



JACKSONVILLE  
FLORIDA

### LUXURY INVENTORY VS. SALES | FEBRUARY 2026

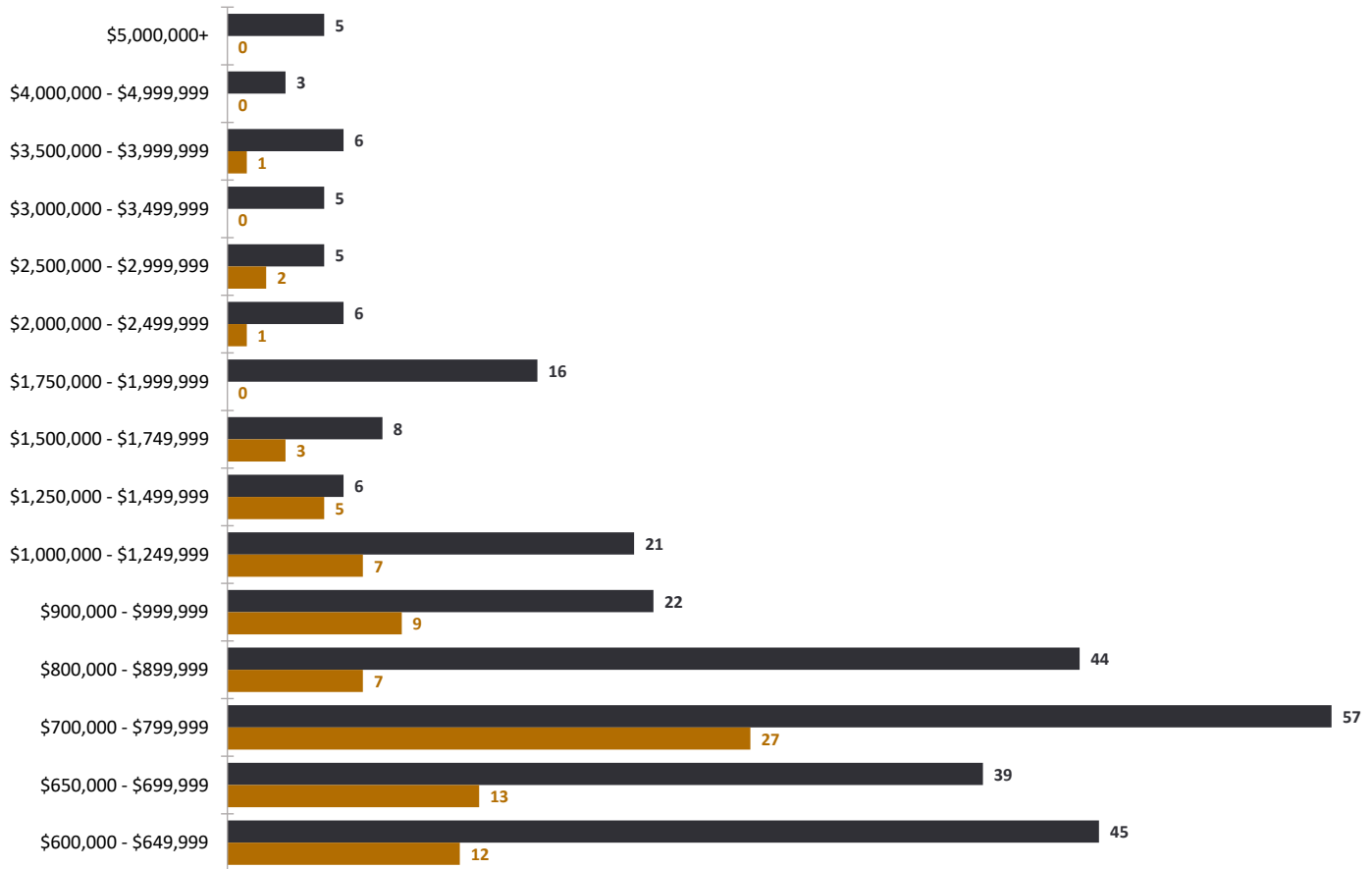
Total Inventory: **288**

Total Sales: **87**

Total Sales Ratio<sup>2</sup>: **30%**

Seller's Market

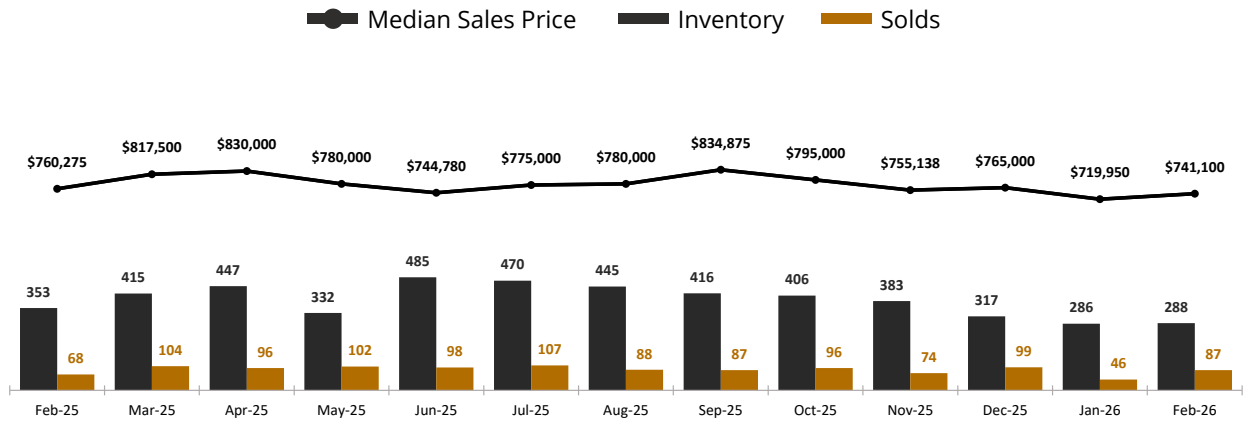
Inventory Sales



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$725,000	4	3	53	161	33%
3,000 - 3,999	\$859,299	4	4	24	78	31%
4,000 - 4,999	\$1,595,000	5	5	7	32	22%
5,000 - 5,999	\$1,247,500	8	6	2	6	33%
6,000 - 6,999	\$900,000	5	4	1	5	20%
7,000+	NA	NA	NA	0	5	0%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup> 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 TREND<sup>4</sup>



### MEDIAN DATA REVIEW | FEBRUARY

#### TOTAL INVENTORY

Feb. 2025      Feb. 2026  
**353**      **288**

VARIANCE: **-18%**

#### TOTAL SOLDS

Feb. 2025      Feb. 2026  
**68**      **87**

VARIANCE: **28%**

#### SALES PRICE

Feb. 2025      Feb. 2026  
**\$760k**      **\$741k**

VARIANCE: **-3%**

#### SALE PRICE PER SQFT.

Feb. 2025      Feb. 2026  
**\$299**      **\$295**

VARIANCE: **-1%**

#### SALE TO LIST PRICE RATIO

Feb. 2025      Feb. 2026  
**97.83%**      **97.56%**

VARIANCE: **0%**

#### DAYS ON MARKET

Feb. 2025      Feb. 2026  
**54**      **64**

VARIANCE: **19%**

## JACKSONVILLE MARKET SUMMARY | FEBRUARY 2026

- The single-family luxury market is a **Seller's Market** with a **30% Sales Ratio**.
- Homes sold for a median of **97.56% of list price** in February 2026.
- The most active price band is **\$1,250,000-\$1,499,999**, where the sales ratio is **83%**.
- The median luxury sales price for single-family homes is **\$741,100**.
- The median days on market for February 2026 was **64** days, up from **54** in February 2025.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed.

