INSTITUTE *for* LUXURY HOME MARKETING®
by Colibri Real Estate

OCTOBER
2026



BREVARD COUNTY
FLORIDA

www.LuxuryHomeMarketing.com

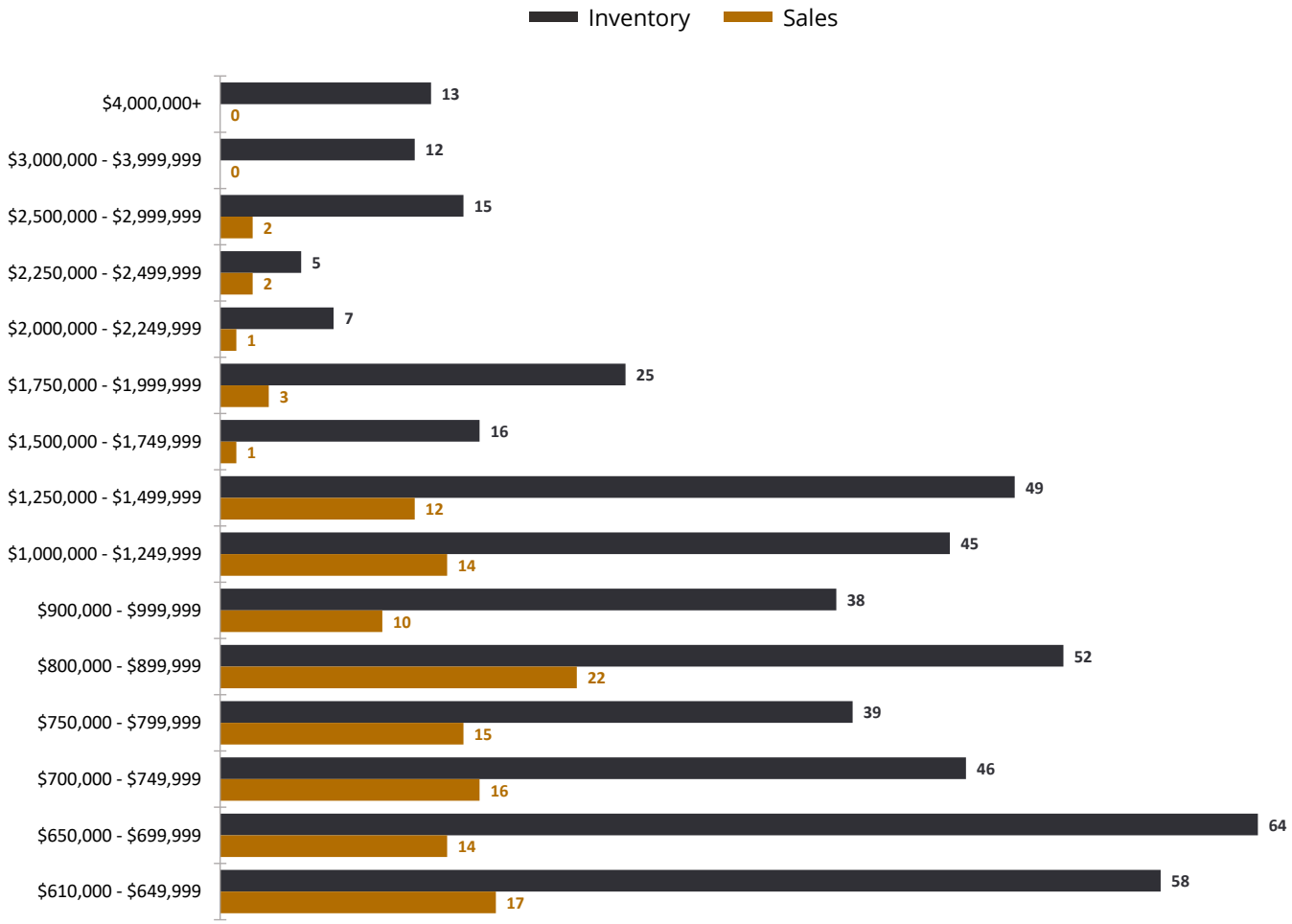
BREVARD COUNTY

SINGLE-FAMILY HOMES

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

LUXURY INVENTORY VS. SALES | SEPTEMBER 2026

Total Inventory: **484**	*Total Sales:* **129**	*Total Sales Ratio*[2]*:* **27%**	**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	$727,500	3	2	**12**	**78**	**15%**
2,000 - 2,499	$720,000	4	3	**40**	**104**	**38%**
2,500 - 2,999	$822,500	4	3	**46**	**118**	**39%**
3,000 - 3,499	$1,200,000	4	4	**15**	**75**	**20%**
3,500 - 3,999	$1,249,924	5	5	**10**	**43**	**23%**
4,000+	$1,696,950	4	4	**6**	**66**	**9%**

