

INSTITUTE *for*
LUXURY HOME
MARKETING®

by Colibri Real Estate

MAY
2026

BREVARD COUNTY
FLORIDA



BREVARD COUNTY

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$610,000**

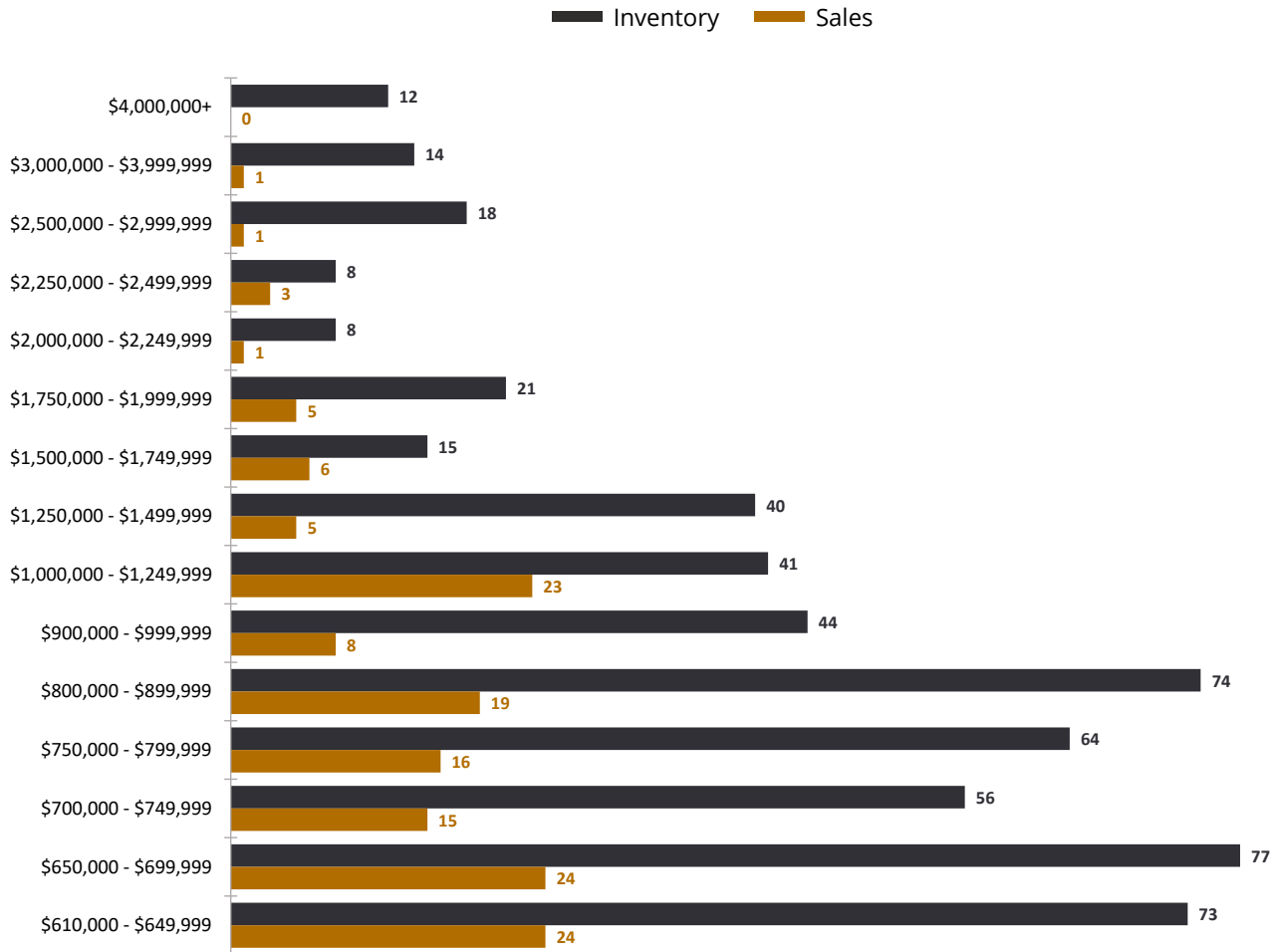
LUXURY INVENTORY VS. SALES | APRIL 2026

Total Inventory: **565**

Total Sales: **151**

Total Sales Ratio²: **27%**

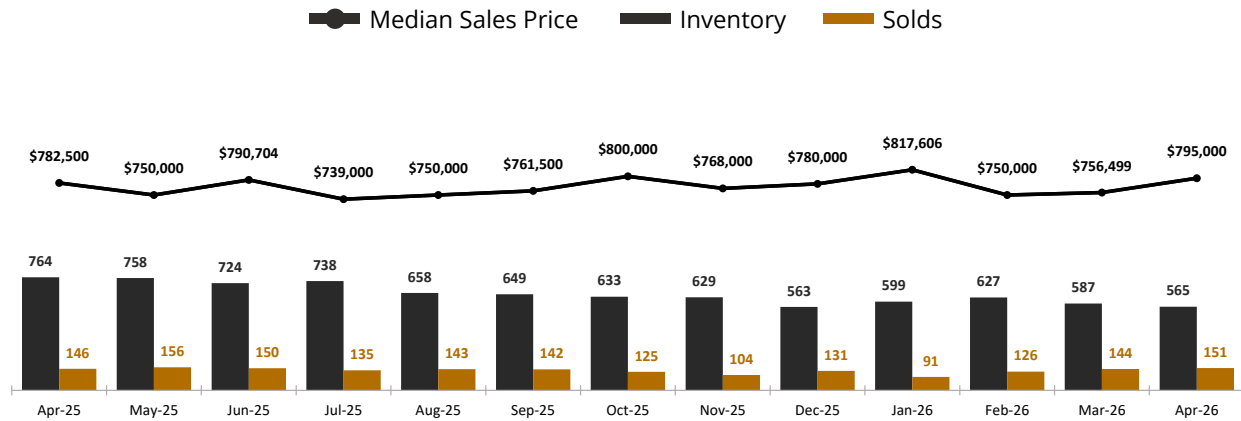
Seller's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$680,000	3	2	27	83	33%
2,000 - 2,499	\$720,500	4	3	38	139	27%
2,500 - 2,999	\$752,785	4	3	40	139	29%
3,000 - 3,499	\$1,035,000	4	4	26	85	31%
3,500 - 3,999	\$1,321,348	5	4	10	53	19%
4,000+	\$1,217,500	5	5	10	66	15%

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 | APRIL

TOTAL INVENTORY

Apr. 2025 Apr. 2026
764 **565**

VARIANCE: **-26%**

TOTAL SOLDS

Apr. 2025 Apr. 2026
146 **151**

VARIANCE: **3%**

SALES PRICE

Apr. 2025 Apr. 2026
\$783k **\$795k**

VARIANCE: **2%**

SALE PRICE PER SQFT.

Apr. 2025 Apr. 2026
\$293 **\$317**

VARIANCE: **8%**

SALE TO LIST PRICE RATIO

Apr. 2025 Apr. 2026
98.10% **97.64%**

VARIANCE: **0%**

DAYS ON MARKET

Apr. 2025 Apr. 2026
33 **36**

VARIANCE: **9%**

BREVARD COUNTY MARKET SUMMARY | APRIL 2026

- The single-family luxury market is a **Seller's Market** with a **27% Sales Ratio**.
- Homes sold for a median of **97.64% of list price** in April 2026.
- The most active price band is **\$1,000,000-\$1,249,999**, where the sales ratio is **56%**.
- The median luxury sales price for single-family homes is **\$795,000**.
- The median days on market for April 2026 was **36** days, up from **33** in April 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.

