

# Brevard County Local Residential Market Metrics - Q1 2021

## Single Family Homes

### 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	2,677	17.5%	611	23.7%	\$275,000	9.1%	\$328,144	10.6%
Cape Canaveral (City)	6	20.0%	4	300.0%	\$599,000	81.5%	\$779,583	125.4%
Cocoa (City)	88	49.2%	16	-15.8%	\$245,993	33.0%	\$246,061	10.3%
Cocoa Beach (City)	27	-28.9%	12	9.1%	\$560,000	5.7%	\$603,504	10.1%
Cocoa West (CDP)	28	47.4%	11	83.3%	\$152,200	17.1%	\$164,841	4.2%
Grant-Valkaria (Town)	28	75.0%	3	-57.1%	\$457,500	5.8%	\$461,946	10.6%
Indialantic (Town)	10	25.0%	3	0.0%	\$575,000	57.1%	\$597,830	64.9%
Indian Harbour Beach (City)	17	-15.0%	8	300.0%	\$423,000	26.3%	\$555,968	41.8%
June Park (CDP)	22	214.3%	6	500.0%	\$314,370	31.0%	\$298,197	26.1%
Malabar (Town)	14	75.0%	4	300.0%	\$587,000	67.7%	\$546,618	37.4%
Melbourne (City)	269	13.0%	65	1.6%	\$251,525	12.8%	\$287,507	10.4%
Melbourne Beach (Town)	15	-6.3%	5	-28.6%	\$493,000	1.4%	\$567,100	-8.7%
Melbourne Village (Town)	5	66.7%	2	0.0%	\$341,954	59.0%	\$350,591	65.6%
Merritt Island (CDP)	163	44.2%	41	78.3%	\$325,000	12.8%	\$431,583	24.9%
Micco (CDP)	16	60.0%	6	100.0%	\$296,250	8.7%	\$363,803	-7.5%
Mims (CDP)	54	125.0%	14	133.3%	\$251,540	27.0%	\$292,952	28.9%
Palm Bay (City)	656	20.6%	135	35.0%	\$227,040	13.5%	\$237,032	12.0%
Palm Shores (Town)	5	25.0%	1	0.0%	\$350,000	30.4%	\$440,800	63.6%
Port St. John (CDP)	65	12.1%	12	0.0%	\$230,000	12.7%	\$225,225	11.4%
Rockledge (City)	119	3.5%	25	25.0%	\$287,500	12.7%	\$300,950	11.9%
Satellite Beach (City)	39	11.4%	6	-14.3%	\$407,000	11.5%	\$437,060	8.8%
Sharpes (CDP)	12	50.0%	3	50.0%	\$432,000	23.4%	\$386,712	5.0%
South Patrick Shores (CDP)	29	45.0%	7	250.0%	\$355,500	6.9%	\$445,463	16.8%
Titusville (City)	204	12.1%	51	50.0%	\$231,852	19.5%	\$243,935	16.5%
Viera East (CDP)	48	-33.3%	17	-29.2%	\$301,500	11.7%	\$307,865	10.1%
Viera West (CDP)	89	30.9%	19	11.8%	\$500,000	19.9%	\$554,597	22.8%
West Melbourne (City)	152	22.6%	24	50.0%	\$335,000	8.2%	\$331,092	9.0%

\*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015.

Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.

Data released on Tuesday, May 11, 2021. Next quarterly data release is Thursday, August 12, 2021.

