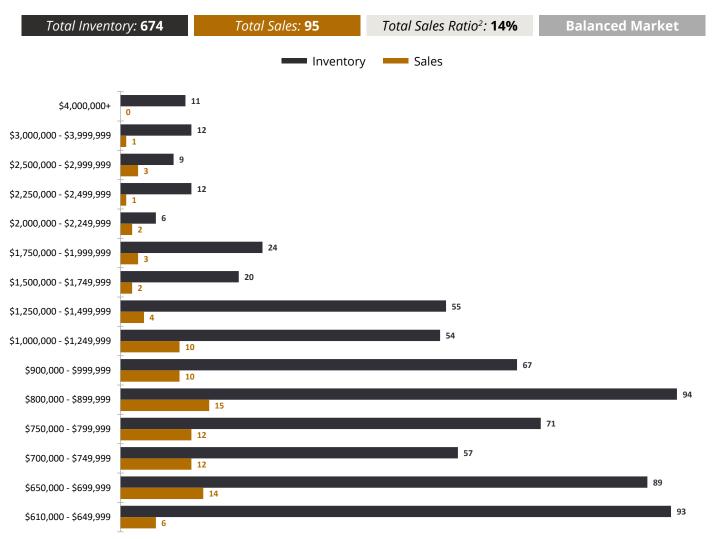


FEBRUARY 2025

BREVARD COUNTY FLORIDA

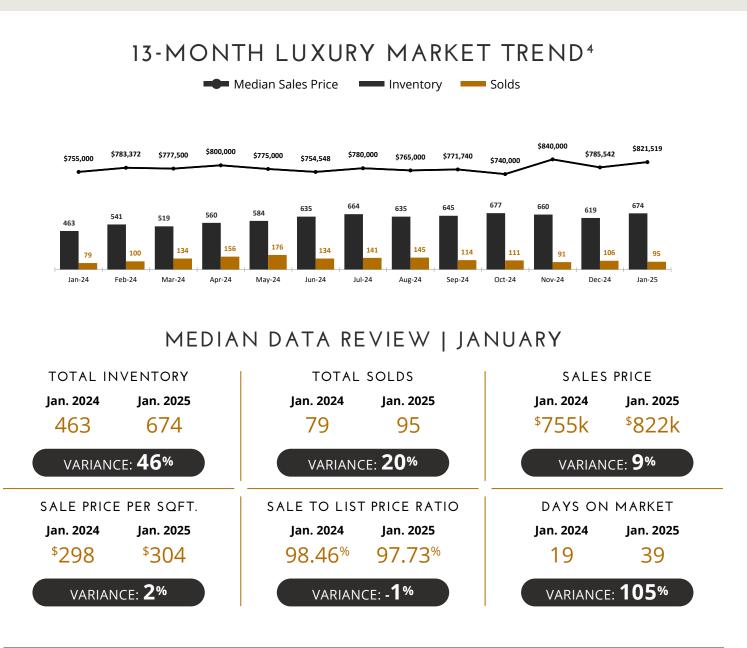
www.LuxuryHomeMarketing.com

LUXURY INVENTORY VS. SALES | JANUARY 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$747,000	3	2	9	109	8%
2,000 - 2,499	\$740,000	4	3	15	172	9%
2,500 - 2,999	\$750,000	4	3	29	161	18%
3,000 - 3,499	\$839,170	4	4	21	131	16%
3,500 - 3,999	\$967,531	4	5	8	47	17%
4,000+	\$1,850,000	5	4	13	54	24%

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.

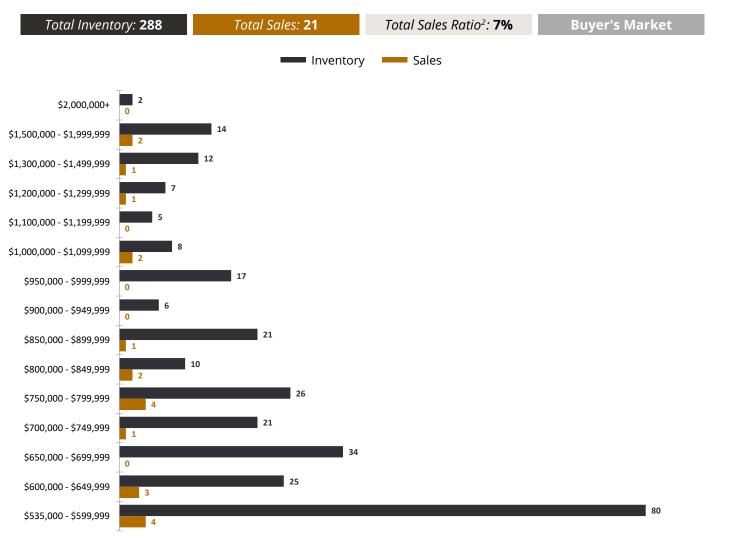


BREVARD COUNTY MARKET SUMMARY | JANUARY 2025

- The single-family luxury market is a **Balanced Market** with a **14% Sales Ratio**.
- Homes sold for a median of **97.73% of list price** in January 2025.
- The most active price band is \$2,500,000-\$2,999,999, where the sales ratio is 33%.
- The median luxury sales price for single-family homes is **\$821,519**.
- The median days on market for January 2025 was **39** days, up from **19** in January 2024.

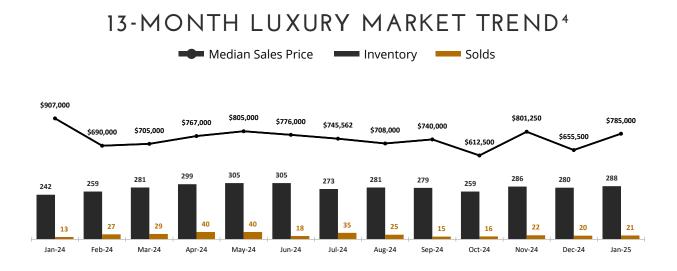
³Square foot table does not account for listings and solds where square foot data is not disclosed. ⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | JANUARY 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$617,500	2	2	2	66	3%
1,500 - 1,999	\$629,500	3	3	8	87	9%
2,000 - 2,499	\$845,000	3	3	6	99	6%
2,500 - 2,999	\$1,435,510	3	4	4	22	18%
3,000 - 3,499	\$848,000	5	4	1	6	17%
3,500+	NA	NA	NA	0	8	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.



MEDIAN DATA REVIEW | JANUARY



BREVARD COUNTY MARKET SUMMARY | JANUARY 2025

- The attached luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **96.88% of list price** in January 2025.
- The most active price band is \$1,000,000-\$1,099,999, where the sales ratio is 25%.
- The median luxury sales price for attached homes is **\$785,000**.
- The median days on market for January 2025 was 62 days, up from 33 in January 2024.