INSTITUTE for LUXURY HOME MARKETING®
by Colibri Real Estate

JUNE 2026

BREVARD COUNTY FLORIDA

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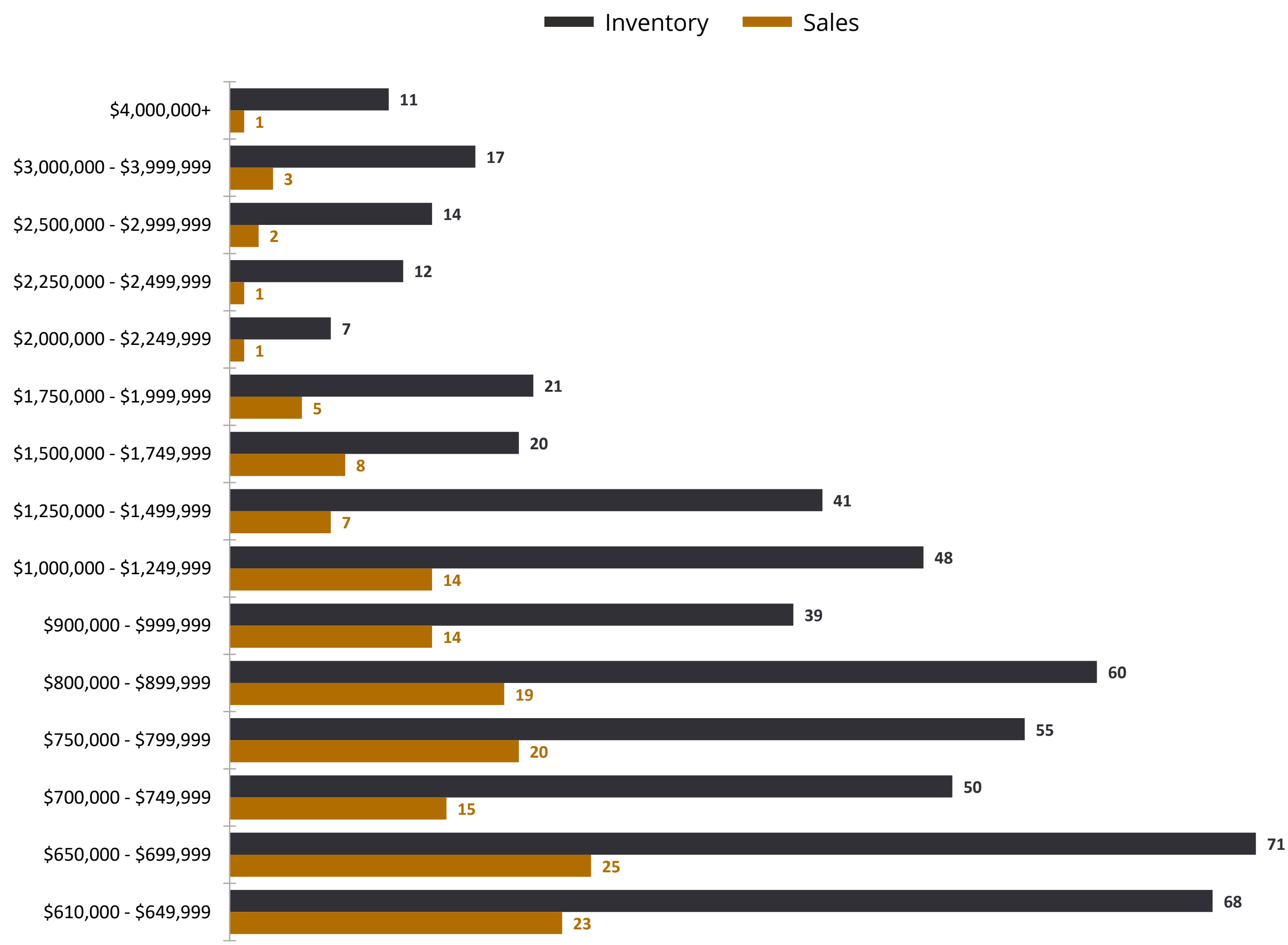
BREVARD COUNTY