# Brevard County Local Residential Market Metrics - Q1 2021

## Single Family Homes

### Municipalities and Census-Designated Places\*



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	\$878.4 Million	29.9%	98.8%	1.9%	14 Days	-60.0%	3,099	-8.7%
Cape Canaveral (City)	\$4.7 Million	170.5%	87.9%	-11.0%	93 Days	2225.0%	3	-75.0%
Cocoa (City)	\$21.7 Million	64.5%	98.3%	1.4%	6 Days	-77.8%	83	-3.5%
Cocoa Beach (City)	\$16.3 Million	-21.8%	100.0%	6.3%	22 Days	-24.1%	37	-21.3%
Cocoa West (CDP)	\$4.6 Million	53.6%	98.0%	2.5%	37 Days	-11.9%	24	26.3%
Grant-Valkaria (Town)	\$12.9 Million	93.6%	97.2%	0.6%	29 Days	-58.6%	21	-40.0%
Indialantic (Town)	\$6.0 Million	106.1%	97.0%	3.2%	7 Days	-80.0%	21	10.5%
Indian Harbour Beach (City)	\$9.5 Million	20.5%	98.4%	2.3%	12 Days	-80.3%	24	-36.8%
June Park (CDP)	\$6.6 Million	296.4%	100.0%	3.7%	15 Days	-84.2%	25	108.3%
Malabar (Town)	\$7.7 Million	140.4%	94.1%	0.1%	54 Days	22.7%	14	7.7%
Melbourne (City)	\$77.3 Million	24.8%	98.3%	1.5%	10 Days	-69.7%	313	-4.6%
Melbourne Beach (Town)	\$8.5 Million	-14.4%	99.1%	5.9%	9 Days	-89.0%	20	-31.0%
Melbourne Village (Town)	\$1.8 Million	176.1%	98.5%	10.4%	0 Days	-100.0%	6	100.0%
Merritt Island (CDP)	\$70.3 Million	80.1%	97.4%	1.9%	21 Days	-36.4%	187	-4.1%
Micco (CDP)	\$5.8 Million	48.1%	94.3%	3.2%	29 Days	-65.9%	18	-21.7%
Mims (CDP)	\$15.8 Million	190.0%	98.1%	3.6%	20 Days	-64.9%	63	40.0%
Palm Bay (City)	\$155.5 Million	35.1%	100.0%	2.6%	10 Days	-69.7%	846	1.0%
Palm Shores (Town)	\$2.2 Million	104.5%	100.0%	6.4%	17 Days	-80.2%	4	-42.9%
Port St. John (CDP)	\$14.6 Million	24.8%	99.1%	2.4%	14 Days	-41.7%	68	3.0%
Rockledge (City)	\$35.8 Million	15.8%	99.2%	2.0%	13 Days	-51.9%	107	-25.2%
Satellite Beach (City)	\$17.0 Million	21.3%	99.0%	3.7%	5 Days	-84.8%	51	-3.8%
Sharpes (CDP)	\$4.6 Million	57.5%	97.4%	6.0%	30 Days	-50.0%	10	-16.7%
South Patrick Shores (CDP)	\$12.9 Million	69.4%	98.7%	0.9%	14 Days	-56.3%	35	-16.7%
Titusville (City)	\$49.8 Million	30.6%	98.2%	1.2%	20 Days	-47.4%	214	-18.9%
Viera East (CDP)	\$14.8 Million	-26.6%	97.7%	0.2%	10 Days	-44.4%	66	-31.3%
Viera West (CDP)	\$49.4 Million	60.8%	98.5%	1.0%	24 Days	-61.9%	86	-36.8%
West Melbourne (City)	\$50.3 Million	33.6%	99.1%	1.6%	12 Days	-64.7%	190	2.2%

\*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015.

Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.

Data released on Tuesday, May 11, 2021. Next quarterly data release is Thursday, August 12, 2021.