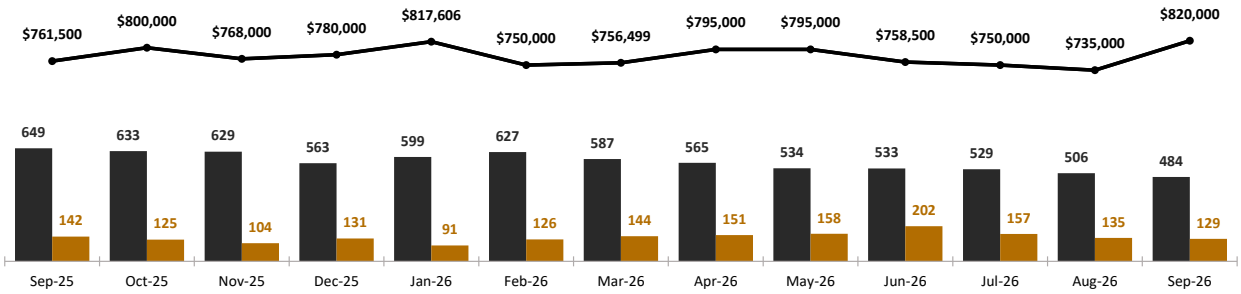
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

BREVARD COUNTY

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | SEPTEMBER

TOTAL INVENTORY

Sept. 2025	Sept. 2026
649	484

VARIANCE: **-25%**

TOTAL SOLDS

Sept. 2025	Sept. 2026
142	129

VARIANCE: **-9%**

SALES PRICE

Sept. 2025	Sept. 2026
$762k	$820k

VARIANCE: **8%**

SALE PRICE PER SQFT.

Sept. 2025	Sept. 2026
$309	$317

VARIANCE: **3%**

SALE TO LIST PRICE RATIO

Sept. 2025	Sept. 2026
97.92%	97.93%

VARIANCE: **0%**

DAYS ON MARKET

Sept. 2025	Sept. 2026
34	40

VARIANCE: **18%**

BREVARD COUNTY MARKET SUMMARY | SEPTEMBER 2026

- The single-family luxury market is a **Seller's Market** with a **27% Sales Ratio**.
- Homes sold for a median of **97.93% of list price** in September 2026.
- The most active price band is **$800,000-$899,999**, where the sales ratio is **42%**.
- The median luxury sales price for single-family homes is **$820,000**.
- The median days on market for September 2026 was **40** days, up from **34** in September 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.

