



JACKSONVILLE
BEACHES
FLORIDA

FERNANDINA BEACH TO ST AUGUSTINE BEACH

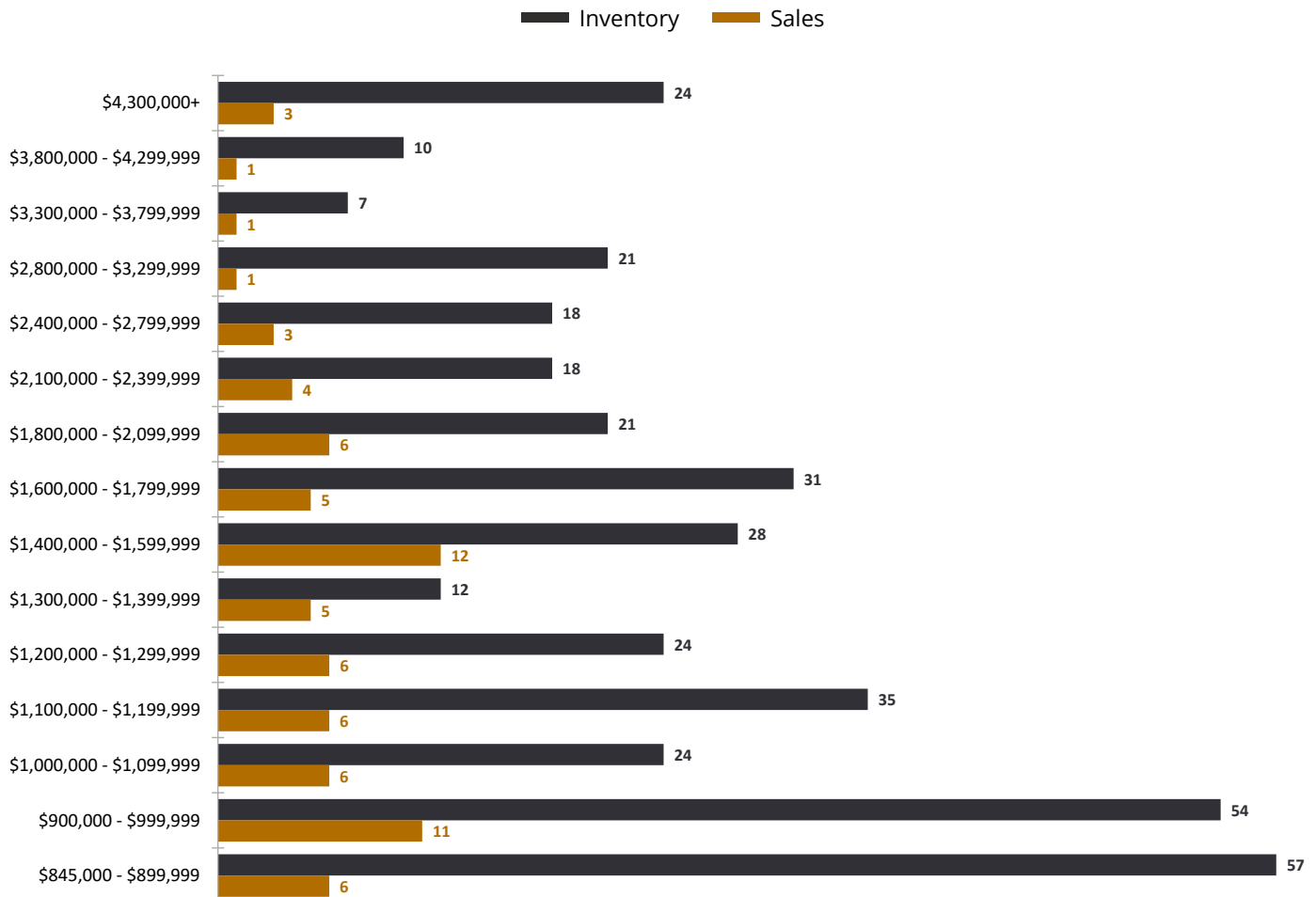
LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **384**

Total Sales: **76**

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	\$883,500	4	3	2	37	5%
2,000 - 2,999	\$1,100,000	4	3	27	141	19%
3,000 - 3,999	\$1,337,500	4	4	30	118	25%
4,000 - 4,999	\$1,478,241	5	5	12	51	24%
5,000 - 5,999	\$2,100,000	6	6	2	22	9%
6,000+	\$4,600,000	5	6	3	15	20%