# Brevard County Local Residential Market Metrics - Q1 2021

## Single Family Homes

### Municipalities and Census-Designated Places\*



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	3,383	14.4%	1,916	40.3%	813	-65.9%	0.9	-66.7%
Cape Canaveral (City)	6	-14.3%	2	-33.3%	4	-69.2%	1.7	-69.6%
Cocoa (City)	91	9.6%	47	23.7%	20	-60.8%	0.7	-72.0%
Cocoa Beach (City)	37	0.0%	25	25.0%	22	-51.1%	1.8	-58.1%
Cocoa West (CDP)	25	38.9%	11	57.1%	13	-7.1%	2.1	-16.0%
Grant-Valkaria (Town)	34	25.9%	18	20.0%	12	-73.3%	1.4	-79.1%
Indialantic (Town)	19	58.3%	11	57.1%	6	-68.4%	1.2	-73.3%
Indian Harbour Beach (City)	23	-14.8%	13	8.3%	2	-92.0%	0.2	-93.1%
June Park (CDP)	29	141.7%	19	216.7%	8	14.3%	1.3	-18.8%
Malabar (Town)	15	-6.3%	8	-20.0%	7	-61.1%	1.4	-71.4%
Melbourne (City)	325	6.2%	162	33.9%	83	-57.7%	0.8	-60.0%
Melbourne Beach (Town)	24	14.3%	15	66.7%	6	-80.6%	0.8	-85.7%
Melbourne Village (Town)	6	100.0%	3	200.0%	1	-50.0%	0.9	-43.8%
Merritt Island (CDP)	213	60.2%	100	75.4%	66	-61.8%	1.2	-63.6%
Micco (CDP)	19	46.2%	14	180.0%	8	-74.2%	1.8	-71.9%
Mims (CDP)	69	115.6%	37	68.2%	17	-57.5%	1.2	-73.9%
Palm Bay (City)	881	18.1%	579	46.2%	208	-59.8%	0.9	-65.4%
Palm Shores (Town)	5	-16.7%	3	50.0%	0	-100.0%	0.0	-100.0%
Port St. John (CDP)	80	23.1%	39	77.3%	8	-71.4%	0.4	-66.7%
Rockledge (City)	118	-20.8%	59	-11.9%	18	-76.3%	0.4	-77.8%
Satellite Beach (City)	52	44.4%	23	53.3%	11	-71.8%	0.7	-75.9%
Sharpes (CDP)	14	75.0%	5	66.7%	6	-53.8%	2.3	-55.8%
South Patrick Shores (CDP)	39	39.3%	17	88.9%	5	-83.3%	0.5	-84.4%
Titusville (City)	251	6.8%	118	19.2%	65	-64.9%	0.9	-67.9%
Viera East (CDP)	70	-20.5%	39	34.5%	13	-67.5%	0.6	-64.7%
Viera West (CDP)	95	-1.0%	53	10.4%	28	-76.3%	0.8	-77.8%
West Melbourne (City)	204	36.9%	117	82.8%	22	-77.8%	0.4	-82.6%

\*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015.

Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.

Data released on Tuesday, May 11, 2021. Next quarterly data release is Thursday, August 12, 2021.

