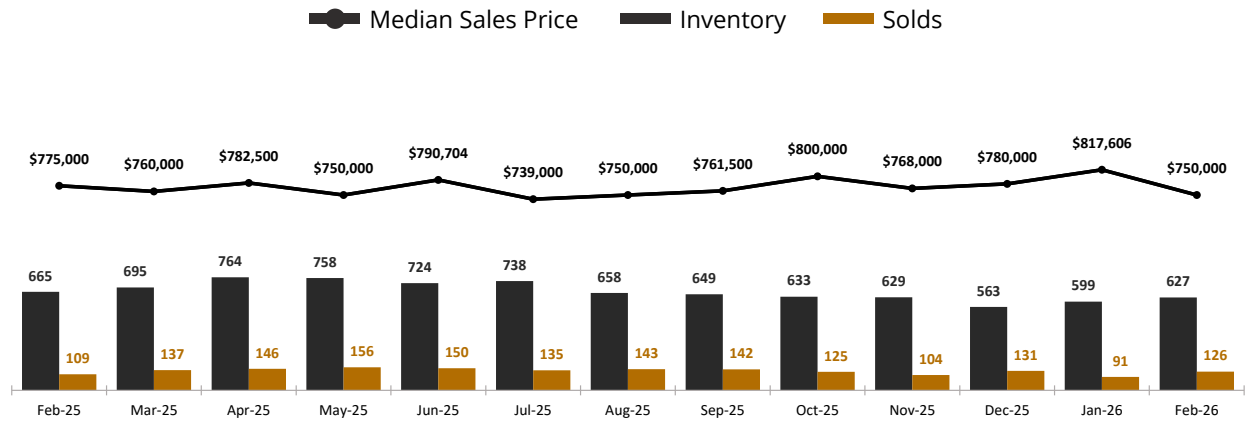
Balanced Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$700,000	3	2	17	110	15%
2,000 - 2,499	\$675,000	4	3	38	147	26%
2,500 - 2,999	\$781,200	4	3	32	137	23%
3,000 - 3,499	\$760,000	4	4	21	94	22%
3,500 - 3,999	\$1,079,305	5	4	10	54	19%
4,000+	\$1,265,000	5	5	8	85	9%

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 | FEBRUARY

TOTAL INVENTORY

Feb. 2025: **665**
Feb. 2026: **627**

VARIANCE: **-6%**

TOTAL SOLDS

Feb. 2025: **109**
Feb. 2026: **126**

VARIANCE: **16%**

SALES PRICE

Feb. 2025: **\$775k**
Feb. 2026: **\$750k**

VARIANCE: **-3%**

SALE PRICE PER SQFT.

Feb. 2025: **\$295**
Feb. 2026: **\$306**

VARIANCE: **4%**

SALE TO LIST PRICE RATIO

Feb. 2025: **98.00%**
Feb. 2026: **97.74%**

VARIANCE: **0%**

DAYS ON MARKET

Feb. 2025: **65**
Feb. 2026: **44**

VARIANCE: **-32%**

BREVARD COUNTY MARKET SUMMARY | FEBRUARY 2026

- The single-family luxury market is a **Balanced Market** with a **20% Sales Ratio**.
- Homes sold for a median of **97.74% of list price** in February 2026.
- The most active price band is **\$700,000-\$749,999**, where the sales ratio is **35%**.
- The median luxury sales price for single-family homes is **\$750,000**.
- The median days on market for February 2026 was **44** days, down from **65** in February 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.

