

BREVARD COUNTY
FLORIDA



LUXURY INVENTORY VS. SALES | JULY 2026

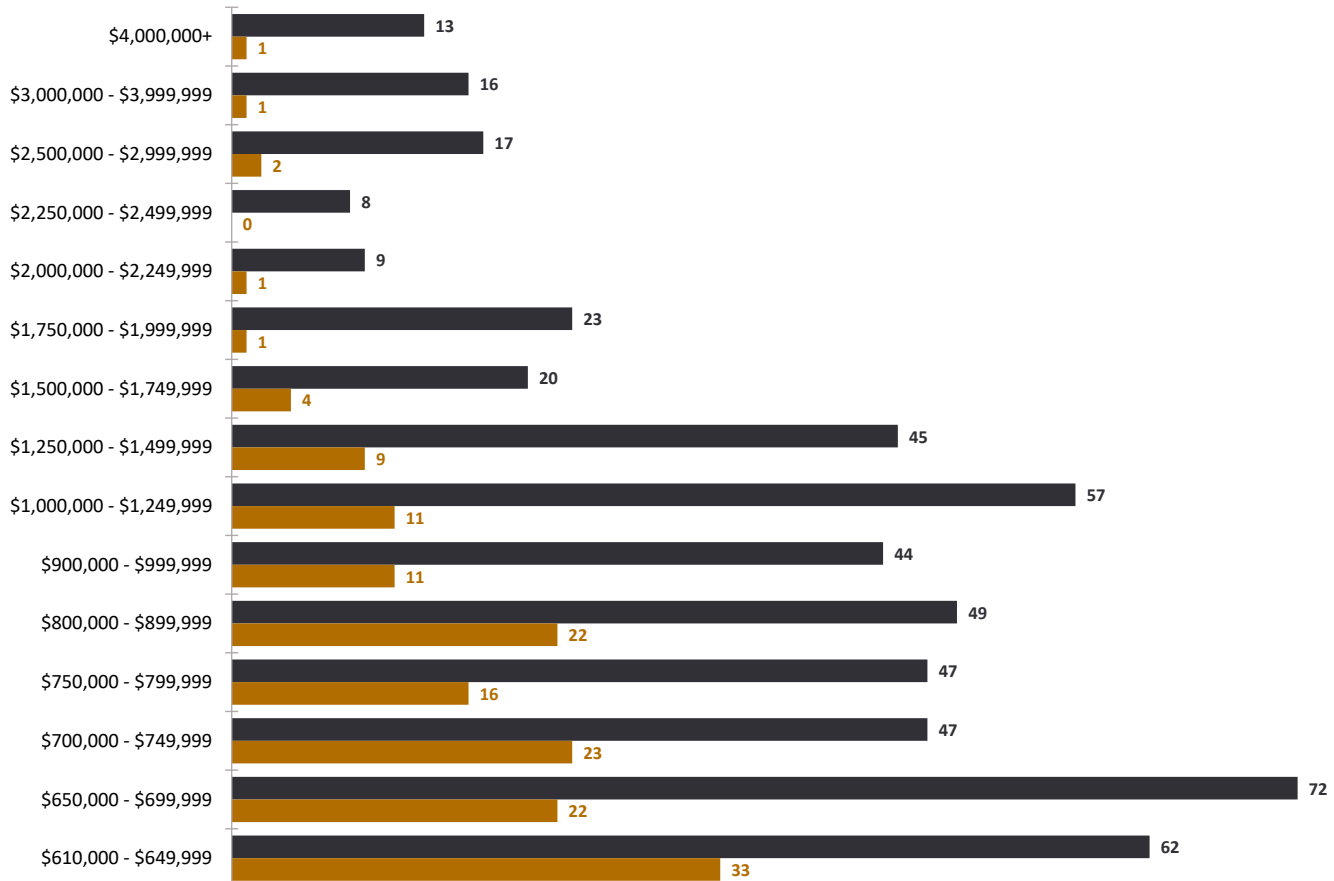
Total Inventory: **529**

Total Sales: **157**

Total Sales Ratio²: **30%**

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	\$736,500	3	2	24	82	29%
2,000 - 2,499	\$671,500	4	3	50	125	40%
2,500 - 2,999	\$739,750	4	3	34	123	28%
3,000 - 3,499	\$886,000	4	4	25	78	32%
3,500 - 3,999	\$888,000	5	4	15	49	31%
4,000+	\$1,950,000	5	5	9	72	13%

