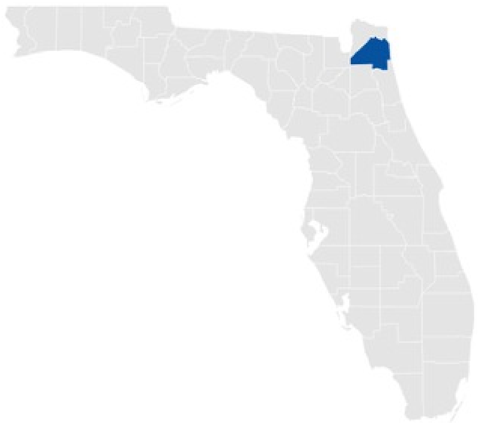

Real Estate Pulse
Duval County, FL
October 2025 Update

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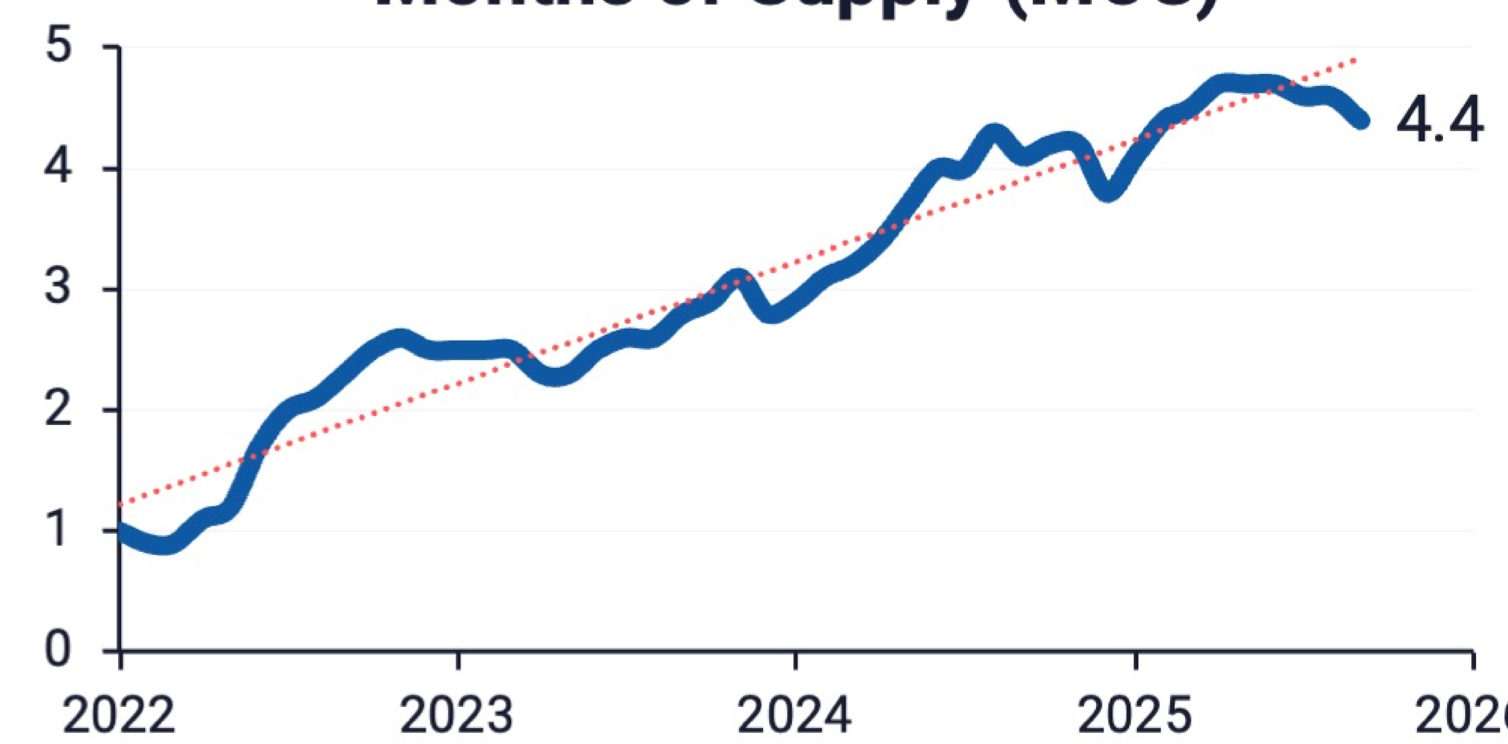
This report is designed to give you the main data points needed to navigate the local real estate market. Insights gained through this report will help you make more informed decisions when buying or selling real estate in the area.

