

Brevard County Local Residential Market Metrics - Q3 2020

Townhouses and Condos

Municipalities and Census-Designated Places*



Name of County, Municipality, or CDP*	Closed Sales	Y/Y % Chg.	Closed Sales Paid in Cash	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Average Sale Price	Y/Y % Chg.
Brevard County	867	12.7%	377	17.8%	\$210,000	12.3%	\$251,478	15.0%
Cape Canaveral (City)	97	16.9%	46	4.5%	\$228,750	20.4%	\$248,039	15.2%
Cocoa (City)	17	112.5%	13	225.0%	\$67,000	-45.1%	\$194,294	-16.2%
Cocoa Beach (City)	95	-3.1%	35	-18.6%	\$285,000	14.0%	\$322,867	16.7%
Cocoa West (CDP)	1	N/A	0	N/A	\$180,000	N/A	\$180,000	N/A
Grant-Valkaria (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Indialantic (Town)	7	0.0%	4	300.0%	\$335,000	68.3%	\$309,571	7.5%
Indian Harbour Beach (City)	53	-15.9%	21	-8.7%	\$225,000	11.9%	\$259,636	7.0%
June Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Malabar (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Melbourne (City)	104	-2.8%	36	-16.3%	\$175,000	20.7%	\$184,580	19.2%
Melbourne Beach (Town)	9	80.0%	7	600.0%	\$388,000	49.5%	\$370,444	10.6%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	43	0.0%	24	-7.7%	\$155,000	-38.0%	\$219,855	-4.6%
Micco (CDP)	3	50.0%	3	N/A	\$77,500	-2.5%	\$79,067	-0.5%
Mims (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Palm Bay (City)	50	19.0%	22	22.2%	\$113,950	-2.0%	\$128,412	0.0%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	5	-16.7%	2	-50.0%	\$153,500	12.4%	\$164,100	23.5%
Rockledge (City)	30	15.4%	10	11.1%	\$182,000	7.7%	\$195,329	7.0%
Satellite Beach (City)	48	17.1%	18	38.5%	\$321,024	7.0%	\$375,652	16.4%
Sharpes (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
South Patrick Shores (CDP)	16	300.0%	5	150.0%	\$209,750	90.7%	\$205,813	44.2%
Titusville (City)	63	1.6%	29	0.0%	\$108,900	14.6%	\$129,291	7.5%
Viera East (CDP)	14	16.7%	7	40.0%	\$139,000	9.0%	\$135,875	5.8%
Viera West (CDP)	39	11.4%	17	6.3%	\$229,000	1.2%	\$236,500	2.5%
West Melbourne (City)	19	5.6%	8	100.0%	\$145,000	9.5%	\$145,711	11.7%

