

JACKSONVILLE
BEACHES
FLORIDA

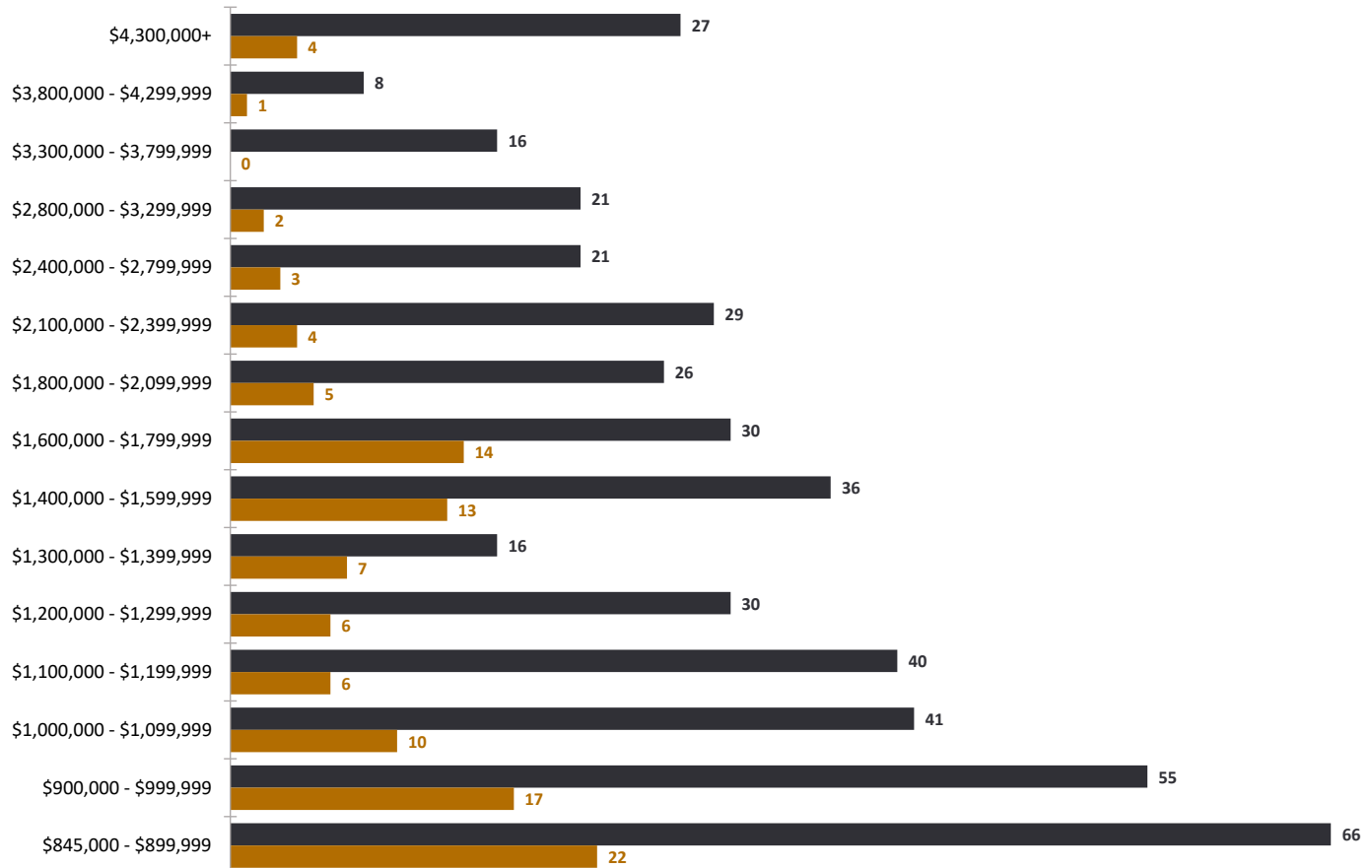
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LUXURY INVENTORY VS. SALES | MAY 2026

Total Inventory: **462**Total Sales: **114**Total Sales Ratio²: **25%**

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	\$1,047,000	3	2	6	34	18%
2,000 - 2,999	\$1,015,000	4	3	39	169	23%
3,000 - 3,999	\$1,200,000	4	4	47	158	30%
4,000 - 4,999	\$1,590,000	5	5	16	59	27%
5,000 - 5,999	\$4,825,000	5	7	4	22	18%
6,000+	\$5,489,500	5	7	2	19	11%

