

INSTITUTE *for*  
LUXURY HOME  
MARKETING®

by Colibri Real Estate

APRIL  
2026



BREVARD COUNTY  
FLORIDA



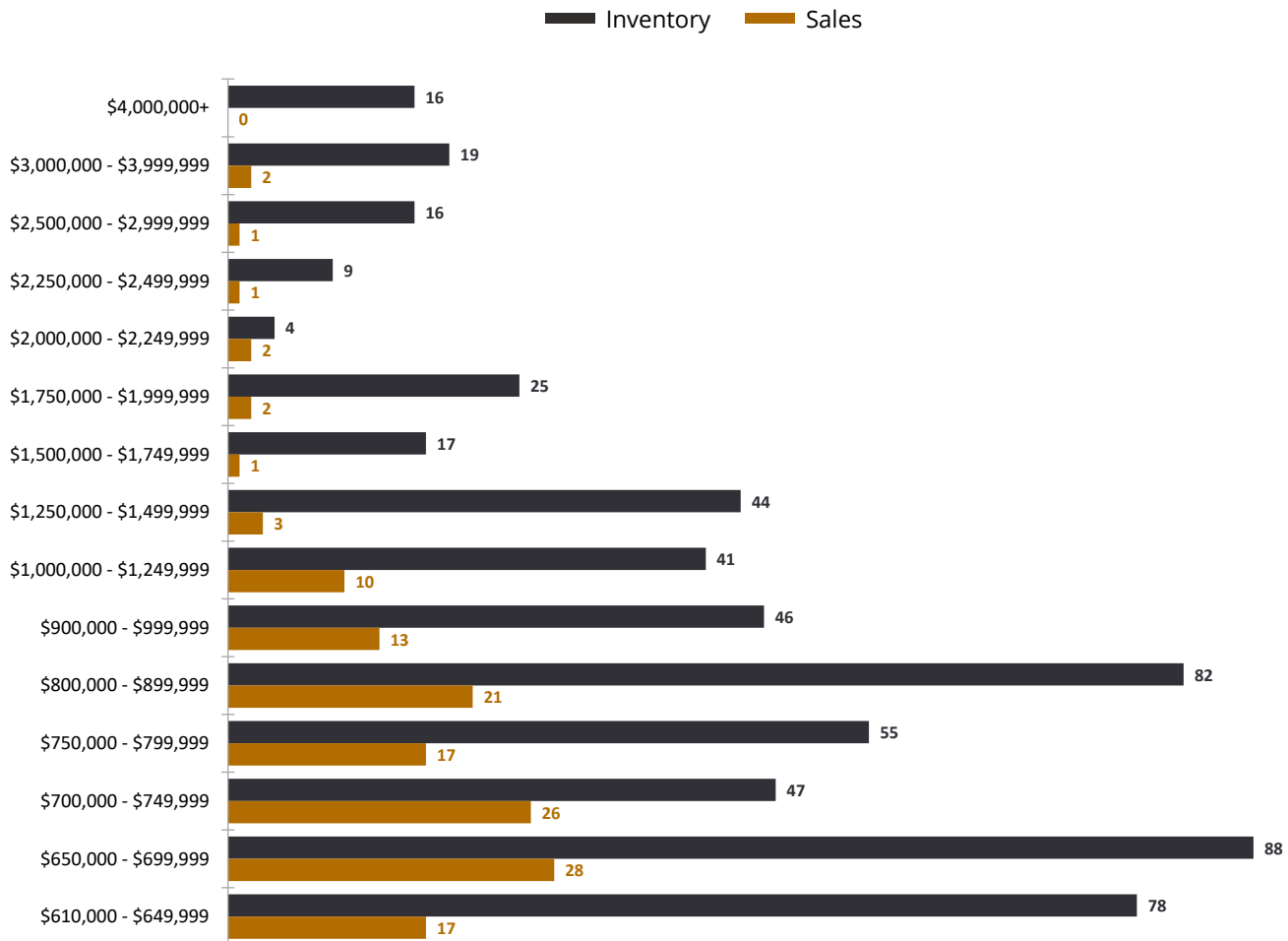
### LUXURY INVENTORY VS. SALES | MARCH 2026