Median Sale Price

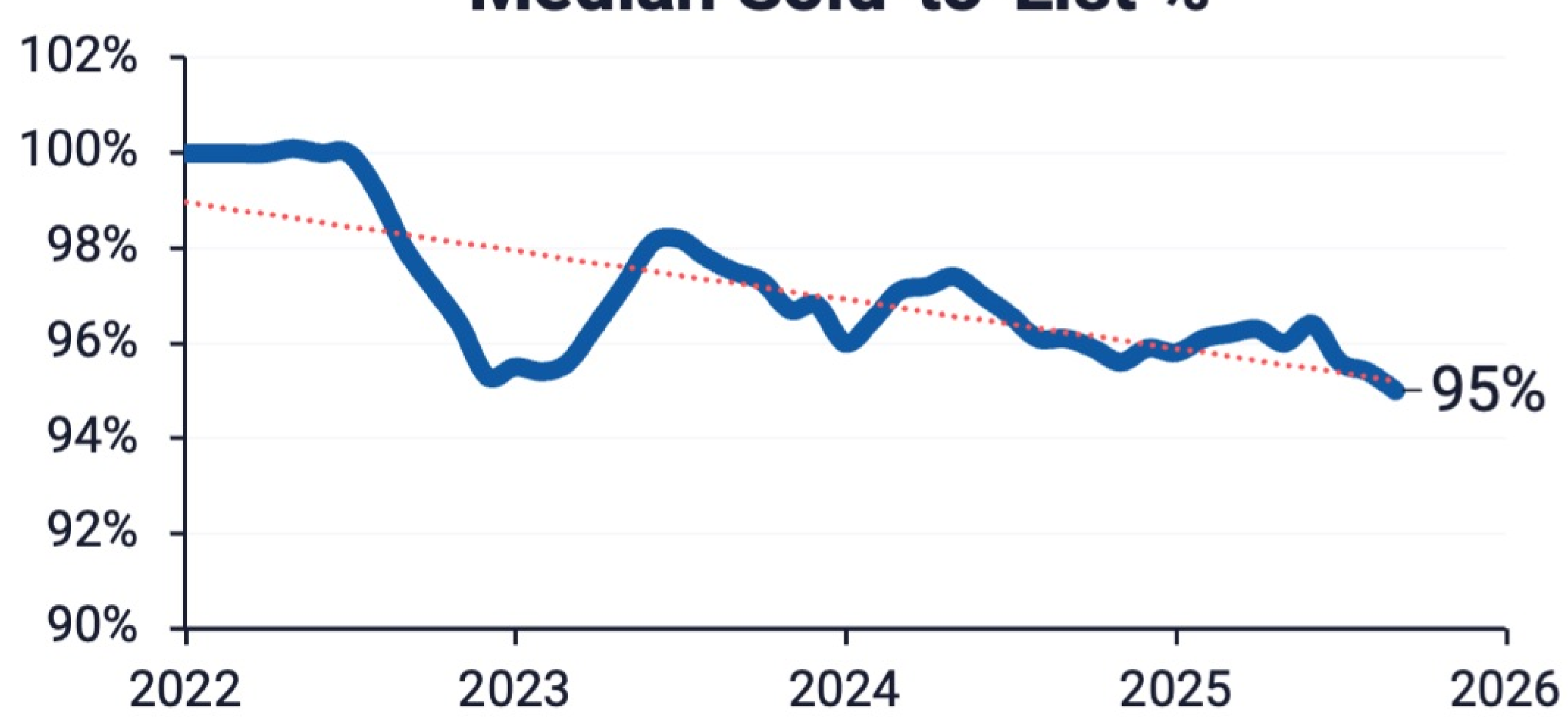
Median prices are the middle price of all homes sold that month. It excludes the high and low prices to show us how the price on a typical home is changing.

