

JACKSONVILLE
BEACHES
FLORIDA

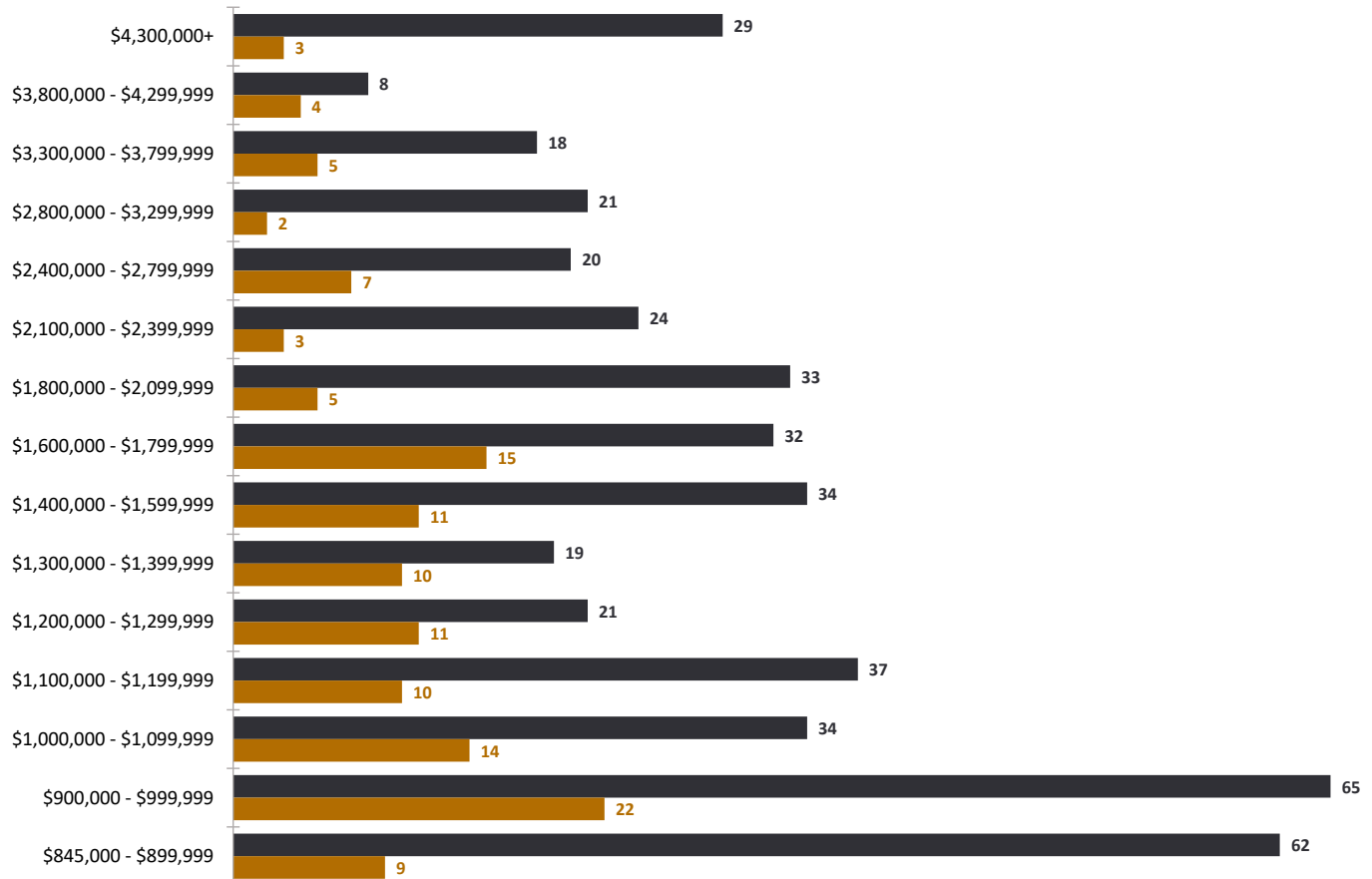
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LUXURY INVENTORY VS. SALES | JUNE 2026

Total Inventory: **457**Total Sales: **131**Total Sales Ratio²: **29%**

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	\$1,095,000	3	3	5	36	14%
2,000 - 2,999	\$1,040,000	4	3	41	157	26%
3,000 - 3,999	\$1,215,000	4	4	54	159	34%
4,000 - 4,999	\$1,692,213	5	5	22	61	36%
5,000 - 5,999	\$2,410,000	5	7	8	22	36%
6,000+	\$3,400,000	6	6	1	20	5%