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Name of County, Municipality, or CDP*	Dollar Volume	Y/Y % Chg.	Pct. of Orig. List Price Received	Y/Y % Chg.	Median Time to Contract	Y/Y % Chg.	New Listings	Y/Y % Chg.
Brevard County	\$218.0 Million	29.7%	96.2%	0.9%	33 Days	-31.3%	865	10.5%
Cape Canaveral (City)	\$24.1 Million	34.6%	95.9%	2.2%	41 Days	-25.5%	83	13.7%
Cocoa (City)	\$3.3 Million	78.0%	95.0%	-1.7%	17 Days	-26.1%	22	22.2%
Cocoa Beach (City)	\$30.7 Million	13.1%	94.6%	0.3%	54 Days	-37.2%	103	41.1%
Cocoa West (CDP)	\$180,000	N/A	90.5%	N/A	72 Days	N/A	1	N/A
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Indialantic (Town)	\$2.2 Million	7.5%	93.9%	-4.5%	93 Days	830.0%	16	45.5%
Indian Harbour Beach (City)	\$13.8 Million	-10.0%	97.3%	2.1%	26 Days	-64.9%	53	17.8%
June Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Malabar (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Melbourne (City)	\$19.2 Million	15.9%	96.3%	0.8%	34 Days	6.3%	110	3.8%
Melbourne Beach (Town)	\$3.3 Million	99.1%	95.1%	-4.9%	54 Days	350.0%	6	-50.0%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$9.5 Million	-4.6%	93.9%	-3.1%	55 Days	96.4%	43	-37.7%
Micco (CDP)	\$237,201	49.2%	88.6%	-4.4%	181 Days	-5.7%	0	-100.0%
Mims (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Palm Bay (City)	\$6.4 Million	19.0%	95.0%	-2.5%	37 Days	-2.6%	54	10.2%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	\$820,500	2.9%	97.2%	4.3%	35 Days	34.6%	11	175.0%
Rockledge (City)	\$5.9 Million	23.5%	98.8%	2.6%	18 Days	-60.9%	44	29.4%
Satellite Beach (City)	\$18.0 Million	36.3%	97.7%	2.3%	28 Days	-58.8%	40	5.3%
Sharpes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
South Patrick Shores (CDP)	\$3.3 Million	476.7%	96.6%	-0.6%	12 Days	33.3%	12	20.0%
Titusville (City)	\$8.1 Million	9.2%	96.4%	1.0%	17 Days	-52.8%	72	26.3%
Viera East (CDP)	\$1.9 Million	23.4%	96.2%	0.5%	15 Days	-62.5%	9	-40.0%
Viera West (CDP)	\$9.2 Million	14.2%	96.8%	0.1%	33 Days	-59.3%	31	3.3%
West Melbourne (City)	\$2.8 Million	17.9%	95.5%	-0.9%	31 Days	-20.5%	18	-18.2%

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Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Brevard County	900	16.1%	426	28.7%	584	-26.7%	2.5	-26.5%
Cape Canaveral (City)	90	9.8%	32	33.3%	56	-36.4%	2.2	-29.0%
Cocoa (City)	12	-14.3%	4	-50.0%	16	6.7%	3.6	-7.7%
Cocoa Beach (City)	97	16.9%	58	176.2%	77	-29.4%	2.8	-30.0%
Cocoa West (CDP)	1	N/A	1	N/A	0	N/A	0.0	N/A
Grant-Valkaria (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Indialantic (Town)	7	-22.2%	2	-60.0%	16	45.5%	6.0	53.8%
Indian Harbour Beach (City)	54	1.9%	19	0.0%	16	-64.4%	1.2	-62.5%
June Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Malabar (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Melbourne (City)	111	7.8%	44	18.9%	60	-26.8%	2.0	-31.0%
Melbourne Beach (Town)	12	71.4%	4	33.3%	3	-76.9%	1.2	-89.2%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	42	-10.6%	21	-32.3%	78	-14.3%	7.7	1.3%
Micco (CDP)	1	0.0%	0	N/A	0	-100.0%	0.0	-100.0%
Mims (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	N/A
Palm Bay (City)	56	24.4%	23	21.1%	29	-21.6%	1.7	-41.4%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	4	-20.0%	2	0.0%	11	N/A	9.4	N/A
Rockledge (City)	38	-2.6%	21	-19.2%	24	-22.6%	2.5	-16.7%
Satellite Beach (City)	50	13.6%	32	28.0%	22	-43.6%	1.5	-55.9%
Sharpes (CDP)	0	N/A	0	N/A	1	N/A	0.0	N/A
South Patrick Shores (CDP)	12	100.0%	2	-60.0%	2	-66.7%	0.6	-76.9%
Titusville (City)	69	4.5%	26	-10.3%	42	7.7%	2.4	33.3%
Viera East (CDP)	11	-21.4%	4	0.0%	2	-77.8%	0.7	-75.0%
Viera West (CDP)	38	5.6%	22	29.4%	16	-33.3%	1.6	-38.5%
West Melbourne (City)	21	0.0%	9	12.5%	6	-40.0%	1.2	-29.4%

