

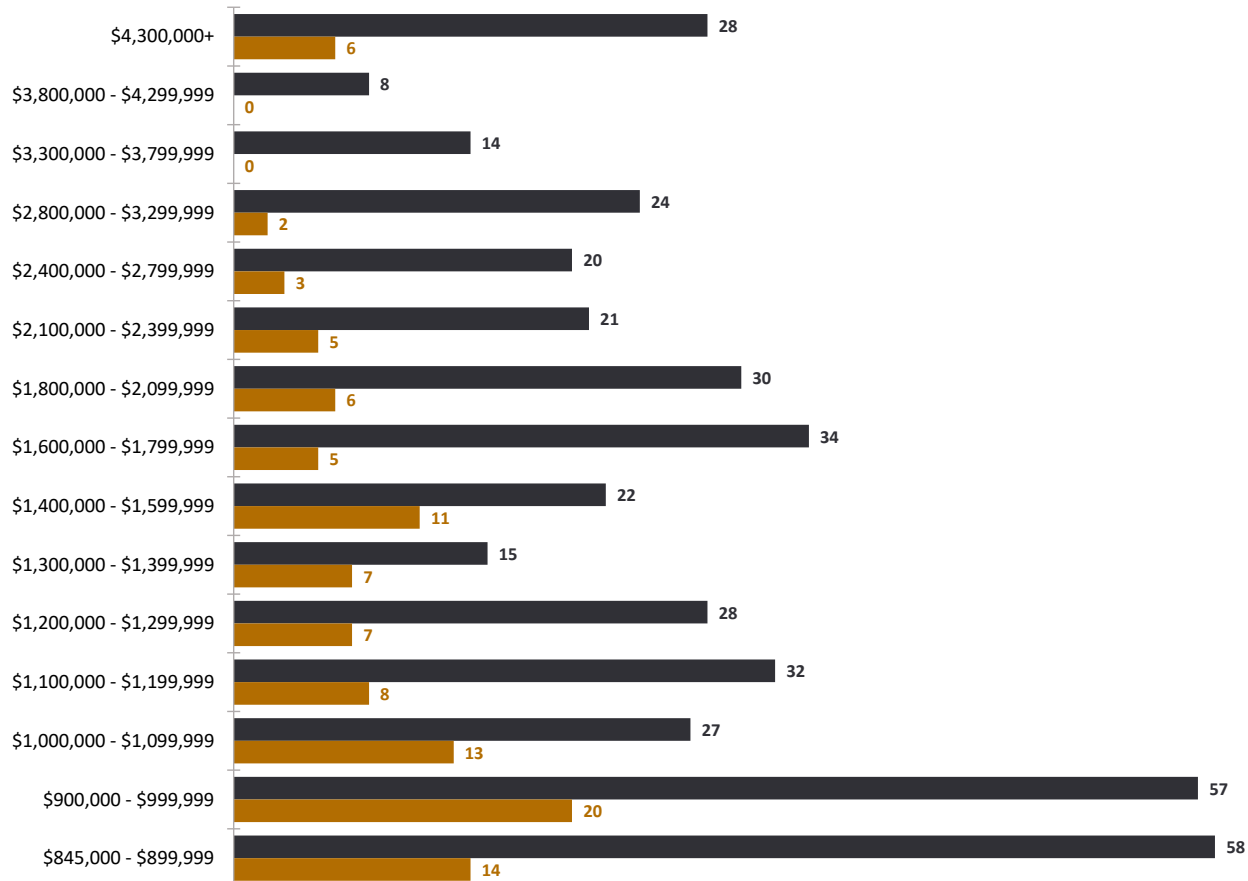
JACKSONVILLE
BEACHES
FLORIDA

FERNANDINA BEACH TO ST AUGUSTINE BEACH

LUXURY INVENTORY VS. SALES | JULY 2026

Total Inventory: 418**Total Sales: 107****Total Sales Ratio²: 26%****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	\$922,000	3	2	8	37	22%
2,000 - 2,999	\$1,004,500	4	3	32	134	24%
3,000 - 3,999	\$1,125,000	4	4	41	146	28%
4,000 - 4,999	\$1,689,432	5	5	18	61	30%
5,000 - 5,999	\$2,100,000	5	6	3	24	13%
6,000+	\$4,650,000	5	8	5	15	33%