SINGLE-FAMILY HOMES

Luxury Benchmark Price[1]: **$610,000**

LUXURY INVENTORY VS. SALES | MAY 2026

Total Inventory: **534** | *Total Sales:* **158** | *Total Sales Ratio*[2]: **30%** | **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	$738,300	3	2	**24**	**82**	**29%**
2,000 - 2,499	$685,000	4	3	**35**	**139**	**25%**
2,500 - 2,999	$780,000	4	3	**36**	**126**	**29%**
3,000 - 3,499	$887,500	4	4	**34**	**79**	**43%**
3,500 - 3,999	$990,000	4	4	**15**	**45**	**33%**
4,000+	$1,262,500	5	6	**14**	**63**	**22%**

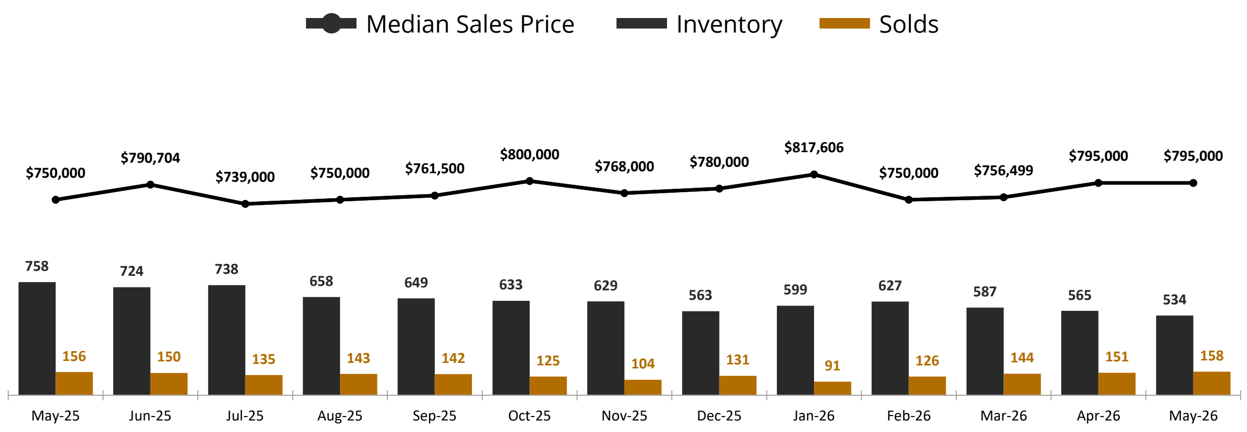
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

BREVARD COUNTY

SINGLE-FAMILY HOMES

Luxury Benchmark Price[1]: **$610,000**

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | MAY

	May 2025	May 2026	Variance
TOTAL INVENTORY	758	534	-30%
TOTAL SOLDS	156	158	1%
SALES PRICE	$750k	$795k	6%
SALE PRICE PER SQFT.	$298	$298	0%
SALE TO LIST PRICE RATIO	98.28%	97.70%	-1%
DAYS ON MARKET	25	51	104%

BREVARD COUNTY MARKET SUMMARY | MAY 2026

- The single-family luxury market is a **Seller's Market** with a **30% Sales Ratio**.
- Homes sold for a median of **97.70% of list price** in May 2026.
- The most active price band is **$1,500,000-$1,749,999**, where the sales ratio is **40%**.
- The median luxury sales price for single-family homes is **$795,000**.
- The median days on market for May 2026 was **51** days, up from **25** in May 2025.

[3]Square foot table does not account for listings and solds where square foot data is not disclosed.
[4]Data reported includes Active and Sold properties and does not include Pending properties.