**Total Inventory: 587**

**Total Sales: 144**

**Total Sales Ratio<sup>2</sup>: 25%**

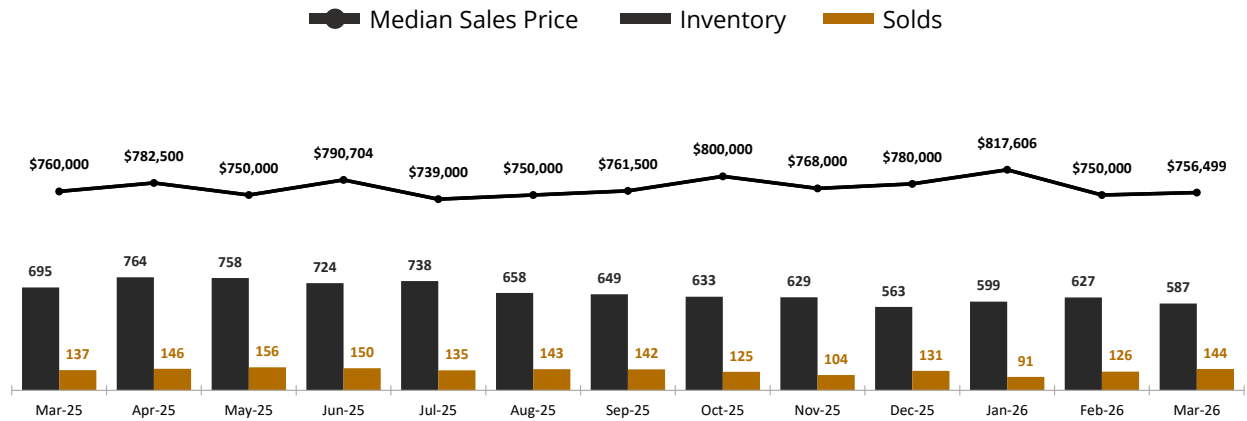
**Seller's Market**



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$723,500	3	2	18	99	18%
2,000 - 2,499	\$682,686	4	3	38	145	26%
2,500 - 2,999	\$800,000	4	3	45	126	36%
3,000 - 3,499	\$818,410	4	3	29	89	33%
3,500 - 3,999	\$967,500	5	4	9	50	18%
4,000+	\$2,700,000	5	6	5	78	6%

<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 | MARCH

#### TOTAL INVENTORY

Mar. 2025: **695**  
Mar. 2026: **587**

VARIANCE: **-16%**

#### TOTAL SOLDS

Mar. 2025: **137**  
Mar. 2026: **144**

VARIANCE: **5%**

#### SALES PRICE

Mar. 2025: **\$760k**  
Mar. 2026: **\$756k**

VARIANCE: **0%**

#### SALE PRICE PER SQFT.

Mar. 2025: **\$303**  
Mar. 2026: **\$298**

VARIANCE: **-2%**

#### SALE TO LIST PRICE RATIO

Mar. 2025: **97.63%**  
Mar. 2026: **97.36%**

VARIANCE: **0%**

#### DAYS ON MARKET

Mar. 2025: **26**  
Mar. 2026: **56**

VARIANCE: **115%**

## BREVARD COUNTY MARKET SUMMARY | MARCH 2026

- The single-family luxury market is a **Seller's Market** with a **25% Sales Ratio**.
- Homes sold for a median of **97.36% of list price** in March 2026.
- The most active price band is **\$700,000-\$749,999**, where the sales ratio is **55%**.
- The median luxury sales price for single-family homes is **\$756,499**.
- The median days on market for March 2026 was **56** days, up from **26** in March 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.