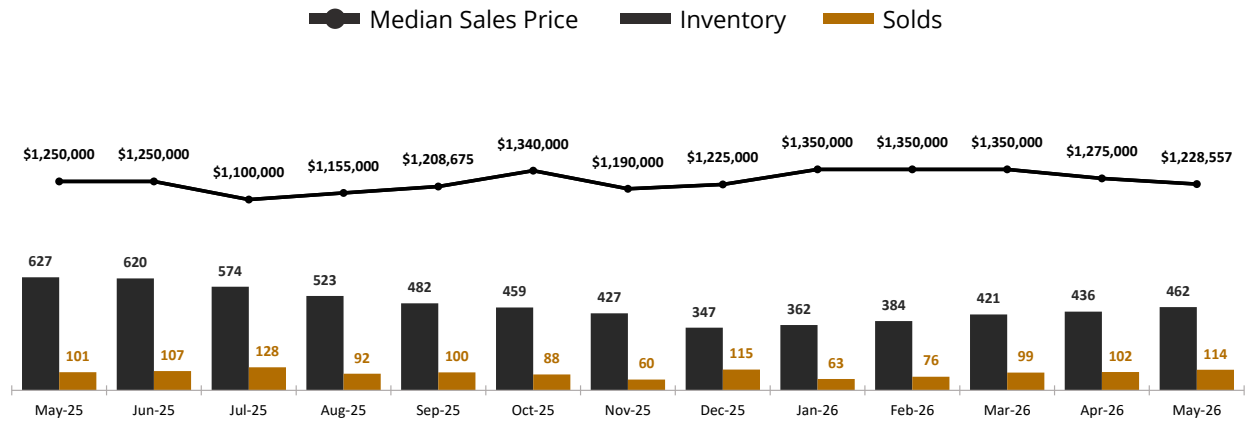
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

JACKSONVILLE BEACHES

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$845,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | MAY

TOTAL INVENTORY

May 2025: **627**
May 2026: **462**

VARIANCE: **-26%**

TOTAL SOLD

May 2025: **101**
May 2026: **114**

VARIANCE: **13%**

SALES PRICE

May 2025: **\$1.25m**
May 2026: **\$1.23m**

VARIANCE: **-2%**

SALE PRICE PER SQFT.

May 2025: **\$423**
May 2026: **\$391**

VARIANCE: **-8%**

SALE TO LIST PRICE RATIO

May 2025: **96.61%**
May 2026: **98.02%**

VARIANCE: **1%**

DAYS ON MARKET

May 2025: **35**
May 2026: **30**

VARIANCE: **-14%**

JACKSONVILLE BEACHES MARKET SUMMARY | MAY 2026

- The single-family luxury market is a **Seller's Market** with a **25% Sales Ratio**.
- Homes sold for a median of **98.02% of list price** in May 2026.
- The most active price band is **\$1,600,000-\$1,799,999**, where the sales ratio is **47%**.
- The median luxury sales price for single-family homes is **\$1,228,557**.
- The median days on market for May 2026 was **30** days, down from **35** in May 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.