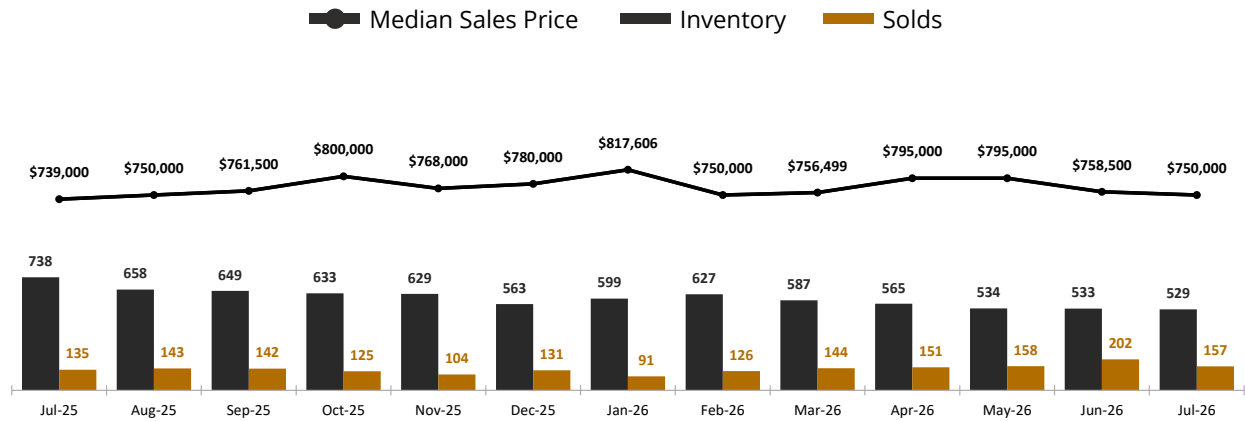
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

BREVARD COUNTY

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2025: **738**
Jul. 2026: **529**

VARIANCE: **-28%**

TOTAL SOLDs

Jul. 2025: **135**
Jul. 2026: **157**

VARIANCE: **16%**

SALES PRICE

Jul. 2025: **\$739k**
Jul. 2026: **\$750k**

VARIANCE: **1%**

SALE PRICE PER SQFT.

Jul. 2025: **\$282**
Jul. 2026: **\$303**

VARIANCE: **7%**

SALE TO LIST PRICE RATIO

Jul. 2025: **97.59%**
Jul. 2026: **98.30%**

VARIANCE: **1%**

DAYS ON MARKET

Jul. 2025: **54**
Jul. 2026: **24**

VARIANCE: **-56%**

BREVARD COUNTY MARKET SUMMARY | JULY 2026

- The single-family luxury market is a **Seller's Market** with a **30% Sales Ratio**.
- Homes sold for a median of **98.30% of list price** in July 2026.
- The most active price band is **\$610,000-\$649,999**, where the sales ratio is **53%**.
- The median luxury sales price for single-family homes is **\$750,000**.
- The median days on market for July 2026 was **24** days, down from **54** in July 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 | JULY 2026