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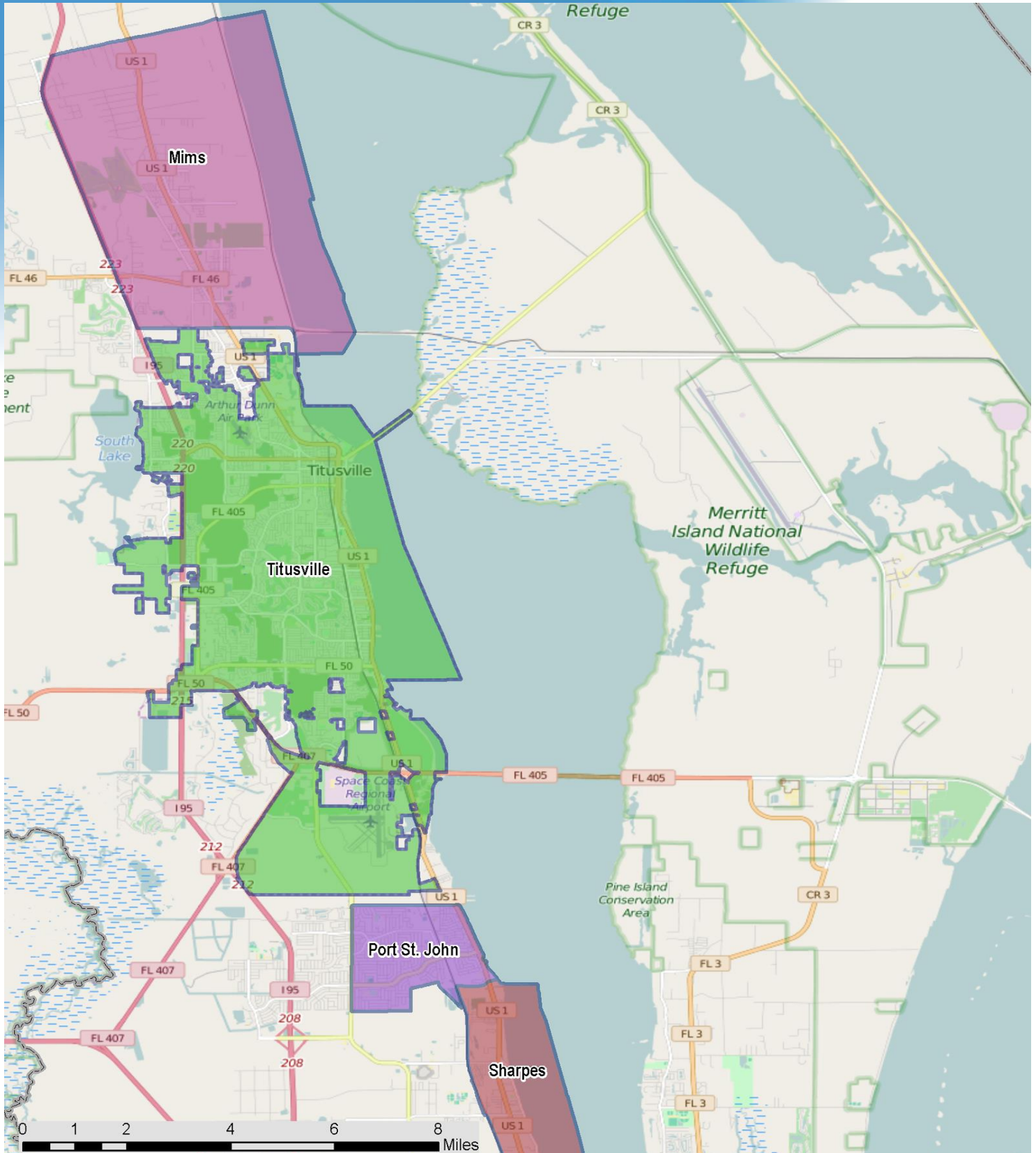
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Reference Map - Northern Brevard County

