

BREVARD COUNTY
FLORIDA

www.LuxuryHomeMarketing.com



LUXURY INVENTORY VS. SALES | AUGUST 2026

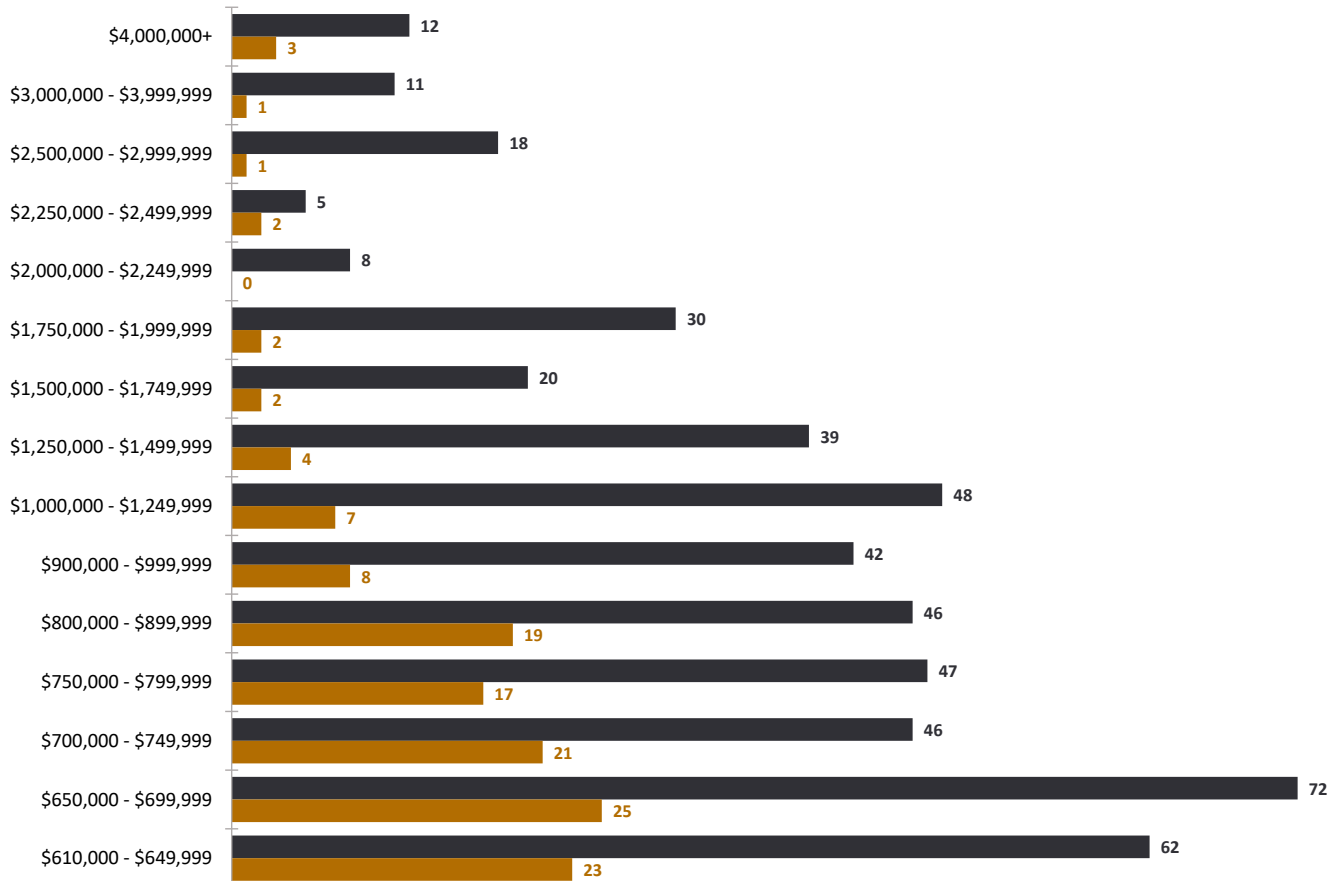
Total Inventory: **506**

Total Sales: **135**

Total Sales Ratio²: **27%**

Seller'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	\$673,160	3	2	14	70	20%
2,000 - 2,499	\$680,000	4	3	45	120	38%
2,500 - 2,999	\$755,000	4	3	29	126	23%
3,000 - 3,499	\$794,000	4	3	25	74	34%
3,500 - 3,999	\$930,000	5	4	12	45	27%
4,000+	\$2,212,000	6	5	10	71	14%