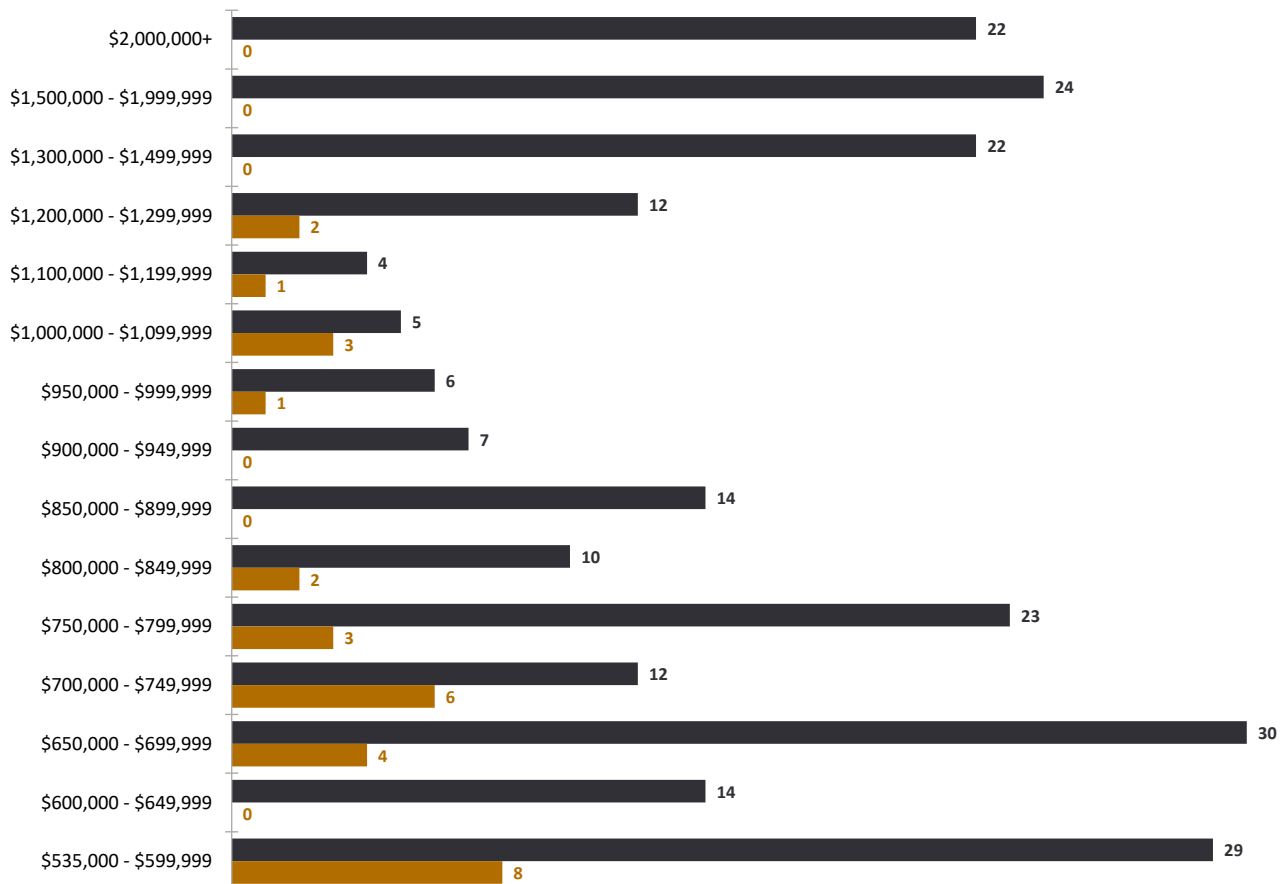
Total Inventory: **234**

Total Sales: **30**

Total Sales Ratio²: **13%**

Balanced Market

Inventory Sales



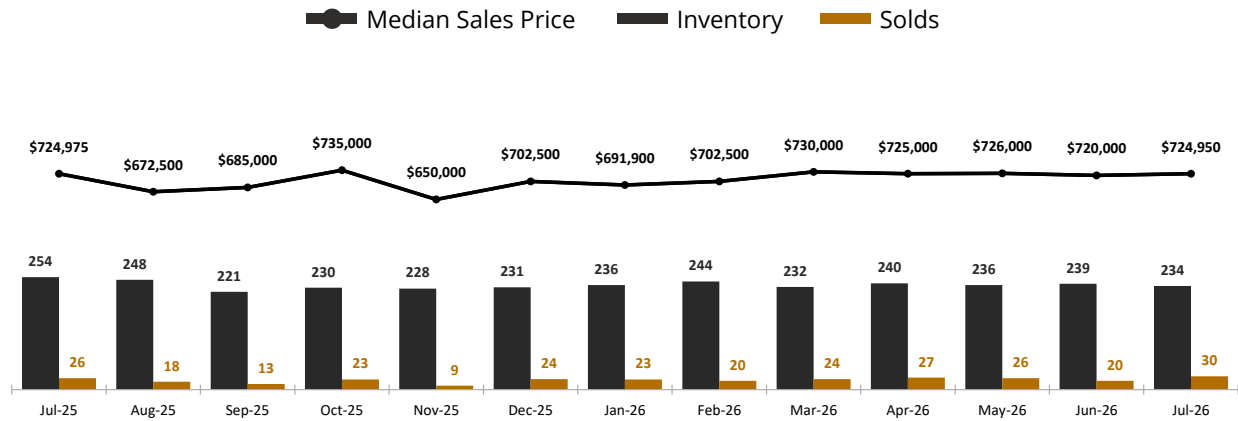
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$640,000	2	2	4	42	10%
1,500 - 1,999	\$699,950	3	2	10	53	19%
2,000 - 2,499	\$729,900	3	3	13	65	20%
2,500 - 2,999	\$825,000	3	3	3	54	6%
3,000 - 3,499	NA	NA	NA	0	13	0%
3,500+	NA	NA	NA	0	7	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.

BREVARD COUNTY

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2025 Jul. 2026
254 234

VARIANCE: **-8%**

TOTAL SOLDs

Jul. 2025 Jul. 2026
26 30

VARIANCE: **15%**

SALES PRICE

Jul. 2025 Jul. 2026
\$725k \$725k

VARIANCE: **0%**

SALE PRICE PER SQFT.

Jul. 2025 Jul. 2026
\$377 \$360

VARIANCE: **-5%**

SALE TO LIST PRICE RATIO

Jul. 2025 Jul. 2026
96.67% 96.40%

VARIANCE: **0%**

DAYS ON MARKET

Jul. 2025 Jul. 2026
81 69

VARIANCE: **-15%**

BREVARD COUNTY MARKET SUMMARY | JULY 2026

- The attached luxury market is a **Balanced Market** with a **13% Sales Ratio**.
- Homes sold for a median of **96.40% of list price** in July 2026.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **60%**.
- The median luxury sales price for attached homes is **\$724,950**.
- The median days on market for July 2026 was **69** days, down from **81** in July 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.