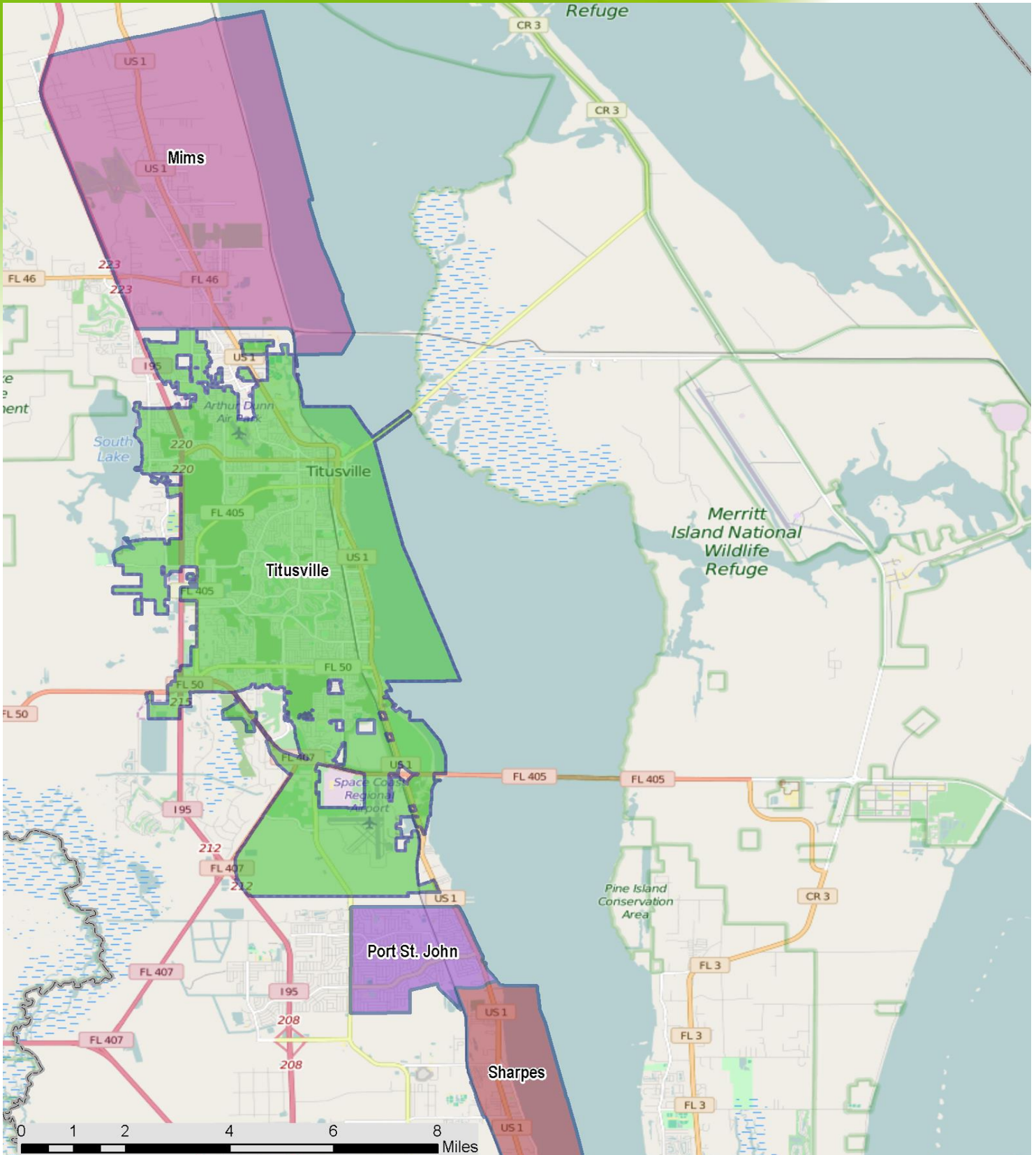
# Brevard County Local Residential Market Metrics - Q1 2021