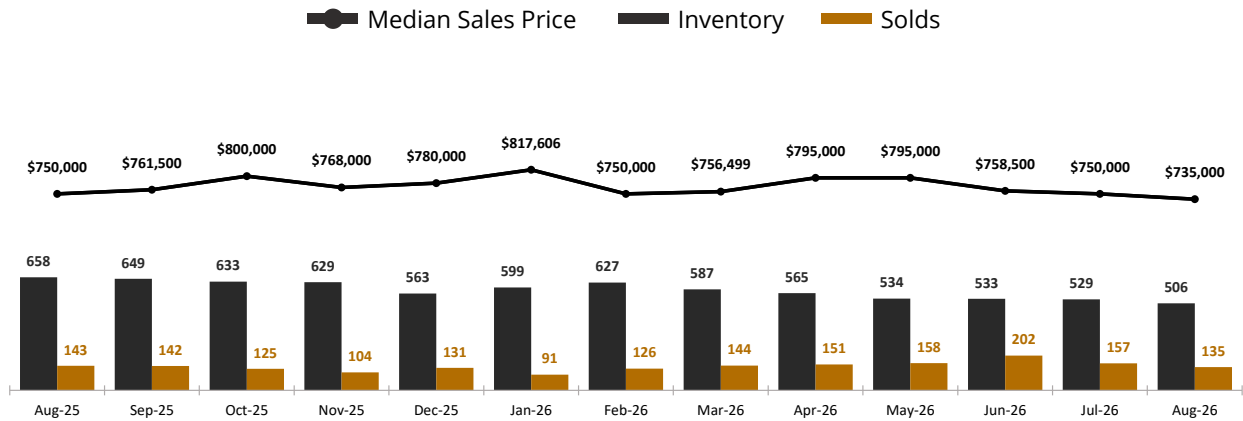
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

BREVARD COUNTY

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2025: **658**
Aug. 2026: **506**

VARIANCE: **-23%**

TOTAL SOLDs

Aug. 2025: **143**
Aug. 2026: **135**

VARIANCE: **-6%**

SALES PRICE

Aug. 2025: **\$750k**
Aug. 2026: **\$735k**

VARIANCE: **-2%**

SALE PRICE PER SQFT.

Aug. 2025: **\$303**
Aug. 2026: **\$294**

VARIANCE: **-3%**

SALE TO LIST PRICE RATIO

Aug. 2025: **97.78%**
Aug. 2026: **98.75%**

VARIANCE: **1%**

DAYS ON MARKET

Aug. 2025: **46**
Aug. 2026: **39**

VARIANCE: **-15%**

BREVARD COUNTY MARKET SUMMARY | AUGUST 2026

- The single-family luxury market is a **Seller's Market** with a **27% Sales Ratio**.
- Homes sold for a median of **98.75% of list price** in August 2026.
- The most active price band is **\$700,000-\$749,999**, where the sales ratio is **46%**.
- The median luxury sales price for single-family homes is **\$735,000**.
- The median days on market for August 2026 was **39** days, down from **46** in August 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.

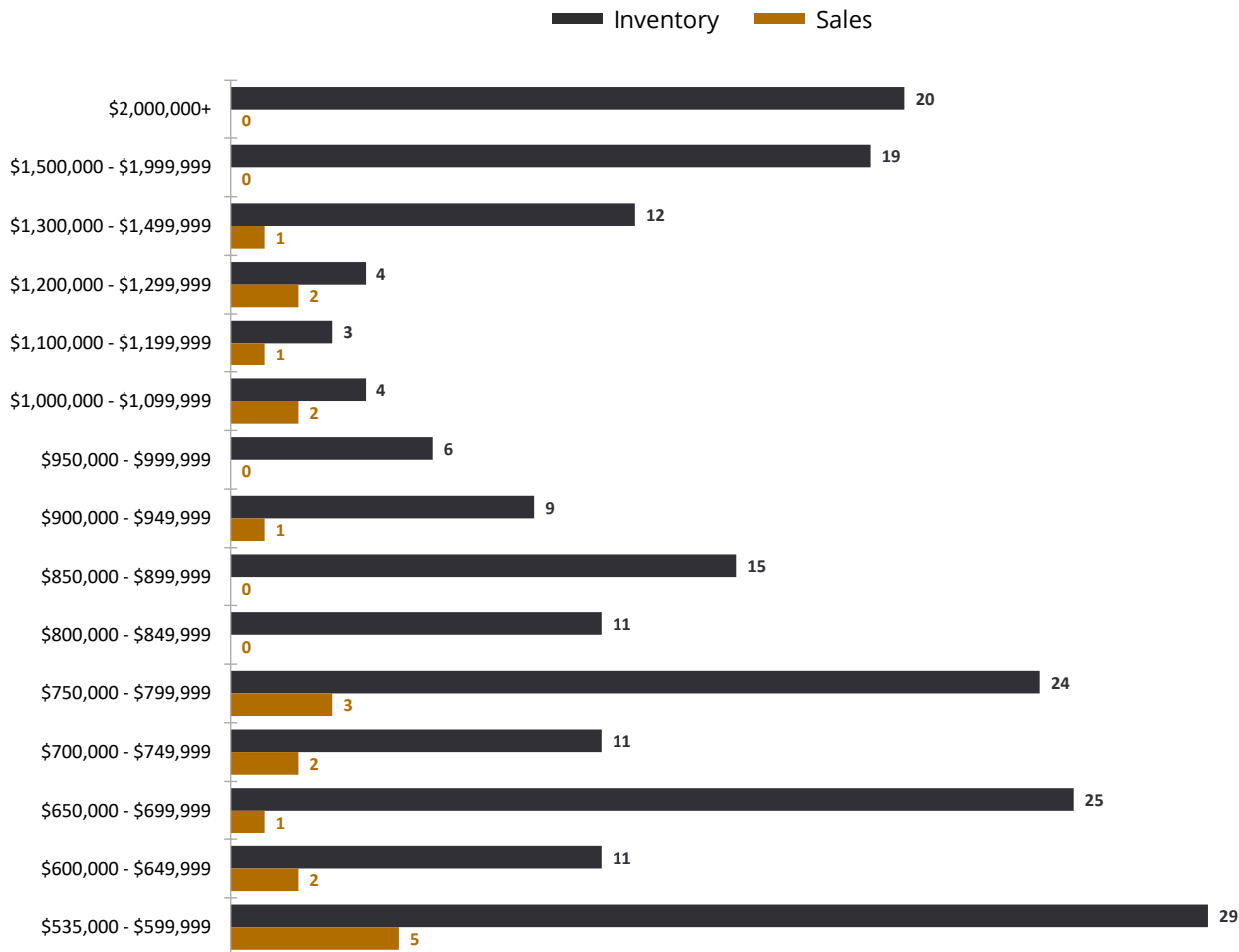
LUXURY INVENTORY VS. SALES | AUGUST 2026