Months of Supply (MOS)



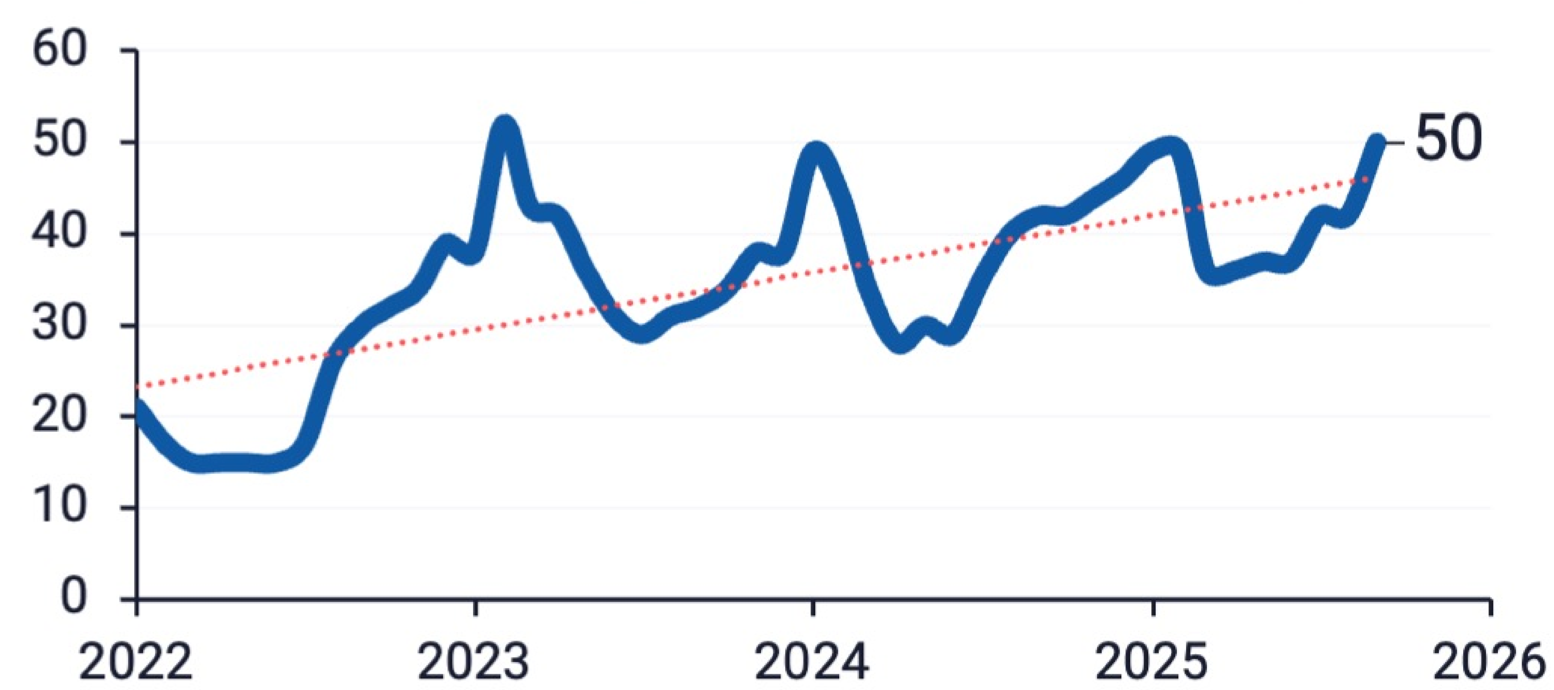
MOS is current active listings divided by the rolling 12-month average of closed sales. Sellers have more power under 4, the market is balanced from 4-6, and buyers are in control over 6.

Median Sold-to-List %



Median sold-to-list % tells us how much sellers are discounting from their original price in general. The lower the number, the more favorable for buyers and vice versa.

Median Days on Market (DOM)



Sellers get a sense for how long it takes to sell by considering median DOM. Buyers should manage expectations of price discounts using a property's DOM.

Buyer Insights

- **Duval remains the most affordable county for buyers.** The median sale price declined to $310,000 last month, making Duval nearly 10% more affordable than the next most affordable county, Clay.
- **Sellers should offer better deals toward the end of the year.** We saw sold-to-list % tick a little lower and days on market creep higher as sellers feel more pressure and are less likely to find buyers during the holidays.
- **The best rates of 2025 are here and creating opportunities.** Have you checked the numbers lately?

Seller Insights

- **September home sales were 8% higher than last year.** Lower rates and negotiation from sellers have boosted home sales beyond their levels in September 2024 in Duval County.
- **It's taking a week longer to sell.** Median days on market increased from 42 to 50 in September, which means you could sit on the market longer unless you dial in the price on your property to be IN the market instead of OVER it.
- **Expect the slowdown to continue.** November and December can be quiet months as the holidays take center stage.

Source: FloridaRealtors