## Reference Map - Northern Brevard County

### Municipalities and Census-Designated Places\*



**FloridaRealtors®**  
The Voice for Real Estate® in Florida

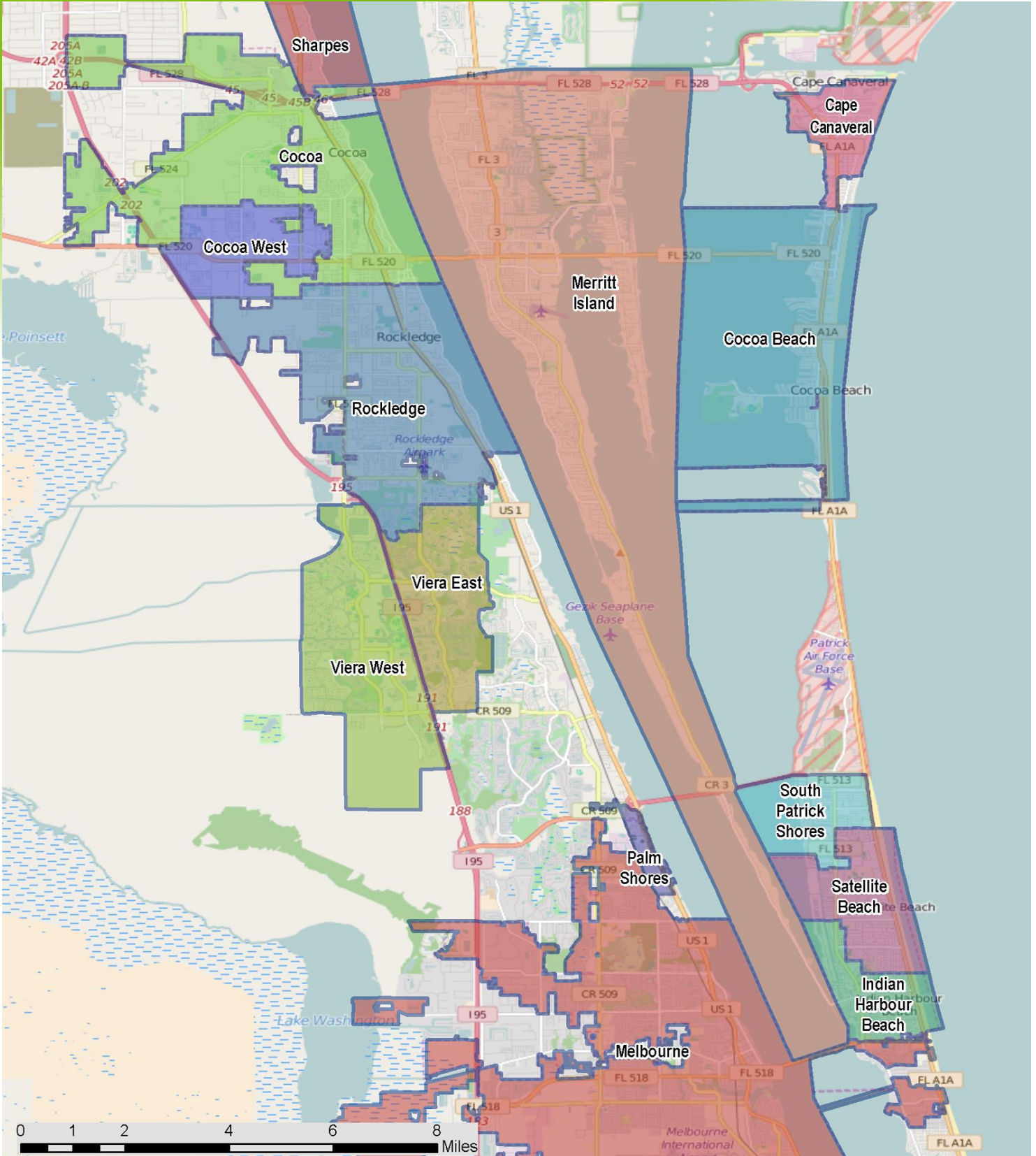


\*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015. Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Tuesday, May 11, 2021. Next quarterly data release is Thursday, August 12, 2021.

Brevard County Local Residential Market Metrics - Q1 2021  
 Reference Map - Central Brevard County  
 Municipalities and Census-Designated Places\*