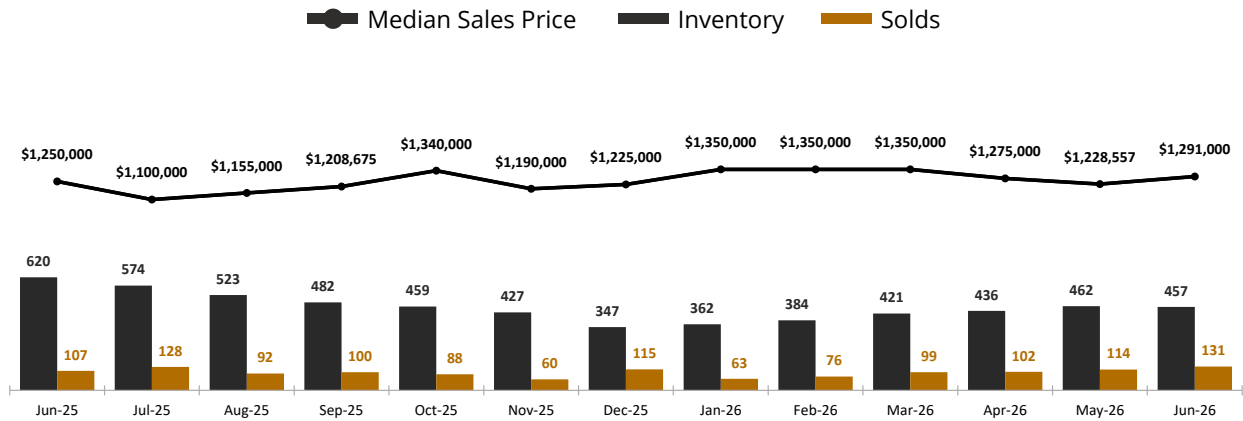
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

JACKSONVILLE BEACHES

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JUNE

TOTAL INVENTORY

Jun. 2025: **620**
Jun. 2026: **457**

VARIANCE: **-26%**

TOTAL SOLDs

Jun. 2025: **107**
Jun. 2026: **131**

VARIANCE: **22%**

SALES PRICE

Jun. 2025: **\$1.25m**
Jun. 2026: **\$1.29m**

VARIANCE: **3%**

SALE PRICE PER SQFT.

Jun. 2025: **\$404**
Jun. 2026: **\$404**

VARIANCE: **0%**

SALE TO LIST PRICE RATIO

Jun. 2025: **96.30%**
Jun. 2026: **98.15%**

VARIANCE: **2%**

DAYS ON MARKET

Jun. 2025: **42**
Jun. 2026: **33**

VARIANCE: **-21%**

JACKSONVILLE BEACHES MARKET SUMMARY | JUNE 2026

- The single-family luxury market is a **Seller's Market** with a **29% Sales Ratio**.
- Homes sold for a median of **98.15% of list price** in June 2026.
- The most active price band is **\$1,300,000-\$1,399,999**, where the sales ratio is **53%**.
- The median luxury sales price for single-family homes is **\$1,291,000**.
- The median days on market for June 2026 was **33** days, down from **42** in June 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 | JUNE 2026