Total Inventory: **203**

Total Sales: **20**

Total Sales Ratio²: **10%**

Buyer's Market



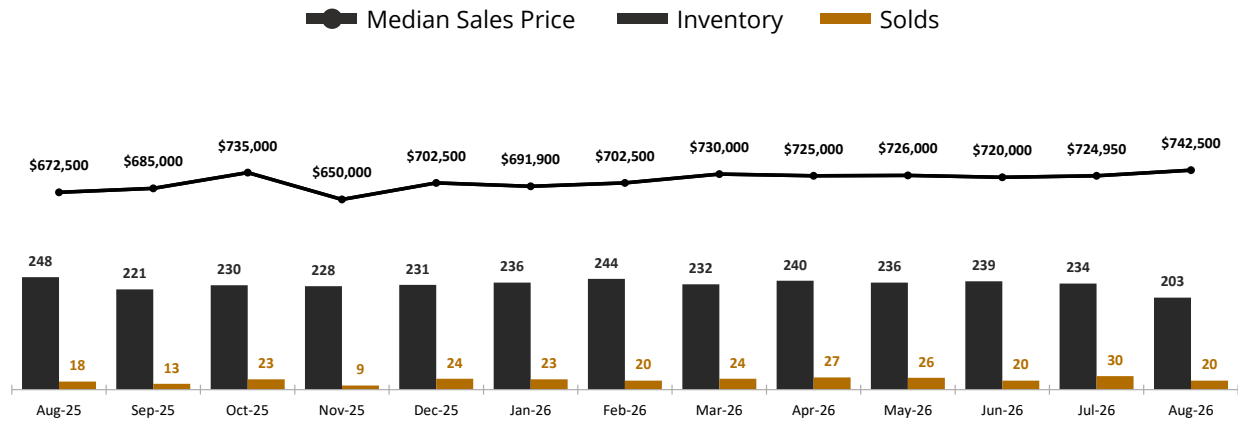
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$560,000	2	2	4	38	11%
1,500 - 1,999	\$725,000	3	2	5	53	9%
2,000 - 2,499	\$890,000	3	3	8	48	17%
2,500 - 2,999	\$1,175,000	3	3	2	53	4%
3,000 - 3,499	NA	NA	NA	0	6	0%
3,500+	\$715,500	3	4	1	5	20%

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

ATTACHED HOMES
Luxury Benchmark Price¹: **\$535,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2025: **248**
Aug. 2026: **203**

VARIANCE: **-18%**

TOTAL SOLDs

Aug. 2025: **18**
Aug. 2026: **20**

VARIANCE: **11%**

SALES PRICE

Aug. 2025: **\$673k**
Aug. 2026: **\$743k**

VARIANCE: **10%**

SALE PRICE PER SQFT.

Aug. 2025: **\$345**
Aug. 2026: **\$407**

VARIANCE: **18%**

SALE TO LIST PRICE RATIO

Aug. 2025: **96.78%**
Aug. 2026: **95.90%**

VARIANCE: **-1%**

DAYS ON MARKET

Aug. 2025: **78**
Aug. 2026: **47**

VARIANCE: **-40%**

BREVARD COUNTY MARKET SUMMARY | AUGUST 2026

- The attached luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **95.90% of list price** in August 2026.
- The most active price bands are **\$1,000,000-\$1,099,999** and **\$1,200,000-\$1,299,999**, where the sales ratio is **50%**.
- The median luxury sales price for attached homes is **\$742,500**.
- The median days on market for August 2026 was **47** days, down from **78** in August 2025.

³Square foot table does not account for listings and sells where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.