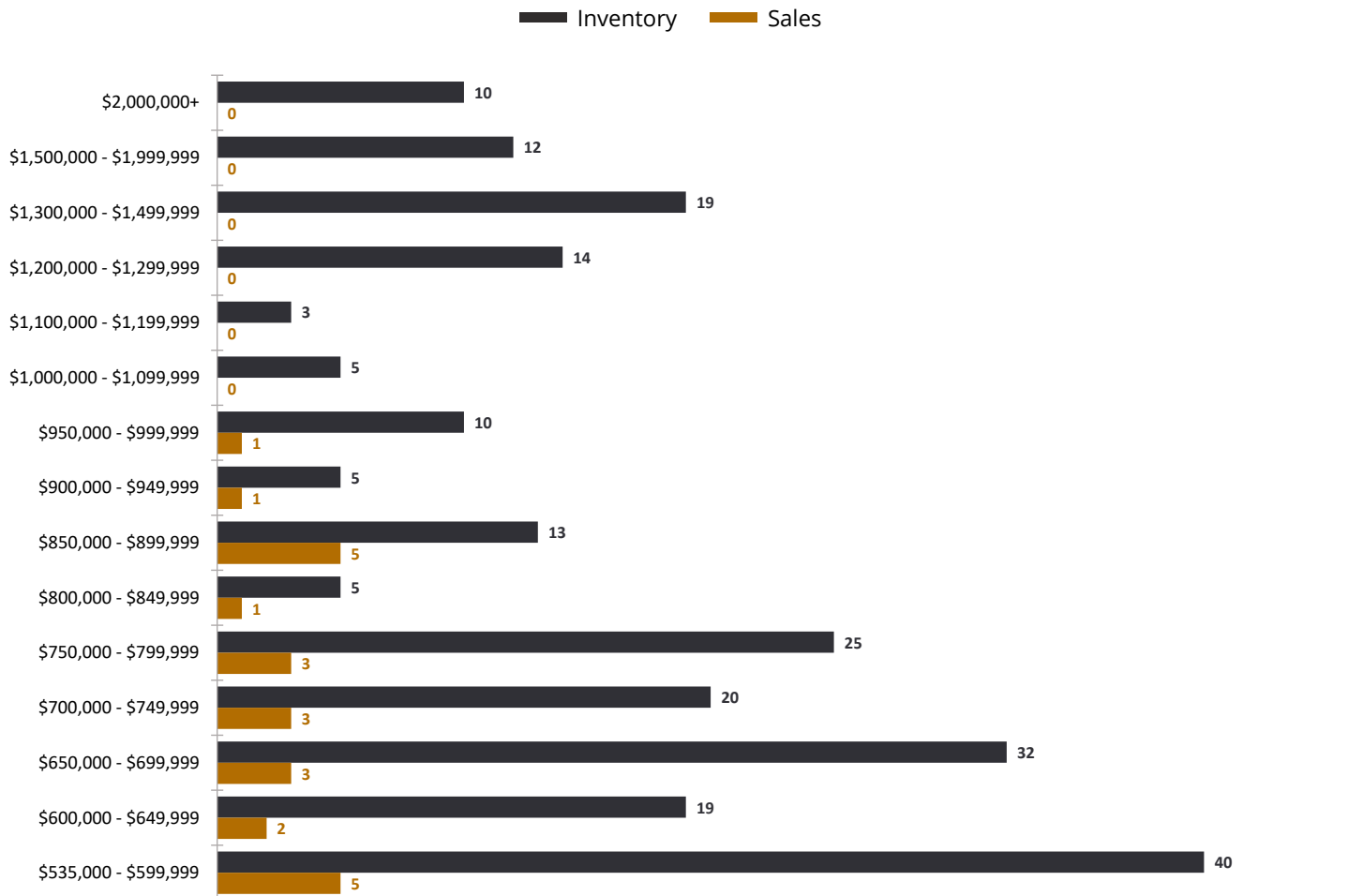
## LUXURY INVENTORY VS. SALES | MARCH 2026