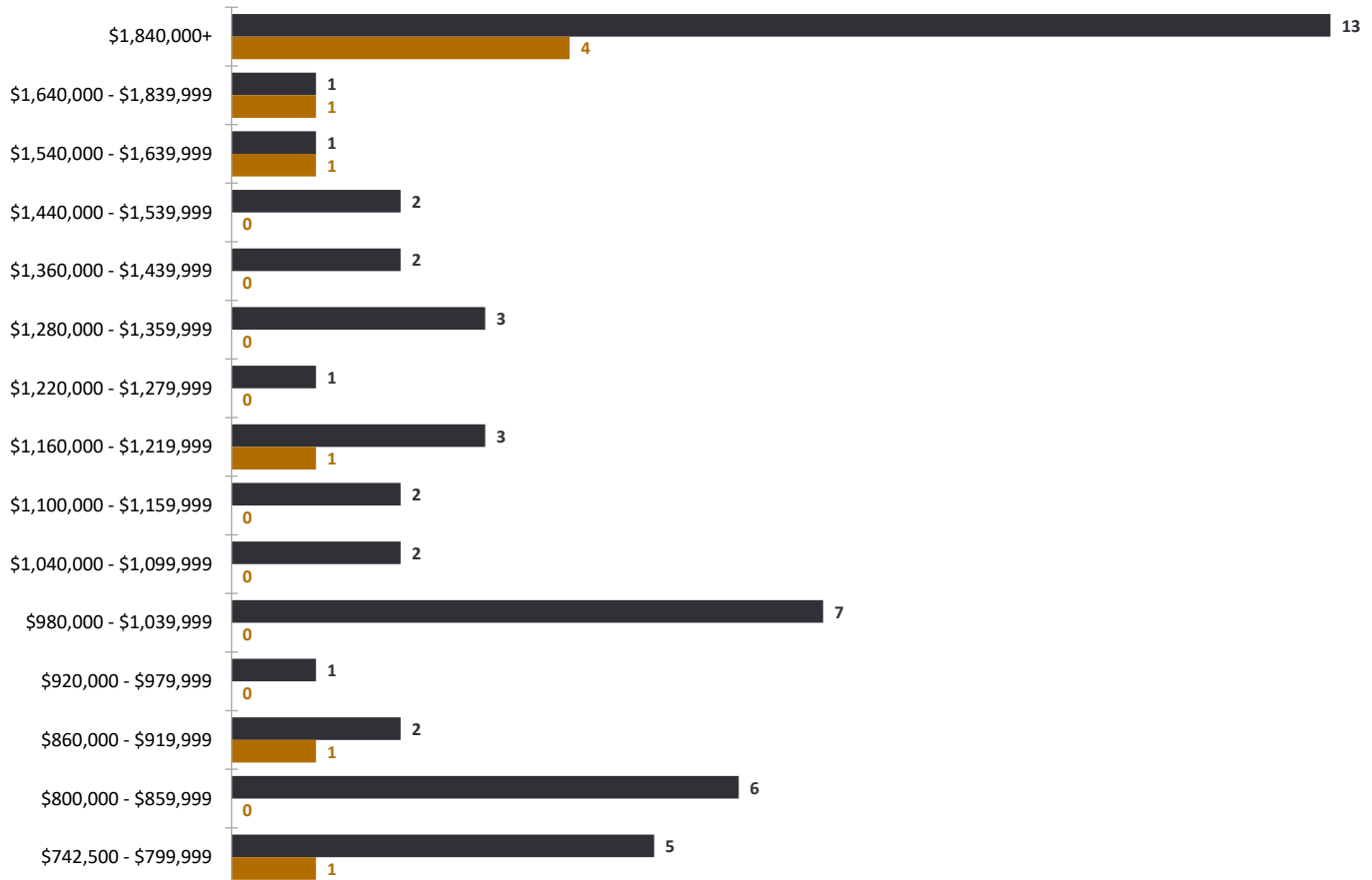
Total Inventory: **51**

Total Sales: **9**

Total Sales Ratio²: **18%**

Balanced Market

Inventory Sales



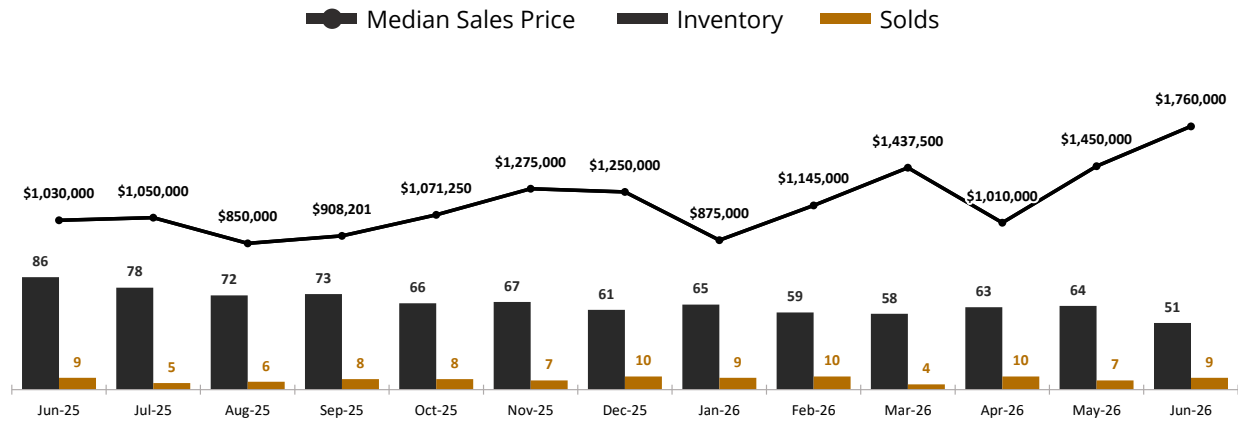
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,850,000	2	2	1	11	9%
1,500 - 1,999	\$1,161,250	3	3	2	15	13%
2,000 - 2,499	\$1,012,500	3	3	2	10	20%
2,500 - 2,999	\$2,300,000	3	4	3	11	27%
3,000 - 3,499	\$2,800,000	4	4	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. 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.

JACKSONVILLE BEACHES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JUNE

TOTAL INVENTORY

Jun. 2025 Jun. 2026
86 51

VARIANCE: **-41%**

TOTAL SOLD

Jun. 2025 Jun. 2026
9 9

VARIANCE: **0%**

SALES PRICE

Jun. 2025 Jun. 2026
\$1.03m \$1.76m

VARIANCE: **71%**

SALE PRICE PER SQFT.

Jun. 2025 Jun. 2026
\$704 \$783

VARIANCE: **11%**

SALE TO LIST PRICE RATIO

Jun. 2025 Jun. 2026
97.74% 97.18%

VARIANCE: **-1%**

DAYS ON MARKET

Jun. 2025 Jun. 2026
33 50

VARIANCE: **52%**

JACKSONVILLE BEACHES MARKET SUMMARY | JUNE 2026

- The attached luxury market is a **Balanced Market** with an **18% Sales Ratio**.
- Homes sold for a median of **97.18% of list price** in June 2026.
- The most active price bands are **\$1,540,000-\$1,639,999** and **\$1,640,000-\$1,839,999**, where the sales ratio is **100%**.
- The median luxury sales price for attached homes is **\$1,760,000**.
- The median days on market for June 2026 was **50** days, up from **33** in June 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.