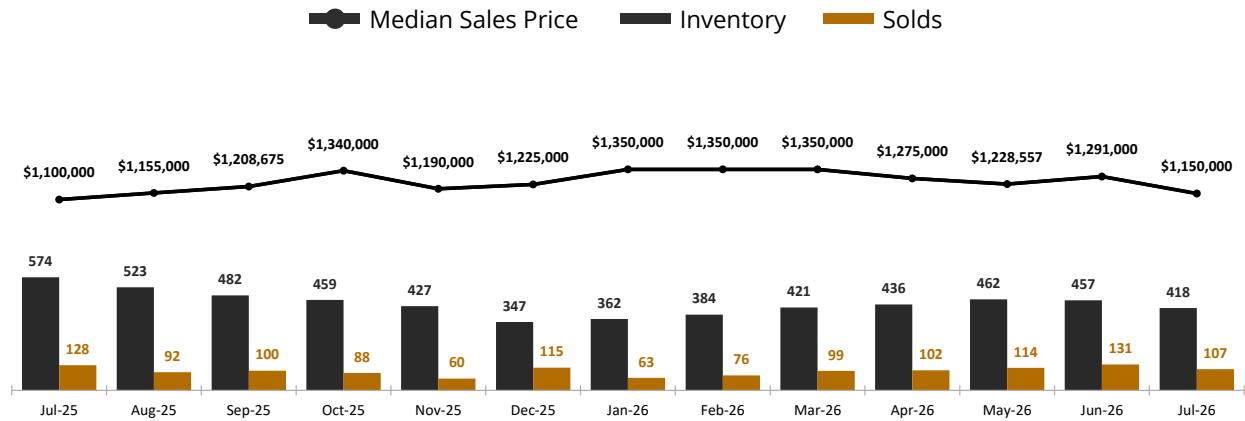
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

JACKSONVILLE BEACHES

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2025 Jul. 2026
574 418

VARIANCE: **-27%**

TOTAL SOLDs

Jul. 2025 Jul. 2026
128 107

VARIANCE: **-16%**

SALES PRICE

Jul. 2025 Jul. 2026
\$1.10m \$1.15m

VARIANCE: **5%**

SALE PRICE PER SQFT.

Jul. 2025 Jul. 2026
\$390 \$387

VARIANCE: **-1%**

SALE TO LIST PRICE RATIO

Jul. 2025 Jul. 2026
95.96% 97.31%

VARIANCE: **1%**

DAYS ON MARKET

Jul. 2025 Jul. 2026
50 26

VARIANCE: **-48%**

JACKSONVILLE BEACHES MARKET SUMMARY | JULY 2026

- The single-family luxury market is a **Seller's Market** with a **26% Sales Ratio**.
- Homes sold for a median of **97.31% of list price** in July 2026.
- The most active price band is **\$1,400,000-\$1,599,999**, where the sales ratio is **50%**.
- The median luxury sales price for single-family homes is **\$1,150,000**.
- The median days on market for July 2026 was **26** days, down from **50** 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