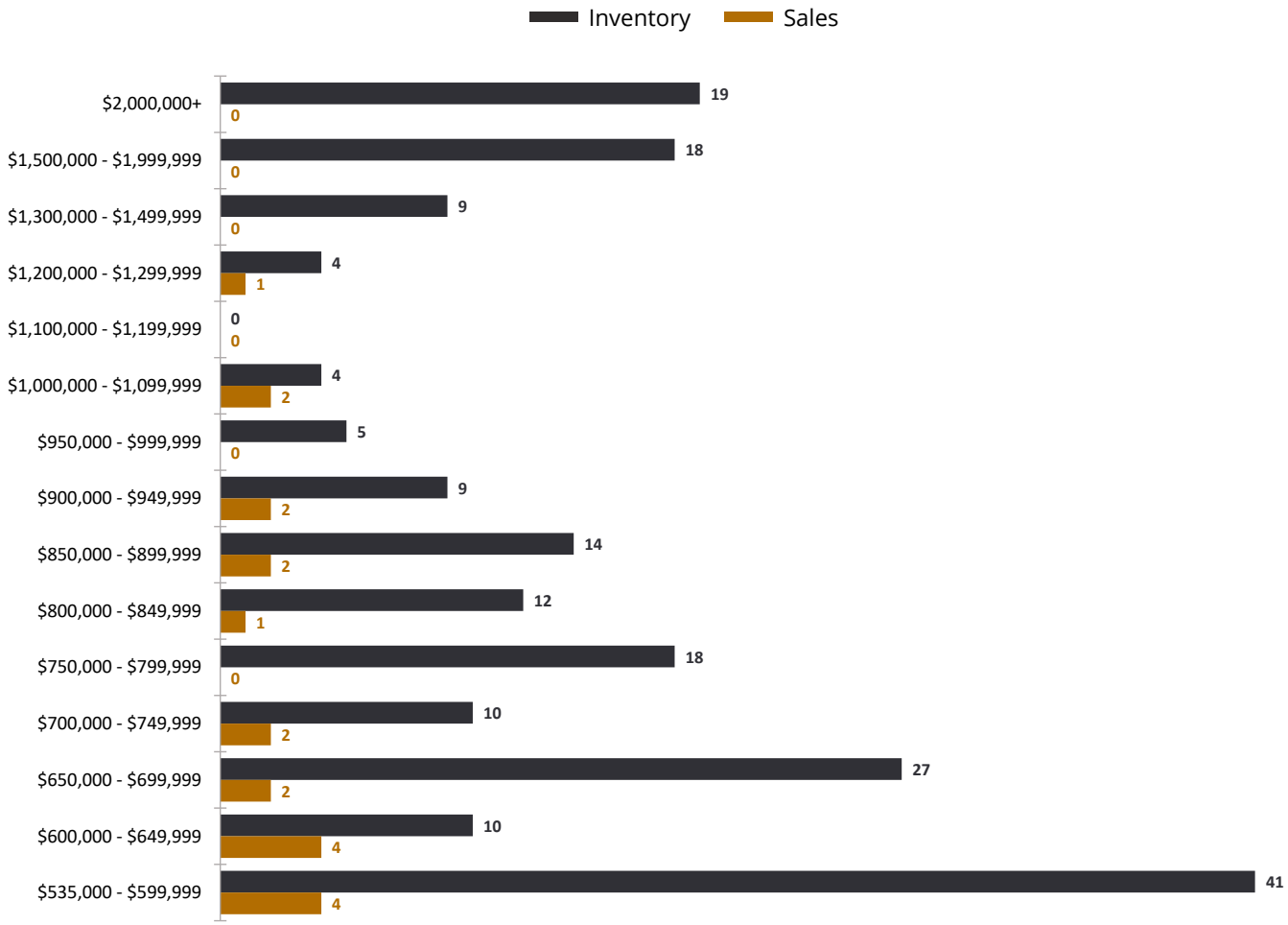
BREVARD COUNTY

ATTACHED HOMES

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

LUXURY INVENTORY VS. SALES | SEPTEMBER 2026

Total Inventory: **200**	*Total Sales:* **20**	*Total Sales Ratio*[2]*:* **10%**	**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	$605,000	2	2	**4**	**39**	**10%**
1,500 - 1,999	$601,500	3	3	**4**	**55**	**7%**
2,000 - 2,499	$871,500	3	3	**7**	**49**	**14%**
2,500 - 2,999	$792,500	3	3	**4**	**46**	**9%**
3,000 - 3,499	$1,235,000	3	3	**1**	**6**	**17%**
3,500+	NA	NA	NA	**0**	**5**	**0%**

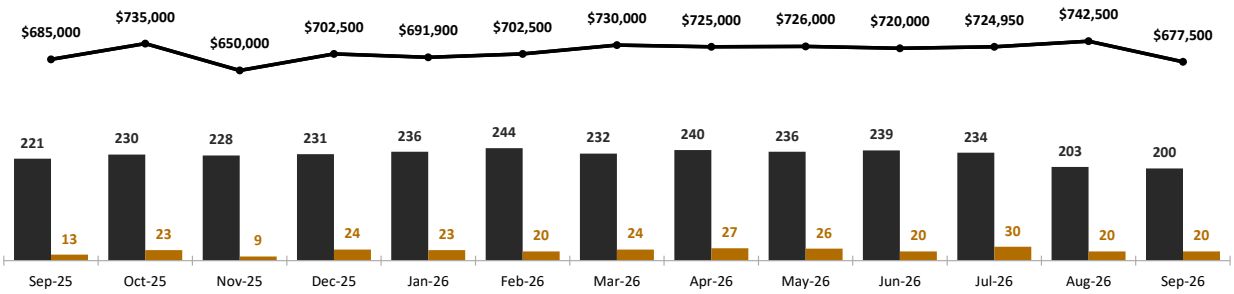
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

BREVARD COUNTY

ATTACHED HOMES

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

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | SEPTEMBER

TOTAL INVENTORY

Sept. 2025	Sept. 2026
221	200

VARIANCE: **-10%**

TOTAL SOLDS

Sept. 2025	Sept. 2026
13	20

VARIANCE: **54%**

SALES PRICE

Sept. 2025	Sept. 2026
$685k	$678k

VARIANCE: **-1%**

SALE PRICE PER SQFT.

Sept. 2025	Sept. 2026
$385	$382

VARIANCE: **-1%**

SALE TO LIST PRICE RATIO

Sept. 2025	Sept. 2026
95.94%	95.94%

VARIANCE: **0%**

DAYS ON MARKET

Sept. 2025	Sept. 2026
196	105

VARIANCE: **-46%**

BREVARD COUNTY MARKET SUMMARY | SEPTEMBER 2026

- The attached luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **95.94% of list price** in September 2026.
- The most active price band is **$1,000,000-$1,099,999**, where the sales ratio is **50%**.
- The median luxury sales price for attached homes is **$677,500**.
- The median days on market for September 2026 was **105** days, down from **196** in September 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.