Total Inventory: **232**

Total Sales: **24**

Total Sales Ratio<sup>2</sup>: **10%**

Buyer's Market



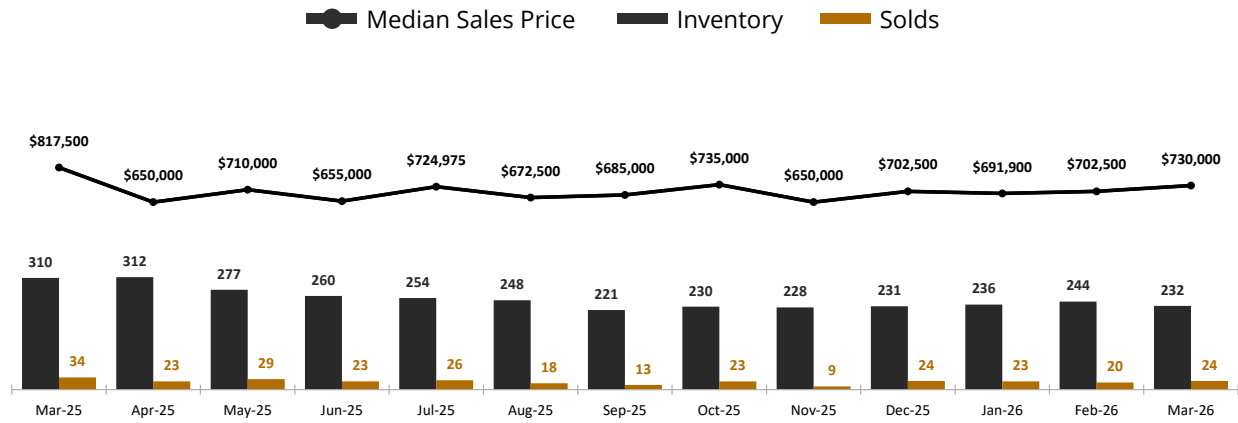
Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$569,500	2	2	2	42	5%
1,500 - 1,999	\$700,000	3	2	11	54	20%
2,000 - 2,499	\$760,000	3	3	7	82	9%
2,500 - 2,999	\$916,000	3	3	4	40	10%
3,000 - 3,499	NA	NA	NA	0	9	0%
3,500+	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.

# BREVARD COUNTY

ATTACHED HOMES  
Luxury Benchmark Price<sup>1</sup>: **\$535,000**

## 13-MONTH LUXURY MARKET TREND<sup>4</sup>



## MEDIAN DATA REVIEW | MARCH

### TOTAL INVENTORY

Mar. 2025: **310**  
Mar. 2026: **232**

VARIANCE: **-25%**

### TOTAL SOLDS

Mar. 2025: **34**  
Mar. 2026: **24**

VARIANCE: **-29%**

### SALES PRICE

Mar. 2025: **\$818k**  
Mar. 2026: **\$730k**

VARIANCE: **-11%**

### SALE PRICE PER SQFT.

Mar. 2025: **\$421**  
Mar. 2026: **\$372**

VARIANCE: **-12%**

### SALE TO LIST PRICE RATIO

Mar. 2025: **97.33%**  
Mar. 2026: **95.84%**

VARIANCE: **-2%**

### DAYS ON MARKET

Mar. 2025: **121**  
Mar. 2026: **62**

VARIANCE: **-49%**

## BREVARD COUNTY MARKET SUMMARY | MARCH 2026

- The attached luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **95.84% of list price** in March 2026.
- The most active price band is **\$850,000-\$899,999**, where the sales ratio is **38%**.
- The median luxury sales price for attached homes is **\$730,000**.
- The median days on market for March 2026 was **62** days, down from **121** in March 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.