FloridaRealtors®  
 The Voice for Real Estate® in Florida



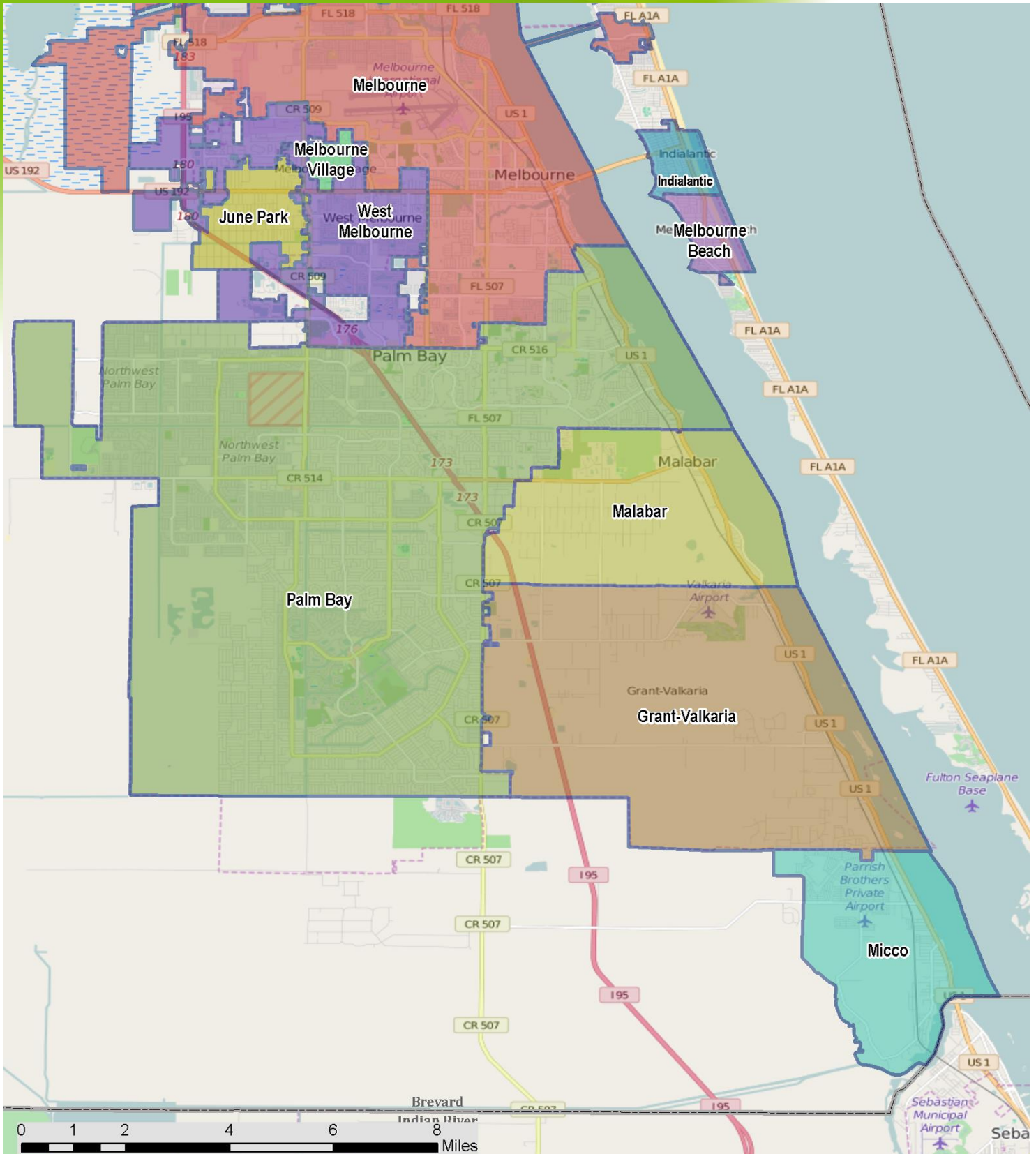
\*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015. Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Tuesday, May 11, 2021. Next quarterly data release is Thursday, August 12, 2021.

# Brevard County Local Residential Market Metrics - Q1 2021

## Reference Map - Southern Brevard County Municipalities and Census-Designated Places\*



FloridaRealtors®  
The Voice for Real Estate® in Florida



\*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015. Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Tuesday, May 11, 2021. Next quarterly data release is Thursday, August 12, 2021.