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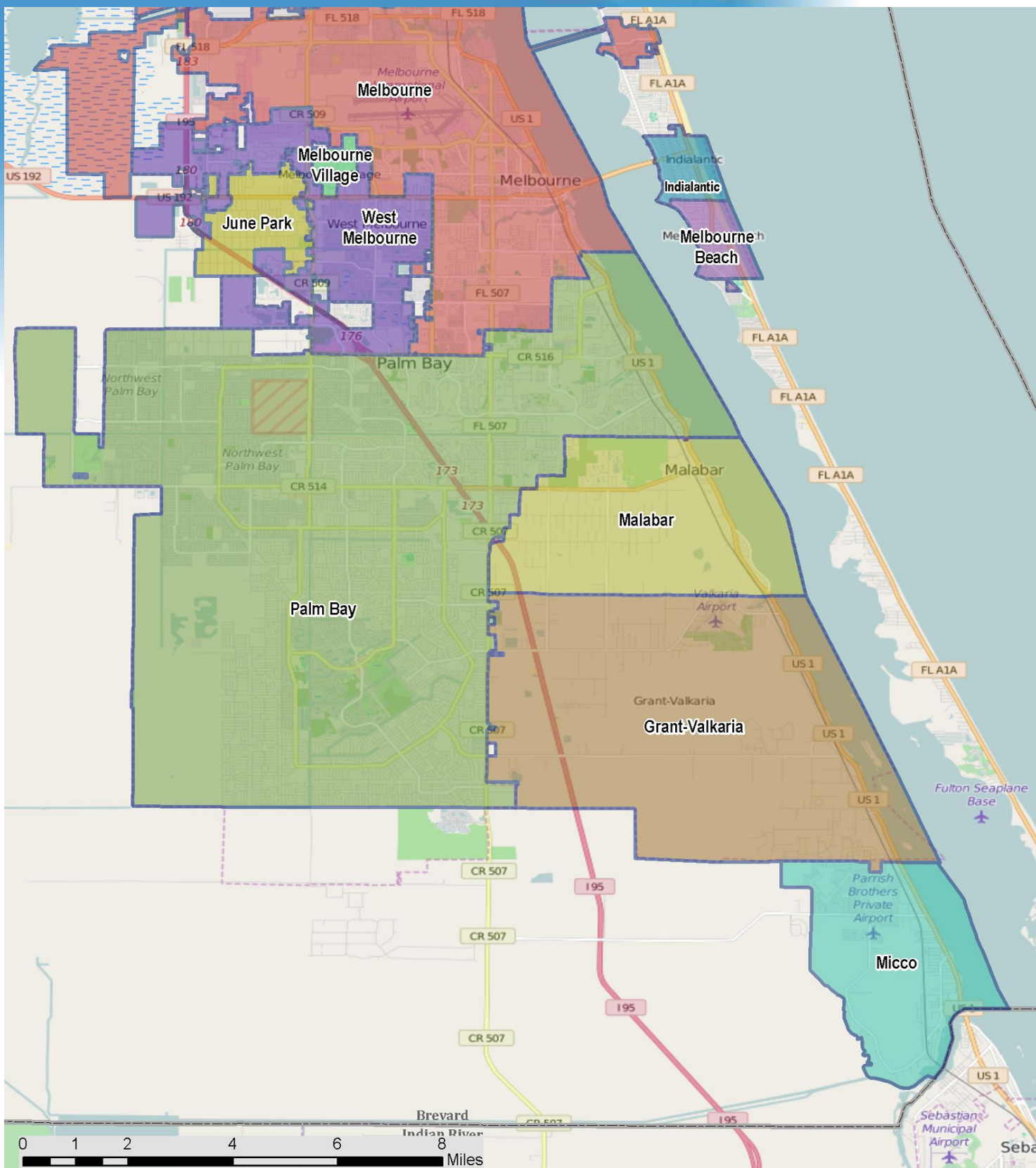
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Reference Map - Southern Brevard County

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