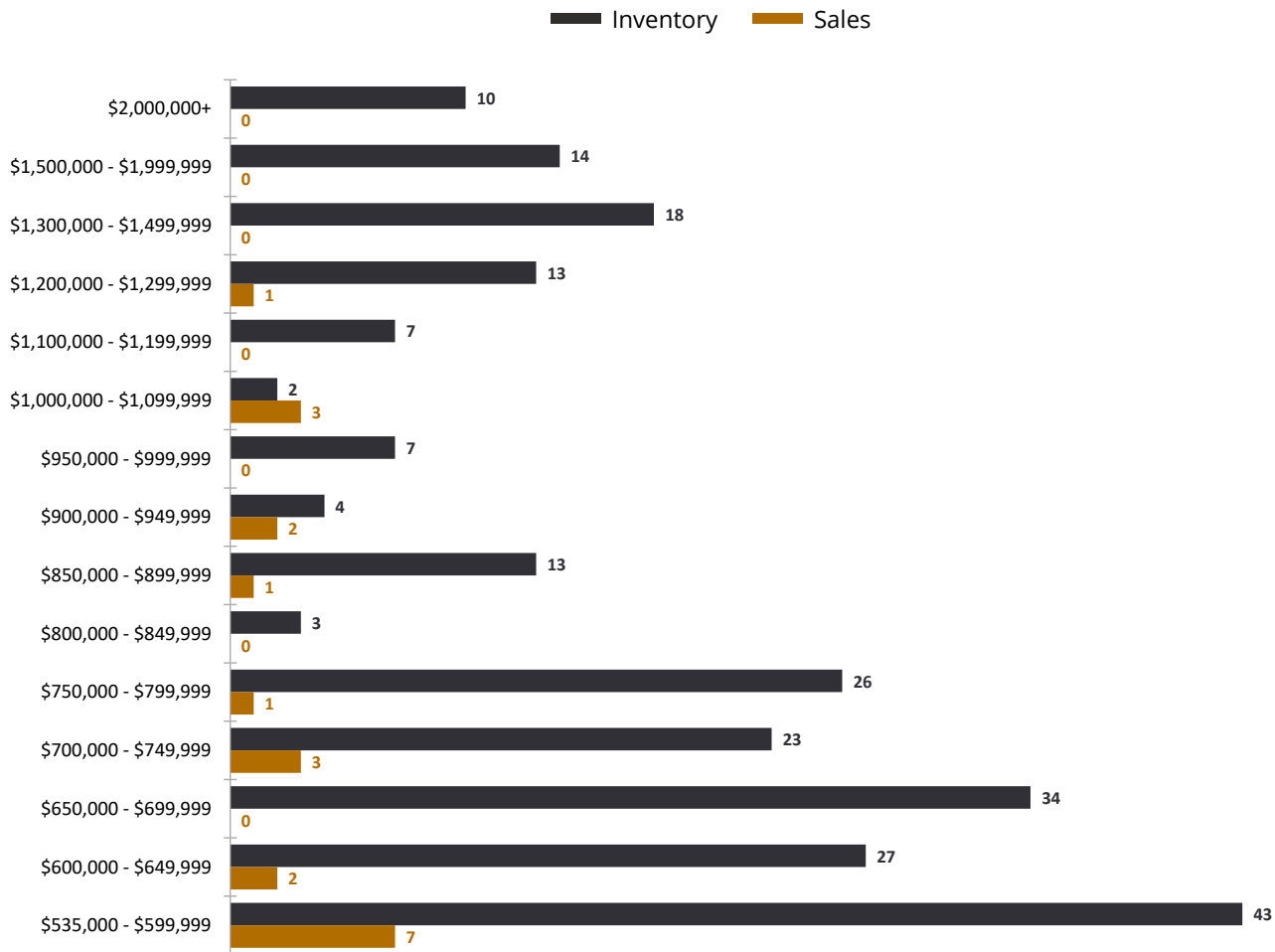
LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **244**

Total Sales: **20**

Total Sales Ratio²: **8%**

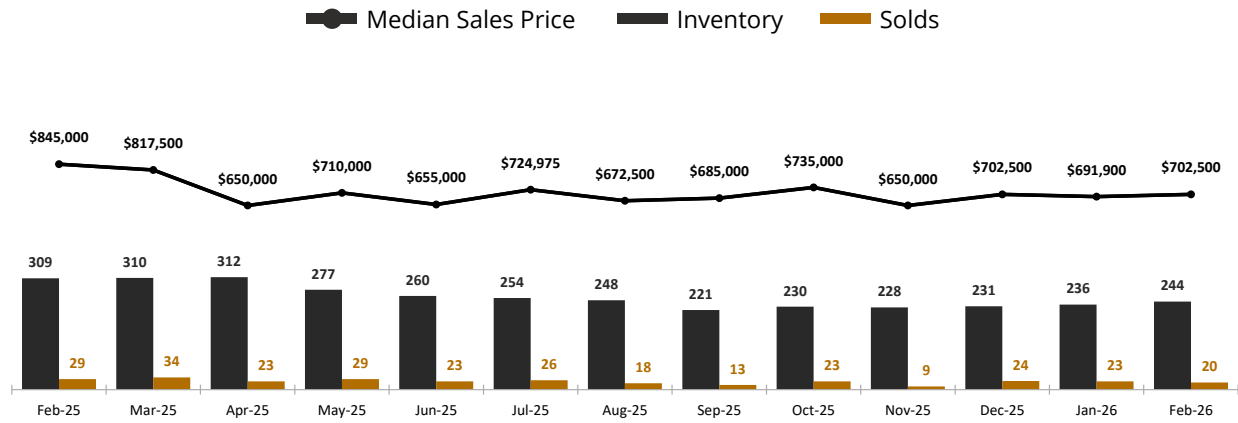
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	NA	NA	NA	0	50	0%
1,500 - 1,999	\$671,500	3	2	8	62	13%
2,000 - 2,499	\$710,000	3	3	9	82	11%
2,500 - 2,999	\$894,500	3	3	2	34	6%
3,000 - 3,499	\$1,095,000	3	4	1	10	10%
3,500+	NA	NA	NA	0	6	0%

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 | FEBRUARY

TOTAL INVENTORY

Feb. 2025 **309**
Feb. 2026 **244**

VARIANCE: **-21%**

TOTAL SOLDS

Feb. 2025 **29**
Feb. 2026 **20**

VARIANCE: **-31%**

SALES PRICE

Feb. 2025 **\$845k**
Feb. 2026 **\$703k**

VARIANCE: **-17%**

SALE PRICE PER SQFT.

Feb. 2025 **\$428**
Feb. 2026 **\$356**

VARIANCE: **-17%**

SALE TO LIST PRICE RATIO

Feb. 2025 **98.25%**
Feb. 2026 **96.94%**

VARIANCE: **-1%**

DAYS ON MARKET

Feb. 2025 **110**
Feb. 2026 **52**

VARIANCE: **-53%**

BREVARD COUNTY MARKET SUMMARY | FEBRUARY 2026

- The attached luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **96.94% of list price** in February 2026.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **150%**.
- The median luxury sales price for attached homes is **\$702,500**.
- The median days on market for February 2026 was **52** days, down from **110** in February 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.