



JACKSONVILLE
BEACHES
FLORIDA
FERNANDINA BEACH TO ST AUGUSTINE BEACH

LUXURY INVENTORY VS. SALES | JANUARY 2025

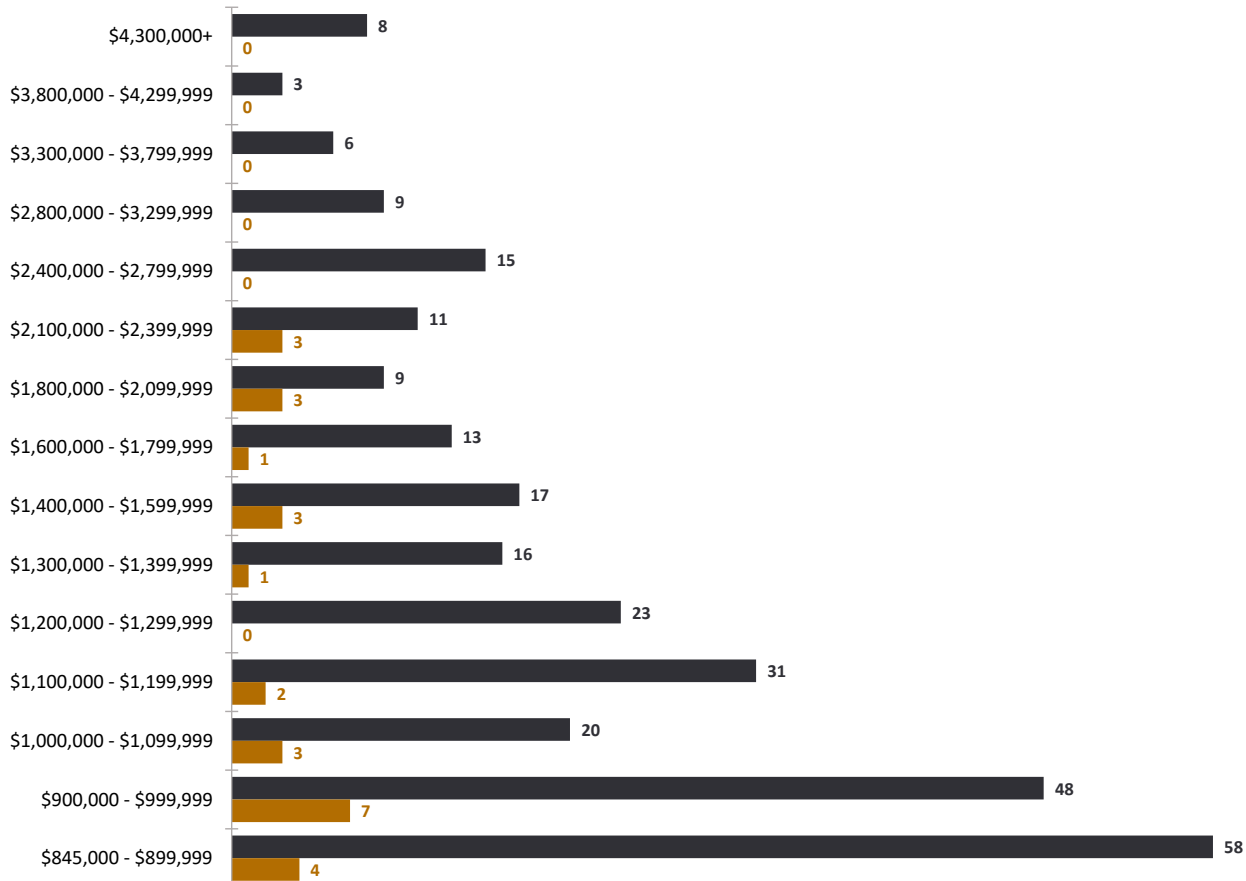
Total Inventory: **287**

Total Sales: **27**

Total Sales Ratio²: **9%**

Buyer's 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 - 1,999	\$1,000,000	3	2	1	19	5%
2,000 - 2,999	\$923,235	4	3	13	111	12%
3,000 - 3,999	\$1,277,750	4	4	8	109	7%
4,000 - 4,999	\$1,360,000	5	4	3	38	8%
5,000 - 5,999	\$1,770,000	6	6	2	0	NA
6,000+	NA	NA	NA	0	8	0%

