



JACKSONVILLE
BEACHES
FLORIDA
FERNANDINA BEACH TO ST AUGUSTINE BEACH

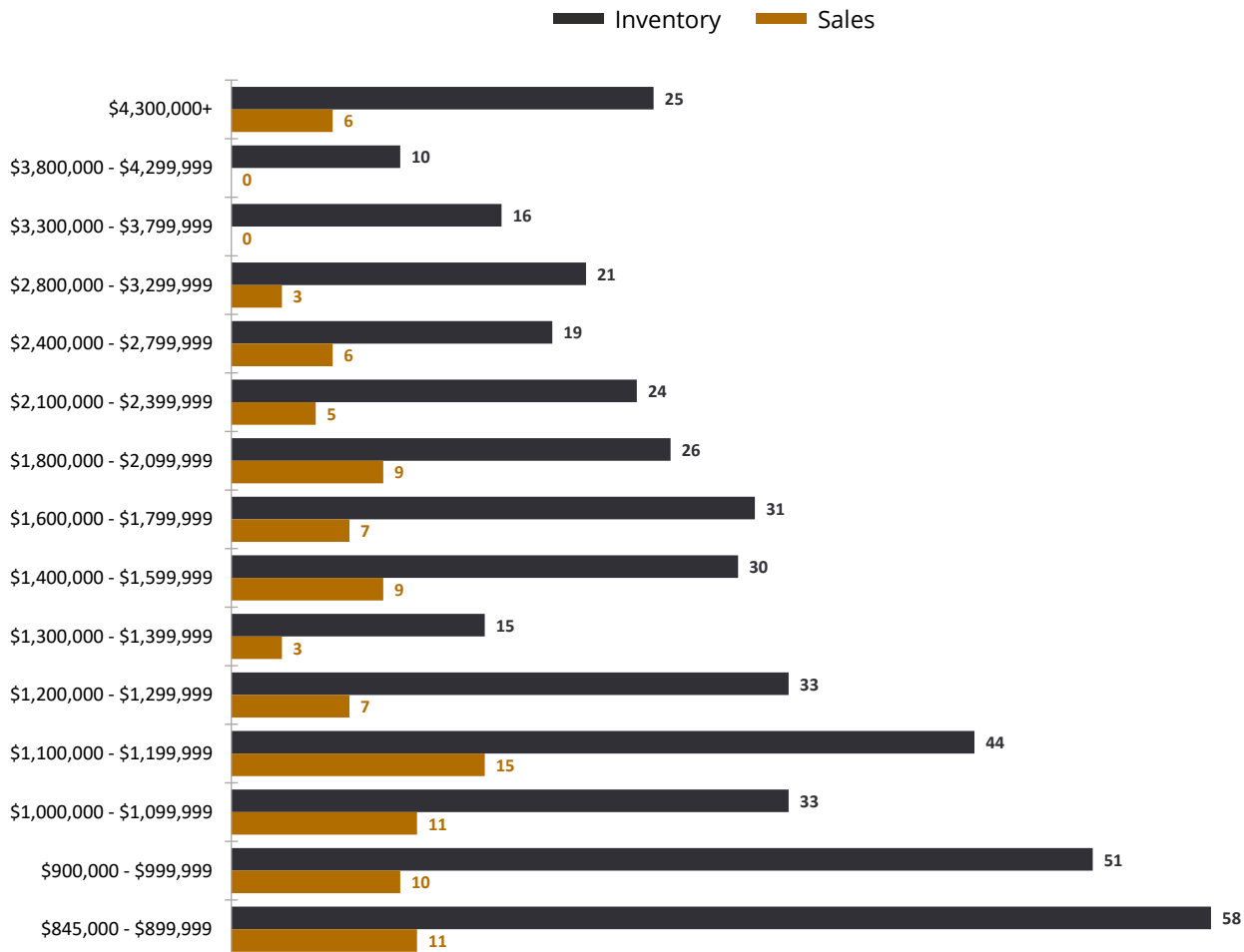
LUXURY INVENTORY VS. SALES | APRIL 2026

Total Inventory: **436**

Total Sales: **102**

Total Sales Ratio²: **23%**

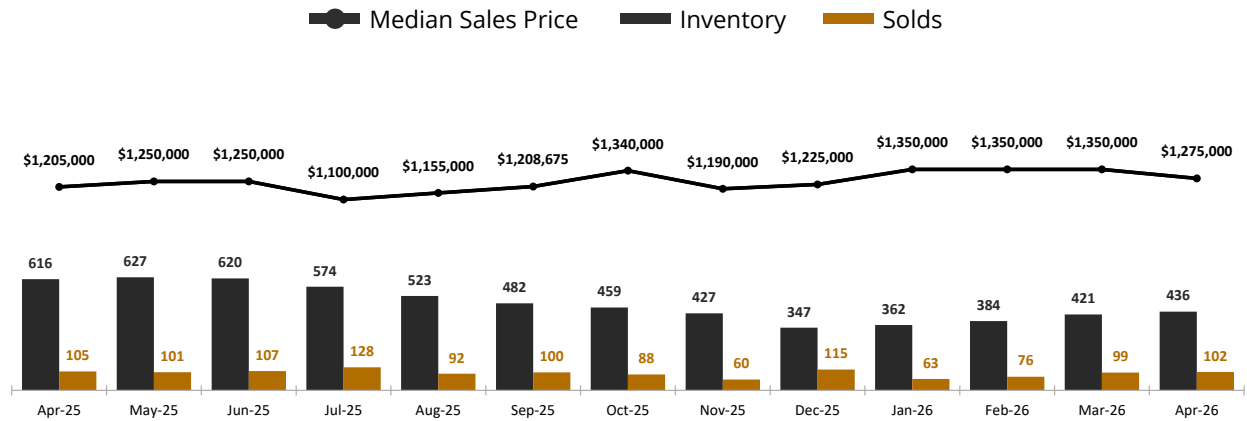
Seller's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,100,000	4	3	7	34	21%
2,000 - 2,999	\$1,150,000	4	3	32	158	20%
3,000 - 3,999	\$1,150,000	4	4	39	145	27%
4,000 - 4,999	\$1,825,000	5	5	13	55	24%
5,000 - 5,999	\$2,550,000	5	6	9	20	45%
6,000+	\$3,200,000	4	5	1	23	4%

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
616	436

VARIANCE: **-29%**

TOTAL SOLDS

Apr. 2025	Apr. 2026
105	102

VARIANCE: **-3%**

SALES PRICE

Apr. 2025	Apr. 2026
\$1.21m	\$1.28m

VARIANCE: **6%**

SALE PRICE PER SQFT.

Apr. 2025	Apr. 2026
\$439	\$439

VARIANCE: **0%**

SALE TO LIST PRICE RATIO

Apr. 2025	Apr. 2026
97.23%	97.49%

VARIANCE: **0%**

DAYS ON MARKET

Apr. 2025	Apr. 2026
20	22

VARIANCE: **10%**

JACKSONVILLE BEACHES MARKET SUMMARY | APRIL 2026

- The single-family luxury market is a **Seller's Market** with a **23% Sales Ratio**.
- Homes sold for a median of **97.49% of list price** in April 2026.
- The most active price band is **\$1,800,000-\$2,099,999**, where the sales ratio is **35%**.
- The median luxury sales price for single-family homes is **\$1,275,000**.
- The median days on market for April 2026 was **22** days, up from **20** 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