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

## LUXURY INVENTORY VS. SALES | FEBRUARY 2026

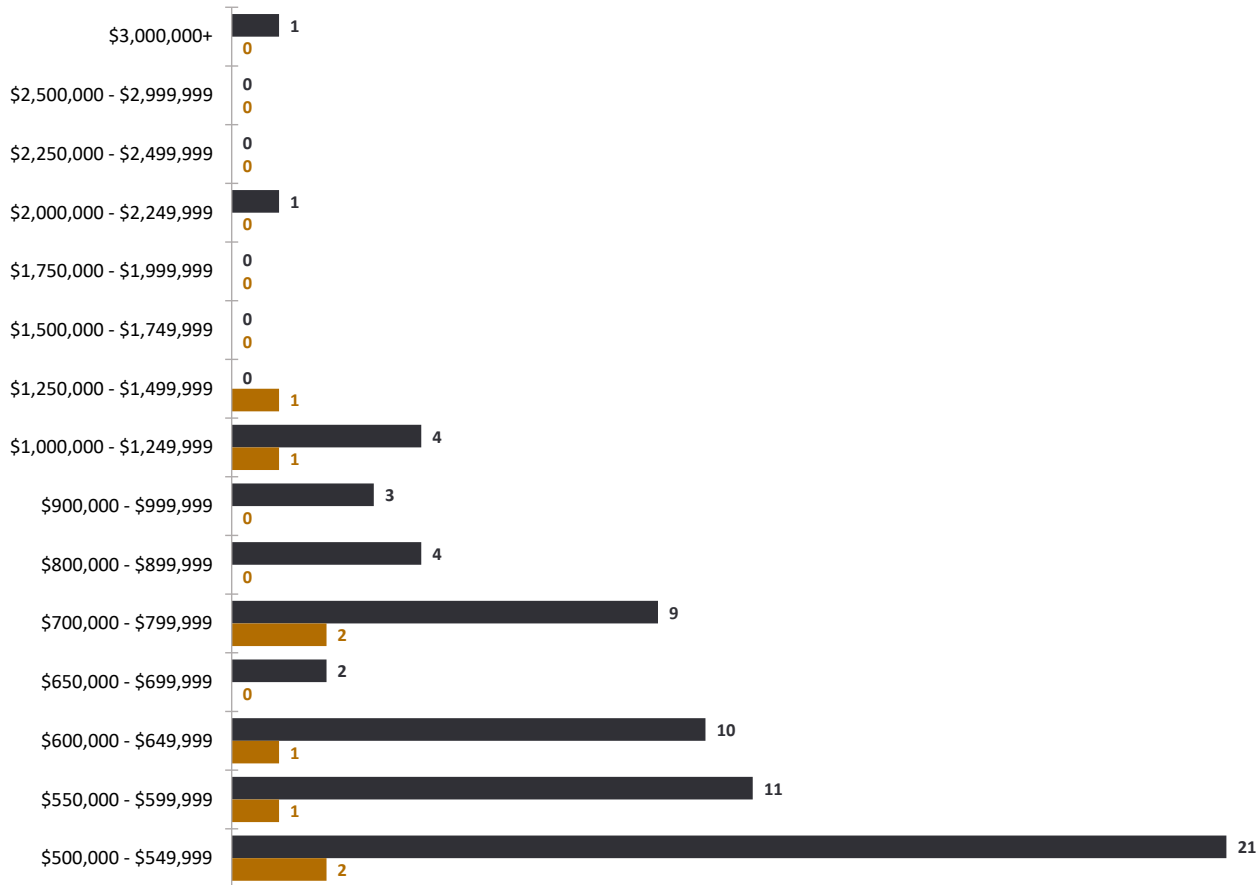
Total Inventory: **66**

Total Sales: **8**

Total Sales Ratio<sup>2</sup>: **12%**

Balanced Market

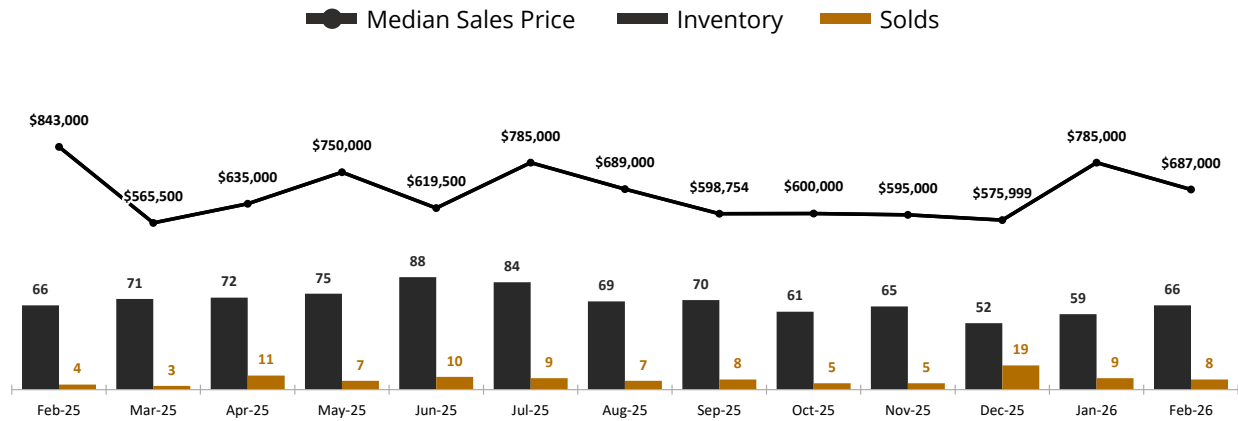
Inventory Sales



Square Feet <sup>3</sup> -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	3	0%
1,500 - 1,999	\$550,000	3	3	3	28	11%
2,000 - 2,499	\$625,000	3	3	3	22	14%
2,500 - 2,999	\$1,400,000	4	4	1	9	11%
3,000 - 3,499	\$779,000	3	4	1	3	33%
3,500+	NA	NA	NA	0	1	0%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup> 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 TREND<sup>4</sup>



## MEDIAN DATA REVIEW | FEBRUARY

### TOTAL INVENTORY

Feb. 2025      Feb. 2026  
**66**            **66**

VARIANCE: **0%**

### TOTAL SOLDS

Feb. 2025      Feb. 2026  
**4**              **8**

VARIANCE: **100%**

### SALES PRICE

Feb. 2025      Feb. 2026  
**\$843k**        **\$687k**

VARIANCE: **-19%**

### SALE PRICE PER SQFT.

Feb. 2025      Feb. 2026  
**\$330**        **\$328**

VARIANCE: **-1%**

### SALE TO LIST PRICE RATIO

Feb. 2025      Feb. 2026  
**97.35%**     **98.05%**

VARIANCE: **1%**

### DAYS ON MARKET

Feb. 2025      Feb. 2026  
**45**            **84**

VARIANCE: **87%**

## JACKSONVILLE MARKET SUMMARY | FEBRUARY 2026

- The attached luxury market is a **Balanced Market** with a **12% Sales Ratio**.
- Homes sold for a median of **98.05% of list price** in February 2026.
- The most active price band is **\$1,000,000-\$1,249,999**, where the sales ratio is **25%**.
- The median luxury sales price for attached homes is **\$687,000**.
- The median days on market for February 2026 was **84** days, up from **45** in February 2025.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed.

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.