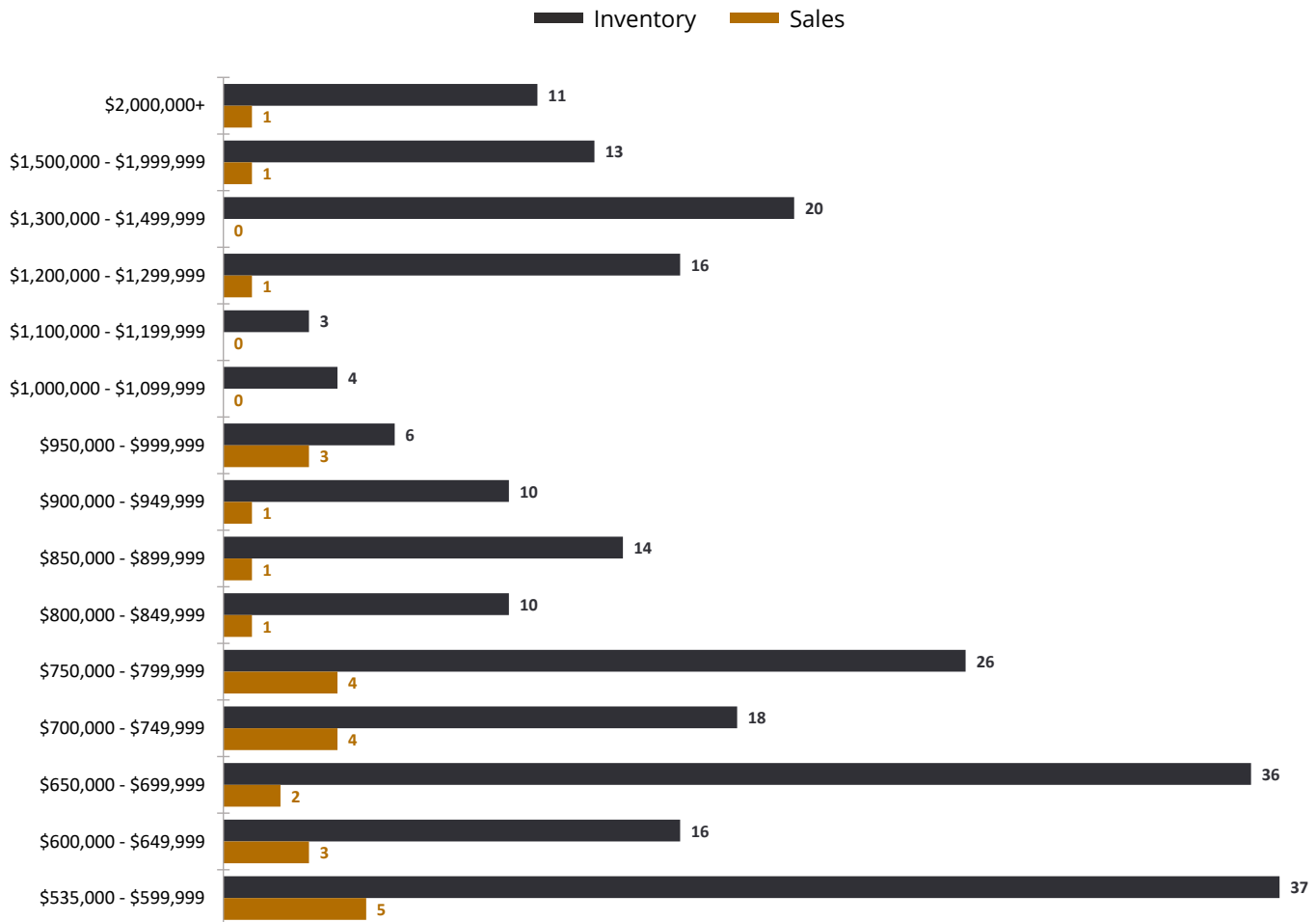
LUXURY INVENTORY VS. SALES | APRIL 2026

Total Inventory: **240**

Total Sales: **27**

Total Sales Ratio²: **11%**

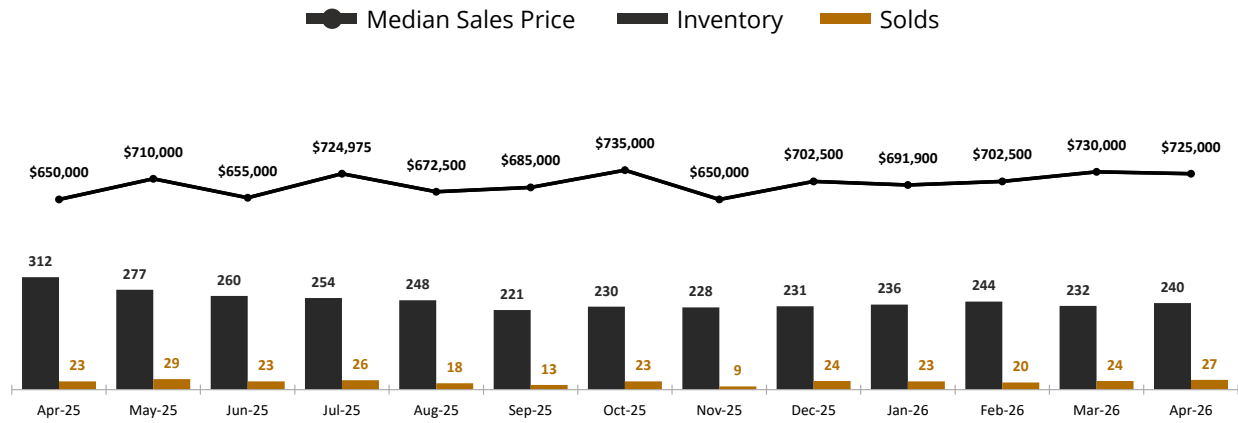
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$580,000	3	2	4	41	10%
1,500 - 1,999	\$700,000	3	2	11	59	19%
2,000 - 2,499	\$930,000	3	2	7	78	9%
2,500 - 2,999	\$615,000	3	3	1	46	2%
3,000 - 3,499	\$1,387,500	4	4	4	10	40%
3,500+	NA	NA	NA	0	6	0%

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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2025 Apr. 2026
312 **240**

VARIANCE: **-23%**

TOTAL SOLDS

Apr. 2025 Apr. 2026
23 **27**

VARIANCE: **17%**

SALES PRICE

Apr. 2025 Apr. 2026
\$650k **\$725k**

VARIANCE: **12%**

SALE PRICE PER SQFT.

Apr. 2025 Apr. 2026
\$370 **\$422**

VARIANCE: **14%**

SALE TO LIST PRICE RATIO

Apr. 2025 Apr. 2026
96.22% **96.55%**

VARIANCE: **0%**

DAYS ON MARKET

Apr. 2025 Apr. 2026
58 **109**

VARIANCE: **88%**

BREVARD COUNTY MARKET SUMMARY | APRIL 2026

- The attached luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **96.55% of list price** in April 2026.
- The most active price band is **\$950,000-\$999,999**, where the sales ratio is **50%**.
- The median luxury sales price for attached homes is **\$725,000**.
- The median days on market for April 2026 was **109** days, up from **58** in April 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.