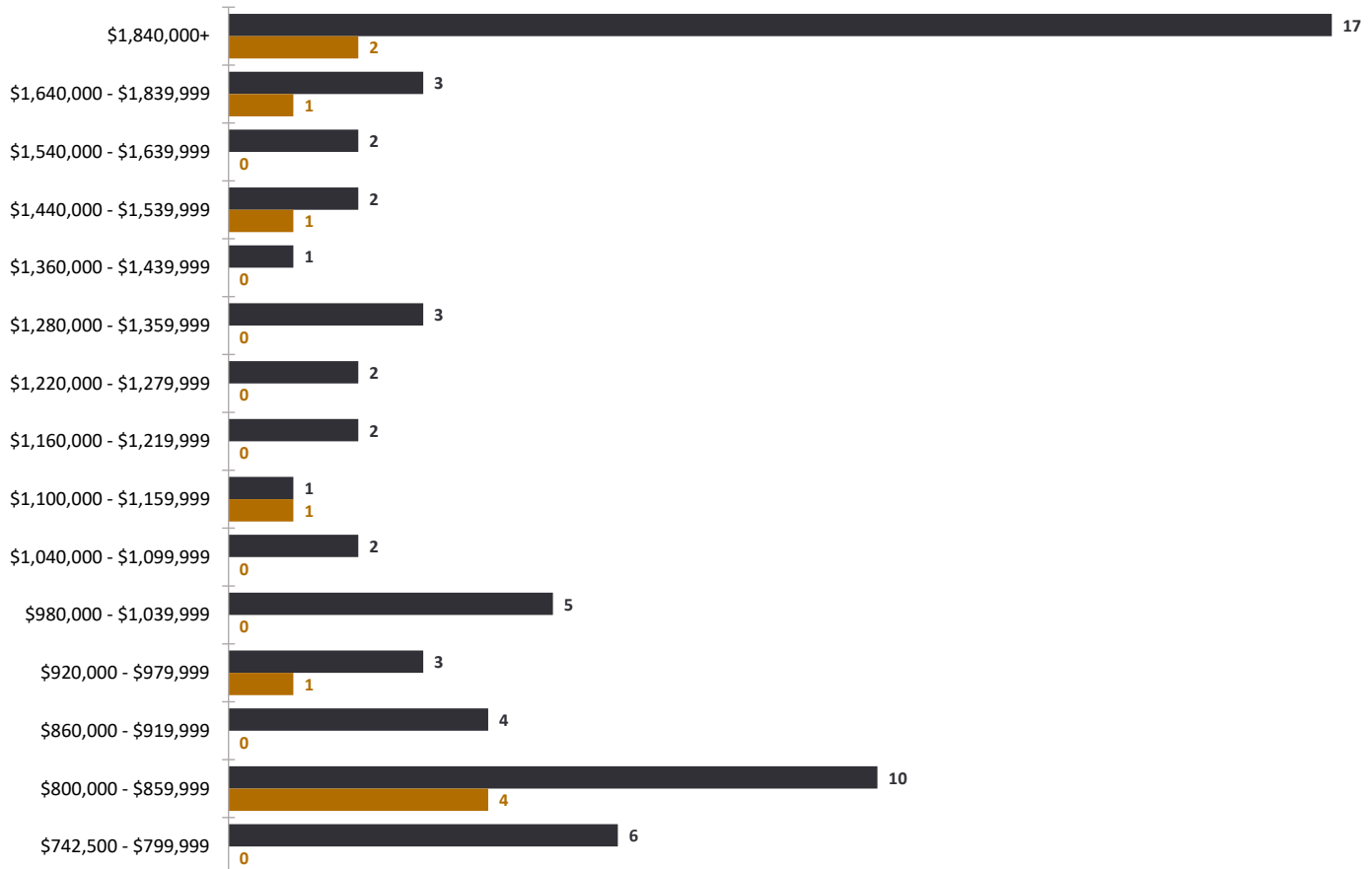
Total Inventory: **63**

Total Sales: **10**

Total Sales Ratio²: **16%**

Balanced Market

Inventory Sales



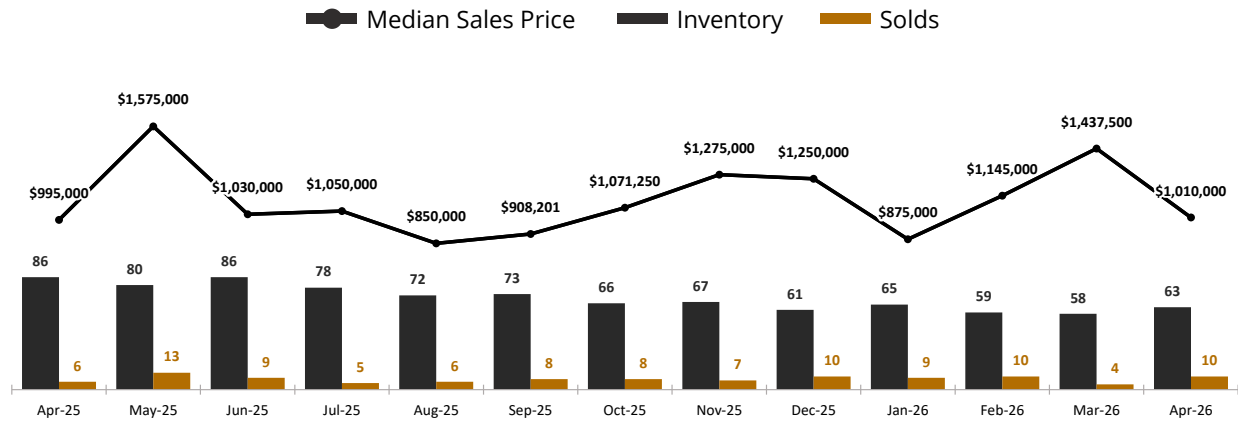
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$855,000	3	2	1	15	7%
1,500 - 1,999	\$977,500	3	4	2	17	12%
2,000 - 2,499	\$849,000	3	3	3	12	25%
2,500 - 2,999	\$2,112,500	3	3	4	13	31%
3,000 - 3,499	NA	NA	NA	0	5	0%
3,500+	NA	NA	NA	0	0	NA

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.

JACKSONVILLE BEACHES

ATTACHED HOMES
Luxury Benchmark Price¹: **\$742,500**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2025: **86**
Apr. 2026: **63**

VARIANCE: **-27%**

TOTAL SOLDS

Apr. 2025: **6**
Apr. 2026: **10**

VARIANCE: **67%**

SALES PRICE

Apr. 2025: **\$995k**
Apr. 2026: **\$1.01m**

VARIANCE: **2%**

SALE PRICE PER SQFT.

Apr. 2025: **\$648**
Apr. 2026: **\$547**

VARIANCE: **-16%**

SALE TO LIST PRICE RATIO

Apr. 2025: **97.42%**
Apr. 2026: **95.88%**

VARIANCE: **-2%**

DAYS ON MARKET

Apr. 2025: **28**
Apr. 2026: **76**

VARIANCE: **171%**

JACKSONVILLE BEACHES MARKET SUMMARY | APRIL 2026

- The attached luxury market is a **Balanced Market** with a **16% Sales Ratio**.
- Homes sold for a median of **95.88% of list price** in April 2026.
- The most active price band is **\$1,100,000-\$1,159,999**, where the sales ratio is **100%**.
- The median luxury sales price for attached homes is **\$1,010,000**.
- The median days on market for April 2026 was **76** days, up from **28** 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.