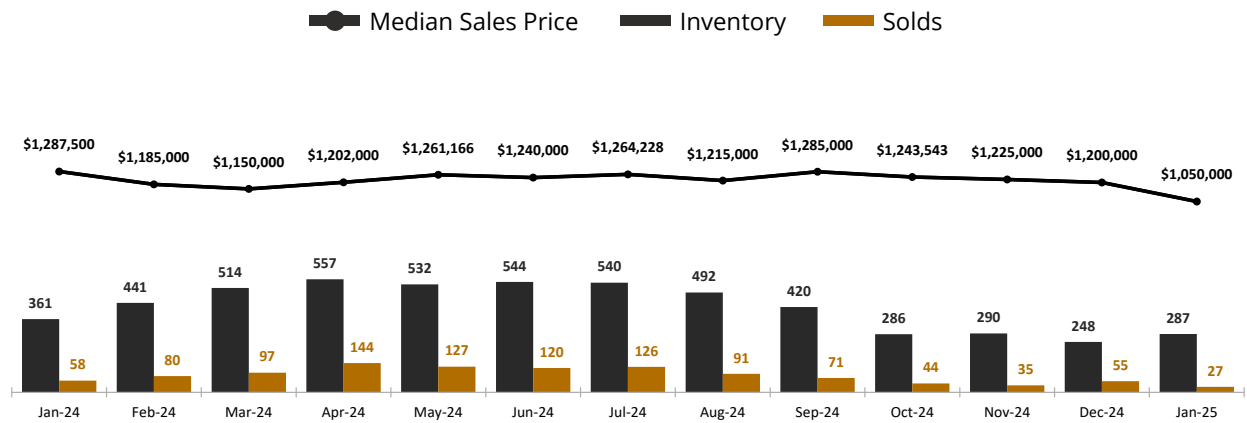
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

JACKSONVILLE BEACHES

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JANUARY

TOTAL INVENTORY

Jan. 2024: 361
Jan. 2025: 287

VARIANCE: **-20%**

TOTAL SOLDS

Jan. 2024: 58
Jan. 2025: 27

VARIANCE: **-53%**

SALES PRICE

Jan. 2024: \$1.29m
Jan. 2025: \$1.05m

VARIANCE: **-18%**

SALE PRICE PER SQFT.

Jan. 2024: \$430
Jan. 2025: \$340

VARIANCE: **-21%**

SALE TO LIST PRICE RATIO

Jan. 2024: 96.33%
Jan. 2025: 96.31%

VARIANCE: **0%**

DAYS ON MARKET

Jan. 2024: 40
Jan. 2025: 60

VARIANCE: **50%**

JACKSONVILLE BEACHES MARKET SUMMARY | JANUARY 2025

- The single-family luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **96.31% of list price** in January 2025.
- The most active price band is **\$1,800,000-\$2,099,999**, where the sales ratio is **33%**.
- The median luxury sales price for single-family homes is **\$1,050,000**.
- The median days on market for January 2025 was **60** days, up from **40** 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