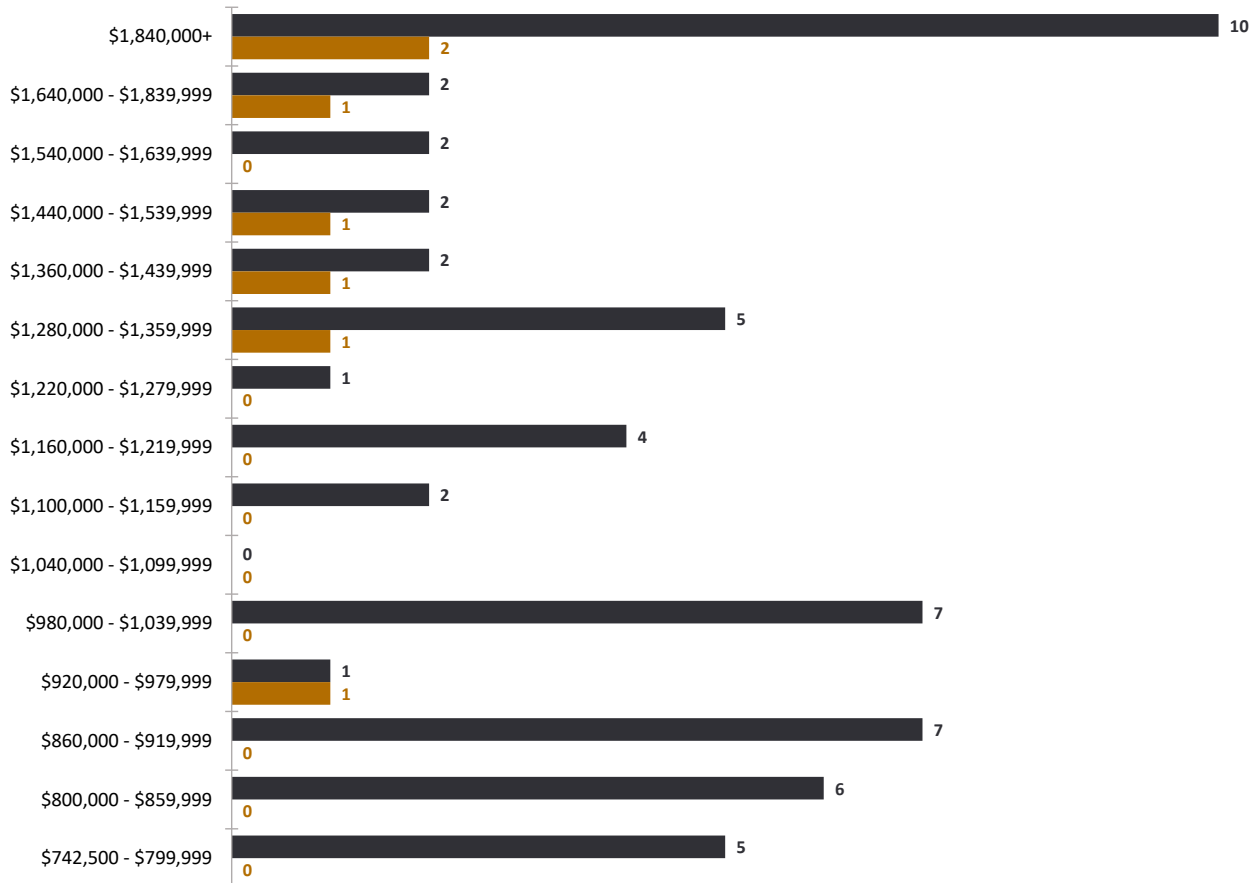
Total Inventory: **56**

Total Sales: **7**

Total Sales Ratio²: **13%**

Balanced Market

Inventory Sales



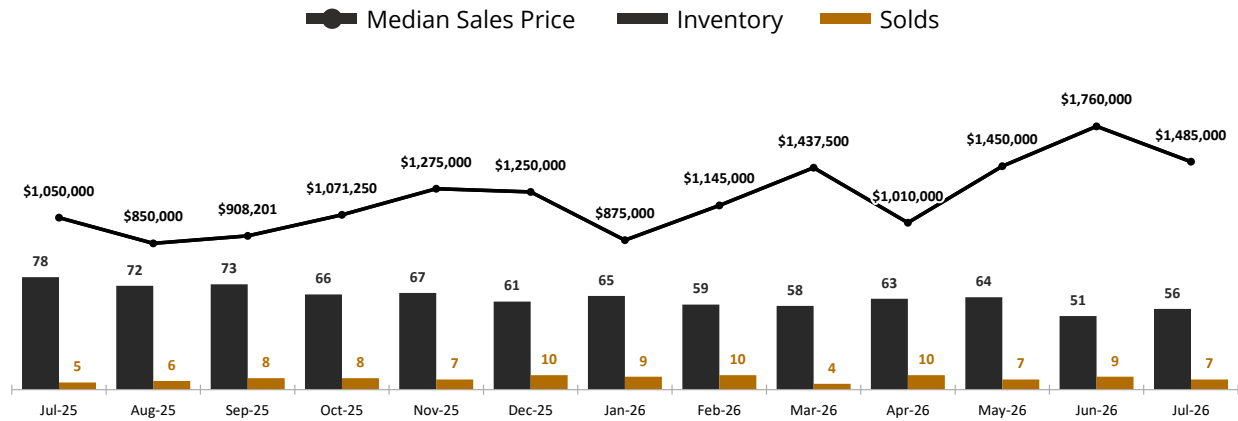
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$965,000	2	2	1	12	8%
1,500 - 1,999	\$1,485,000	2	2	3	20	15%
2,000 - 2,499	\$1,700,000	3	3	2	10	20%
2,500 - 2,999	\$1,755,000	3	4	1	10	10%
3,000 - 3,499	NA	NA	NA	0	3	0%
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 | JULY

TOTAL INVENTORY

Jul. 2025
78

Jul. 2026
56

VARIANCE: **-28%**

TOTAL SOLDs

Jul. 2025
5

Jul. 2026
7

VARIANCE: **40%**

SALES PRICE

Jul. 2025
\$1.05m

Jul. 2026
\$1.49m

VARIANCE: **41%**

SALE PRICE PER SQFT.

Jul. 2025
\$496

Jul. 2026
\$816

VARIANCE: **65%**

SALE TO LIST PRICE RATIO

Jul. 2025
95.67%

Jul. 2026
94.29%

VARIANCE: **-1%**

DAYS ON MARKET

Jul. 2025
34

Jul. 2026
31

VARIANCE: **-9%**

JACKSONVILLE BEACHES MARKET SUMMARY | JULY 2026

- The attached luxury market is a **Balanced Market** with a **13% Sales Ratio**.
- Homes sold for a median of **94.29% of list price** in July 2026.
- The most active price band is **\$920,000-\$979,999**, where the sales ratio is **100%**.
- The median luxury sales price for attached homes is **\$1,485,000**.
- The median days on market for July 2026 was **31** days, down from **34** 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.