LUXURY INVENTORY VS. SALES | MAY 2026

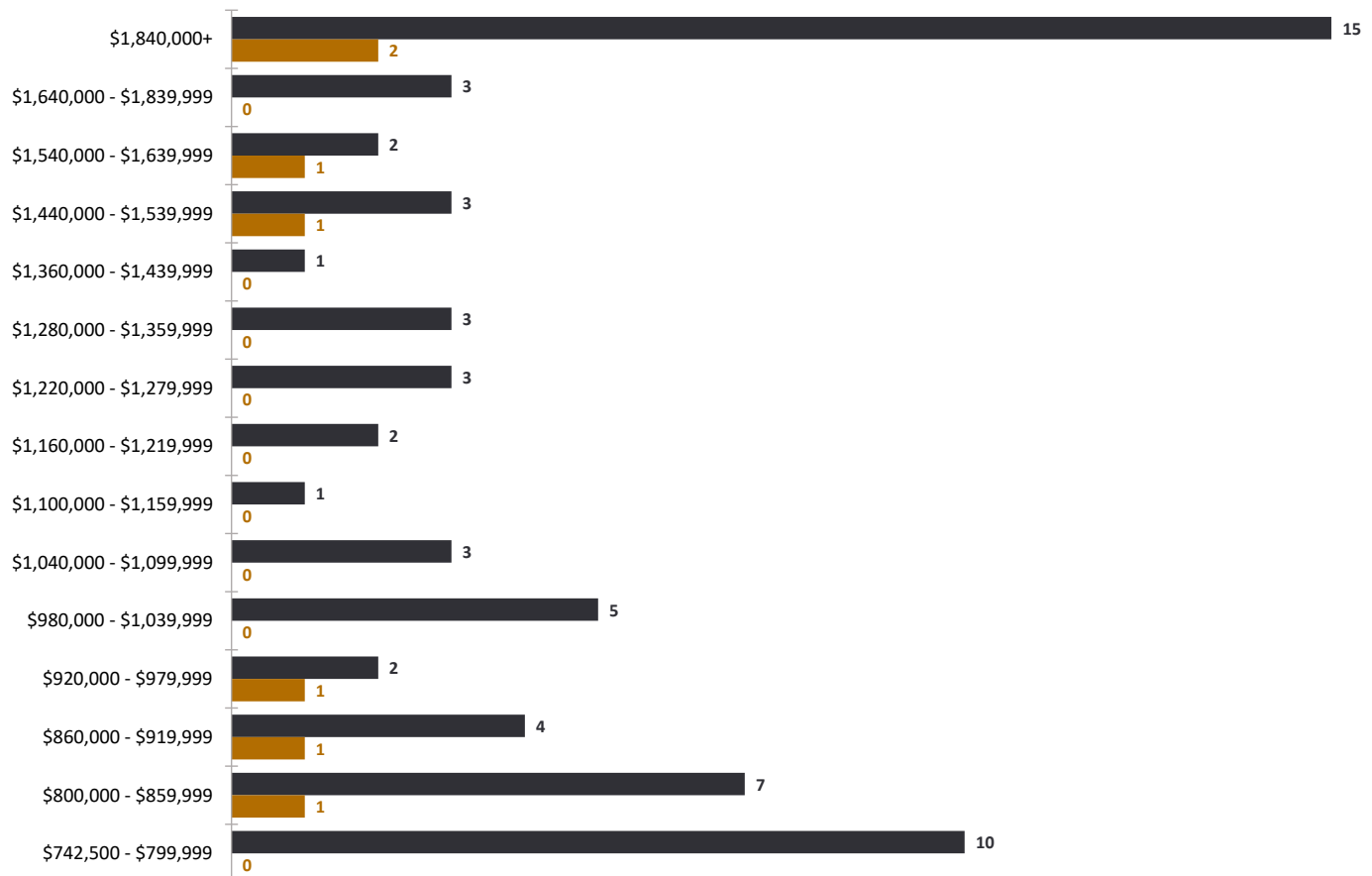
Total Inventory: **64**

Total Sales: **7**

Total Sales Ratio²: **11%**

Buyer's Market

Inventory Sales



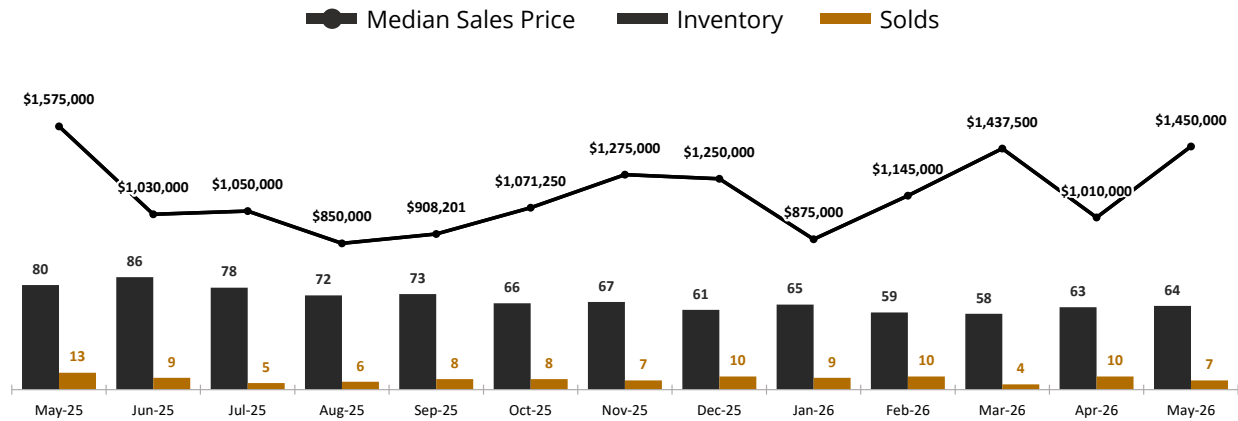
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,450,000	2	2	1	12	8%
1,500 - 1,999	\$1,245,000	3	3	2	18	11%
2,000 - 2,499	\$934,000	3	4	3	16	19%
2,500 - 2,999	NA	NA	NA	0	14	0%
3,000 - 3,499	\$2,075,000	3	3	1	4	25%
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 | MAY

TOTAL INVENTORY

May 2025 May 2026
80 64

VARIANCE: **-20%**

TOTAL SOLDs

May 2025 May 2026
13 7

VARIANCE: **-46%**

SALES PRICE

May 2025 May 2026
\$1.58m \$1.45m

VARIANCE: **-8%**

SALE PRICE PER SQFT.

May 2025 May 2026
\$909 \$642

VARIANCE: **-29%**

SALE TO LIST PRICE RATIO

May 2025 May 2026
95.16% 98.34%

VARIANCE: **3%**

DAYS ON MARKET

May 2025 May 2026
6 34

VARIANCE: **467%**

JACKSONVILLE BEACHES MARKET SUMMARY | MAY 2026

- The attached luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **98.34% of list price** in May 2026.
- The most active price bands are **\$920,000-\$979,999** and **\$1,540,000-\$1,639,999**, where the sales ratio is **50%**.
- The median luxury sales price for attached homes is **\$1,450,000**.
- The median days on market for May 2026 was **34** days, up from **6** in May 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.