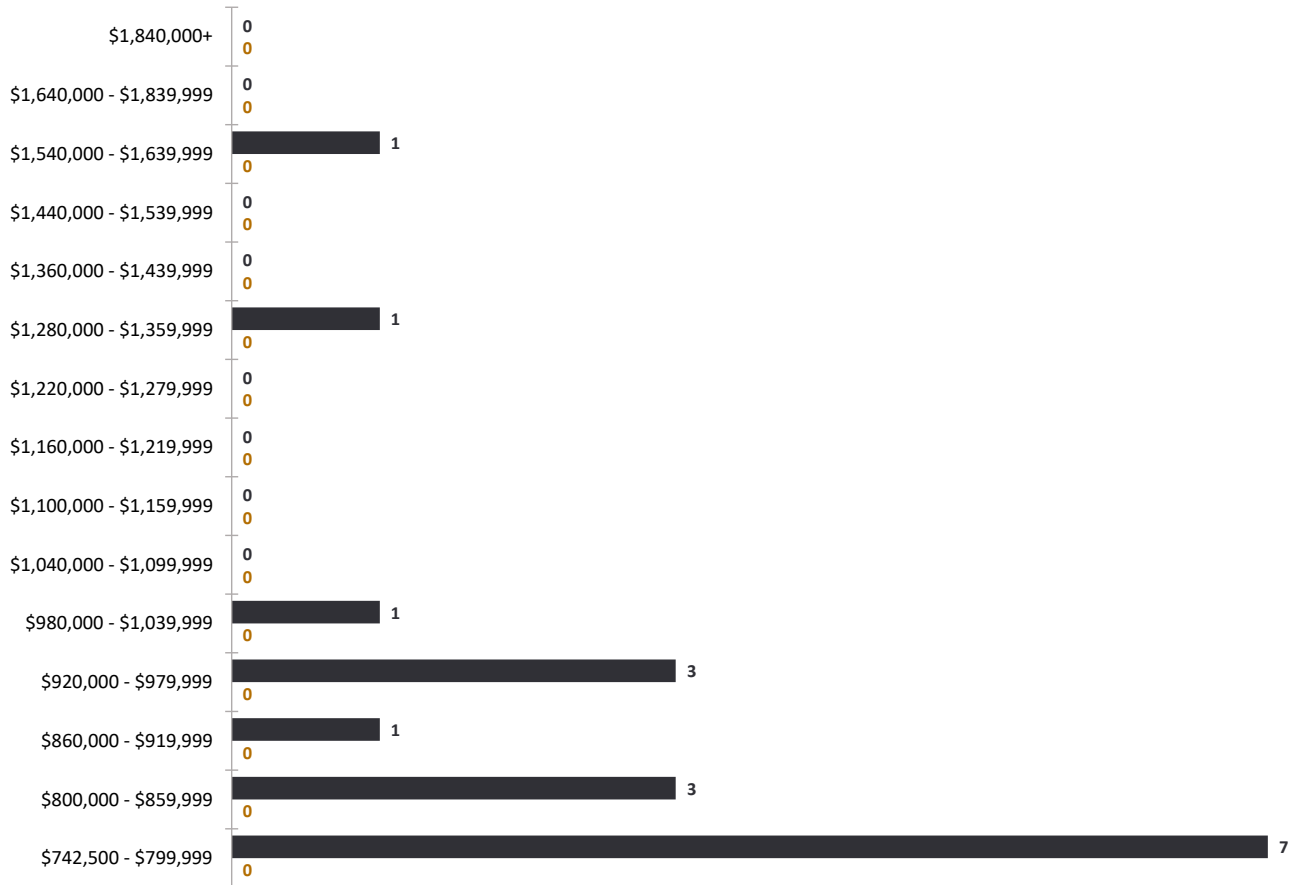
Total Inventory: **17**

Total Sales: **0**

Total Sales Ratio²: **0%**

Buyer's Market

Inventory Sales



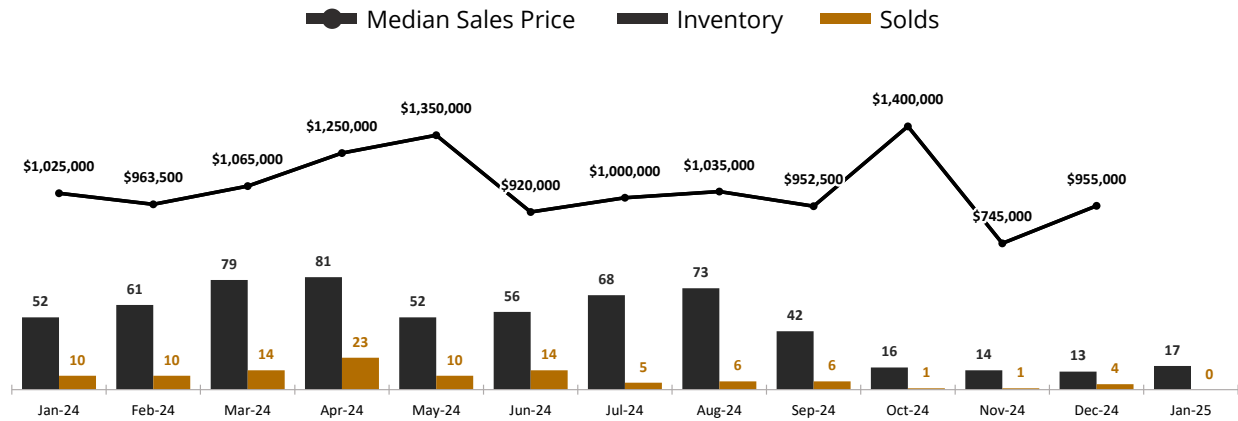
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	NA	NA	NA	0	6	0%
1,500 - 1,999	NA	NA	NA	0	7	0%
2,000 - 2,499	NA	NA	NA	0	2	0%
2,500 - 2,999	NA	NA	NA	0	1	0%
3,000 - 3,499	NA	NA	NA	0	0	NA
3,500+	NA	NA	NA	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 | JANUARY

TOTAL INVENTORY

Jan. 2024: **52**
Jan. 2025: **17**

VARIANCE: **-67%**

TOTAL SOLDS

Jan. 2024: **10**
Jan. 2025: **0**

VARIANCE: **-100%**

SALES PRICE

Jan. 2024: **\$1.03m**
Jan. 2025: **N/A**

VARIANCE: **N/A**

SALE PRICE PER SQFT.

Jan. 2024: **\$599**
Jan. 2025: **N/A**

VARIANCE: **N/A**

SALE TO LIST PRICE RATIO

Jan. 2024: **95.10%**
Jan. 2025: **N/A**

VARIANCE: **N/A**

DAYS ON MARKET

Jan. 2024: **27**
Jan. 2025: **N/A**

VARIANCE: **N/A**

JACKSONVILLE BEACHES MARKET SUMMARY | JANUARY 2025

- No luxury attached homes sold in January 2025.

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