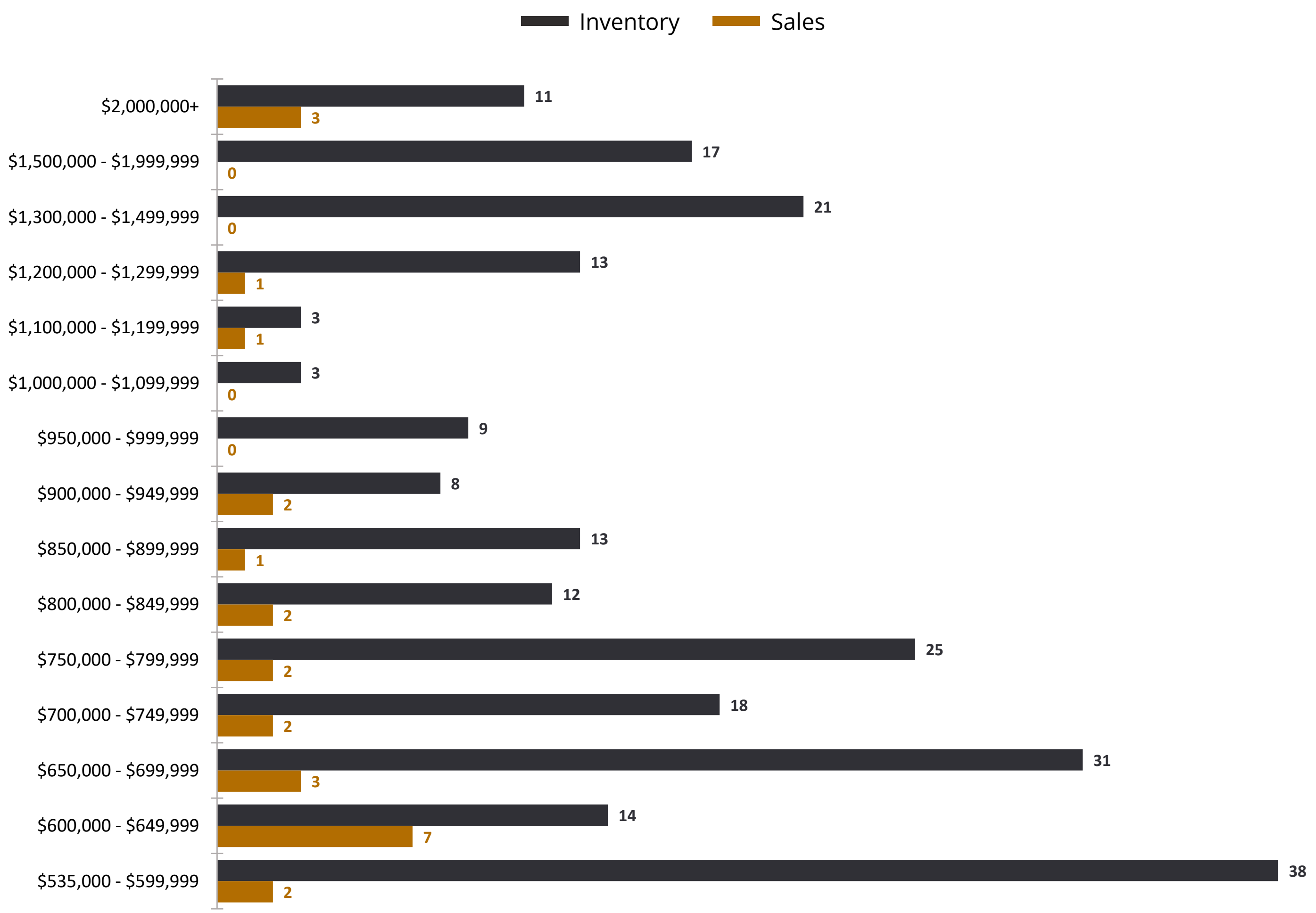
BREVARD COUNTY

ATTACHED HOMES

Luxury Benchmark Price[1]*:* **$535,000**

LUXURY INVENTORY VS. SALES | MAY 2026

Total Inventory: **236** | *Total Sales:* **26** | *Total Sales Ratio*[2]*:* **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	$643,750	2	2	**4**	**43**	**9%**
1,500 - 1,999	$639,050	3	2	**9**	**56**	**16%**
2,000 - 2,499	$815,000	3	3	**7**	**75**	**9%**
2,500 - 2,999	$1,140,000	3	4	**3**	**45**	**7%**
3,000 - 3,499	$2,135,000	4	4	**3**	**9**	**33%**
3,500+	NA	NA	NA	**0**	**8**	**0%**

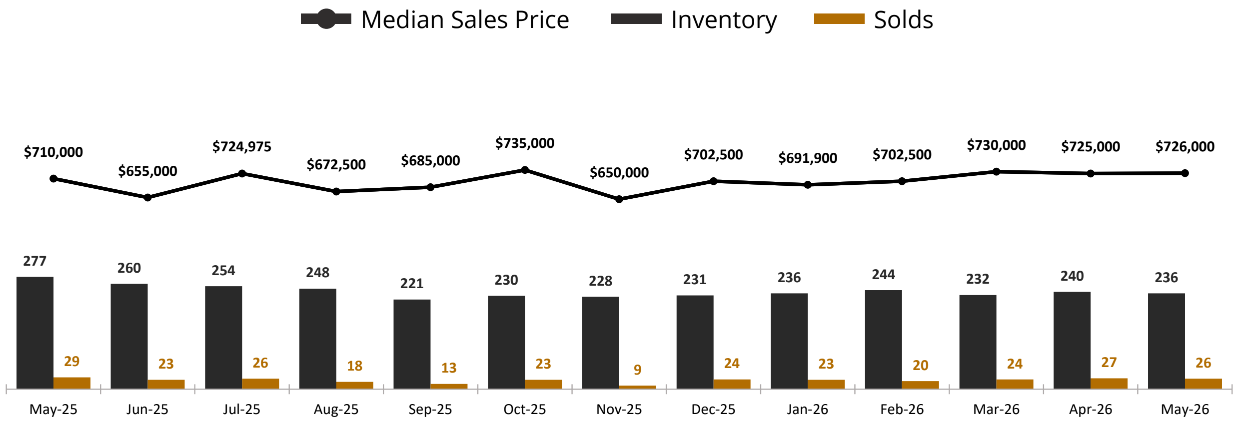
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

BREVARD COUNTY

ATTACHED HOMES

Luxury Benchmark Price[1]: **$535,000**

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | MAY

TOTAL INVENTORY

May 2025	May 2026
277	236

VARIANCE: **-15%**

TOTAL SOLDS

May 2025	May 2026
29	26

VARIANCE: **-10%**

SALES PRICE

May 2025	May 2026
$710k	$726k

VARIANCE: **2%**

SALE PRICE PER SQFT.

May 2025	May 2026
$392	$393

VARIANCE: **0%**

SALE TO LIST PRICE RATIO

May 2025	May 2026
97.23%	97.47%

VARIANCE: **0%**

DAYS ON MARKET

May 2025	May 2026
44	89

VARIANCE: **102%**

BREVARD COUNTY MARKET SUMMARY | MAY 2026

- The attached luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **97.47% of list price** in May 2026.
- The most active price band is **$600,000-$649,999**, where the sales ratio is **50%**.
- The median luxury sales price for attached homes is **$726,000**.
- The median days on market for May 2026 was **89** days, up from **44** in May 2025.

[3]Square foot table does not account for listings and solds where square foot data is not disclosed.
[4]Data reported includes Active and Sold properties and does not include Pending properties.