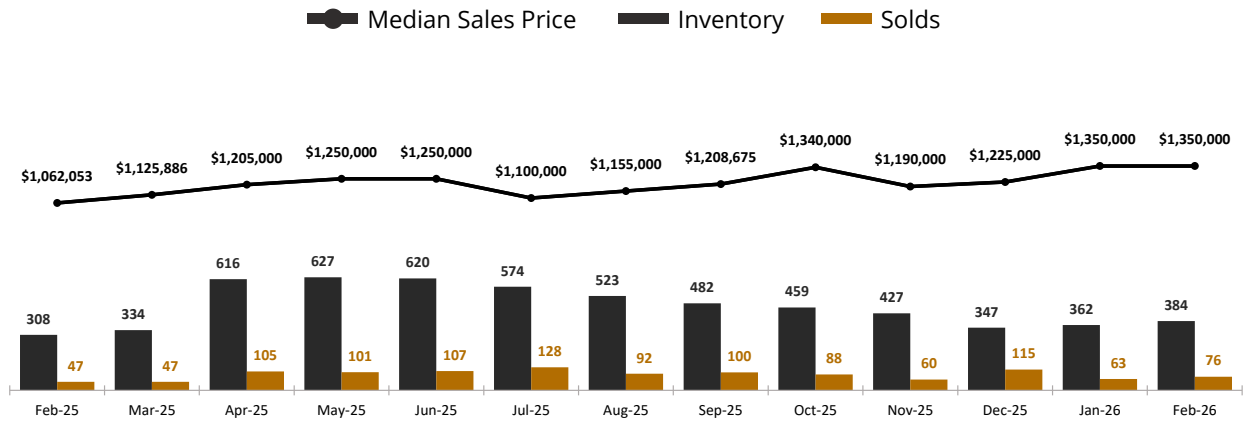
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

JACKSONVILLE BEACHES

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2025 Feb. 2026
308 **384**

VARIANCE: **25%**

TOTAL SOLDS

Feb. 2025 Feb. 2026
47 **76**

VARIANCE: **62%**

SALES PRICE

Feb. 2025 Feb. 2026
\$1.06m **\$1.35m**

VARIANCE: **27%**

SALE PRICE PER SQFT.

Feb. 2025 Feb. 2026
\$360 **\$401**

VARIANCE: **11%**

SALE TO LIST PRICE RATIO

Feb. 2025 Feb. 2026
97.84% **96.63%**

VARIANCE: **-1%**

DAYS ON MARKET

Feb. 2025 Feb. 2026
21 **37**

VARIANCE: **76%**

JACKSONVILLE BEACHES MARKET SUMMARY | FEBRUARY 2026

- The single-family luxury market is a **Balanced Market** with a **20% Sales Ratio**.
- Homes sold for a median of **96.63% of list price** in February 2026.
- The most active price band is **\$1,400,000-\$1,599,999**, where the sales ratio is **43%**.
- The median luxury sales price for single-family homes is **\$1,350,000**.
- The median days on market for February 2026 was **37** days, up from **21** 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.

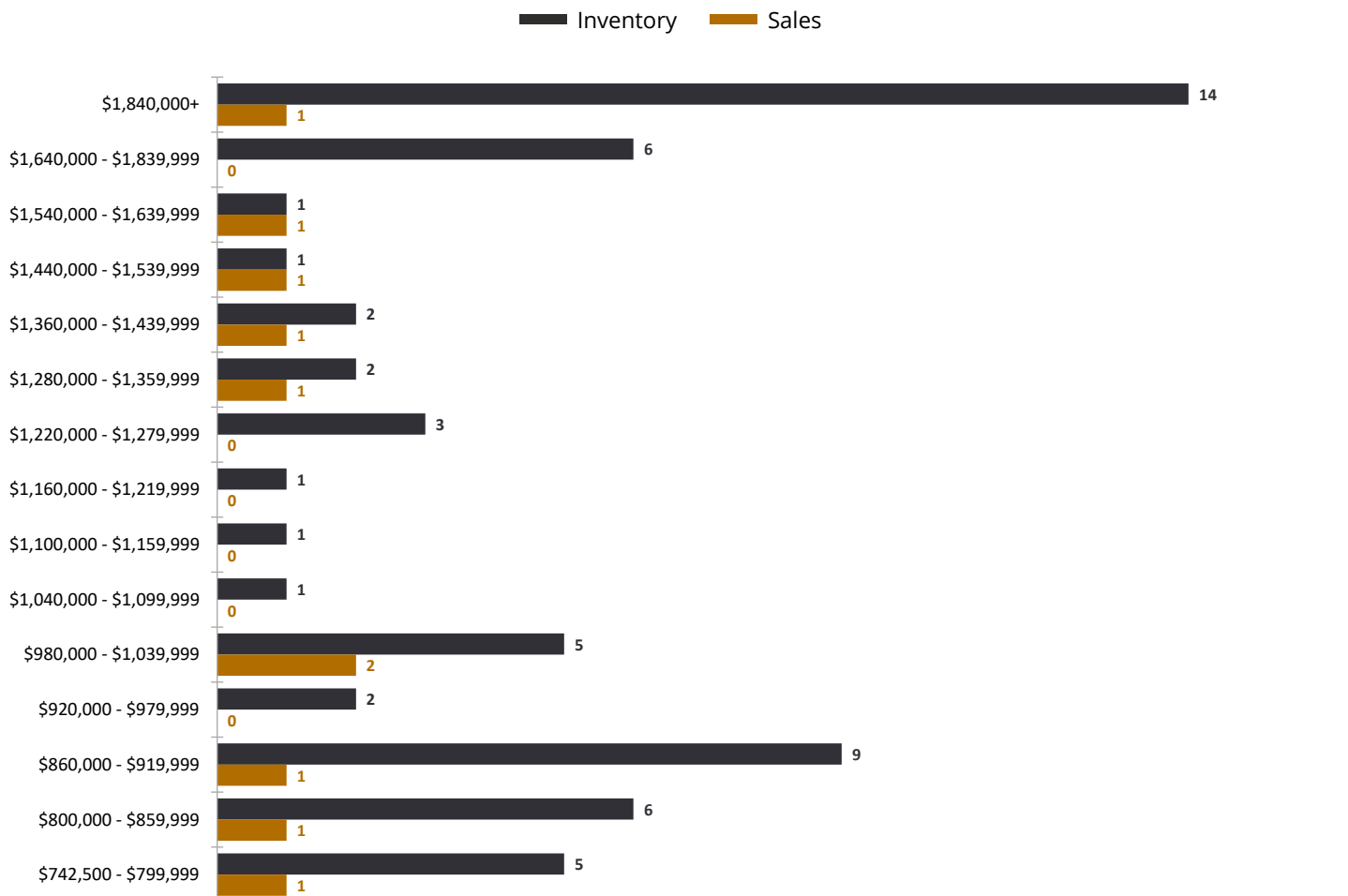
LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **59**

Total Sales: **10**

Total Sales Ratio²: **17%**

Balanced Market



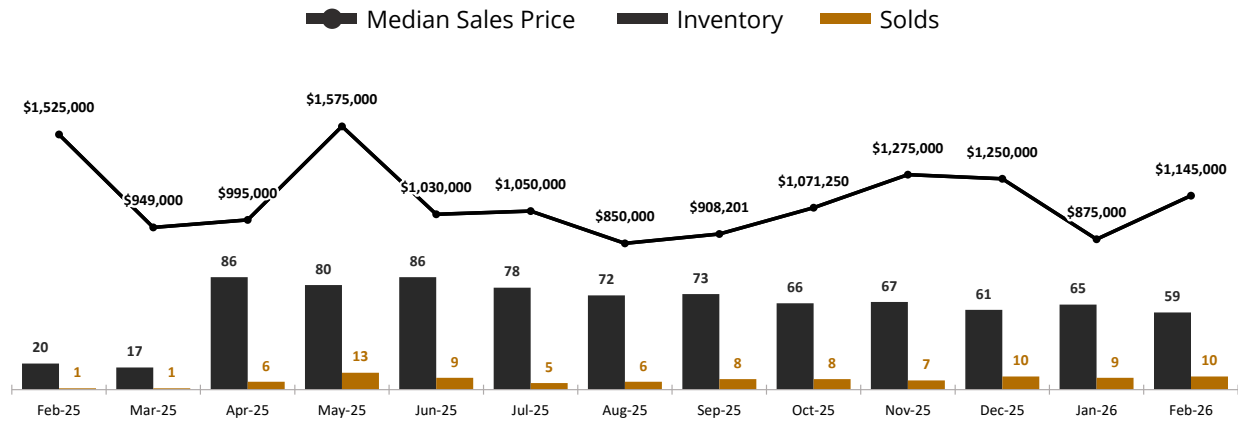
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,010,000	2	2	5	15	33%
1,500 - 1,999	\$1,250,000	3	3	2	13	15%
2,000 - 2,499	\$1,232,500	3	3	2	11	18%
2,500 - 2,999	\$2,450,000	4	4	1	15	7%
3,000 - 3,499	NA	NA	NA	0	5	0%
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 | FEBRUARY

TOTAL INVENTORY

Feb. 2025 Feb. 2026
20 **59**

VARIANCE: **195%**

TOTAL SOLDS

Feb. 2025 Feb. 2026
1 **10**

VARIANCE: **900%**

SALES PRICE

Feb. 2025 Feb. 2026
\$1.53m **\$1.15m**

VARIANCE: **-25%**

SALE PRICE PER SQFT.

Feb. 2025 Feb. 2026
\$922 **\$744**

VARIANCE: **-19%**

SALE TO LIST PRICE RATIO

Feb. 2025 Feb. 2026
100.00% **95.18%**

VARIANCE: **-5%**

DAYS ON MARKET

Feb. 2025 Feb. 2026
3 **49**

VARIANCE: **1533%**

JACKSONVILLE BEACHES MARKET SUMMARY | FEBRUARY 2026

- The attached luxury market is a **Balanced Market** with a **17% Sales Ratio**.
- Homes sold for a median of **95.18% of list price** in February 2026.
- The most active price bands are **\$1,440,000-\$1,539,999** and **\$1,540,000-\$1,639,999**, where the sales ratio is **100%**.
- The median luxury sales price for attached homes is **\$1,145,000**.
- The median days on market for February 2026 was **49** days, up from **3** 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.