

Brevard County Local Residential Market Metrics - Q1 2021

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	826	23.8%	407	30.4%	\$219,000	13.5%	\$262,687	7.5%
Cape Canaveral (City)	93	60.3%	56	80.6%	\$250,000	25.0%	\$270,099	13.4%
Cocoa (City)	19	58.3%	11	10.0%	\$122,000	53.0%	\$230,863	48.1%
Cocoa Beach (City)	106	26.2%	50	22.0%	\$292,500	4.3%	\$319,756	6.4%
Cocoa West (CDP)	1	0.0%	1	N/A	\$129,000	-18.9%	\$129,000	-18.9%
Grant-Valkaria (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Indialantic (Town)	8	0.0%	4	-33.3%	\$301,625	-15.0%	\$470,344	-0.9%
Indian Harbour Beach (City)	47	23.7%	16	100.0%	\$272,000	-6.2%	\$344,317	9.3%
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)	116	34.9%	54	31.7%	\$183,250	14.5%	\$197,485	17.1%
Melbourne Beach (Town)	6	0.0%	2	100.0%	\$630,000	105.5%	\$540,833	45.0%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	38	52.0%	18	-5.3%	\$165,000	-13.2%	\$226,113	15.9%
Micco (CDP)	1	0.0%	1	N/A	\$95,350	-43.9%	\$95,350	-43.9%
Mims (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Palm Bay (City)	54	17.4%	31	82.4%	\$122,500	2.1%	\$137,043	4.7%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	9	350.0%	2	100.0%	\$187,900	25.3%	\$186,878	24.6%
Rockledge (City)	33	37.5%	13	44.4%	\$187,523	9.0%	\$192,607	14.4%
Satellite Beach (City)	39	-13.3%	11	-38.9%	\$353,166	12.1%	\$393,419	-0.3%
Sharpes (CDP)	1	N/A	0	N/A	\$225,000	N/A	\$225,000	N/A
South Patrick Shores (CDP)	5	-16.7%	3	50.0%	\$273,000	4.0%	\$229,220	2.3%
Titusville (City)	74	37.0%	47	80.8%	\$111,500	4.2%	\$134,414	1.2%
Viera East (CDP)	6	-25.0%	3	-40.0%	\$154,000	6.9%	\$147,733	9.0%
Viera West (CDP)	28	-17.6%	18	5.9%	\$236,000	6.3%	\$244,363	5.3%
West Melbourne (City)	6	-64.7%	1	-88.9%	\$165,500	20.8%	\$162,483	23.3%

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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	\$217.0 Million	33.1%	97.1%	1.1%	20 Days	-44.4%	958	2.0%
Cape Canaveral (City)	\$25.1 Million	81.8%	97.2%	1.8%	15 Days	-68.8%	133	46.2%
Cocoa (City)	\$4.4 Million	134.4%	98.9%	3.5%	5 Days	-77.3%	16	6.7%
Cocoa Beach (City)	\$33.9 Million	34.3%	95.8%	-0.1%	34 Days	-2.9%	112	-17.6%
Cocoa West (CDP)	\$129,000	-18.9%	80.6%	-14.8%	14 Days	-78.8%	1	0.0%
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Indialantic (Town)	\$3.8 Million	-0.9%	95.3%	1.1%	35 Days	-66.7%	17	41.7%
Indian Harbour Beach (City)	\$16.2 Million	35.2%	97.9%	0.9%	8 Days	-73.3%	67	28.8%
June Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	13	N/A
Malabar (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Melbourne (City)	\$22.9 Million	57.9%	96.5%	0.6%	19 Days	-9.5%	123	-1.6%
Melbourne Beach (Town)	\$3.2 Million	45.0%	98.4%	12.5%	61 Days	8.9%	14	40.0%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$8.6 Million	76.2%	96.1%	1.3%	20 Days	33.3%	37	-14.0%
Micco (CDP)	\$95,350	-43.9%	86.7%	-4.6%	11 Days	-92.7%	8	700.0%
Mims (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Palm Bay (City)	\$7.4 Million	22.9%	96.6%	0.6%	18 Days	-25.0%	47	-29.9%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	\$1.7 Million	460.6%	96.0%	-2.4%	110 Days	5400.0%	6	20.0%
Rockledge (City)	\$6.4 Million	57.3%	100.0%	5.7%	10 Days	-75.6%	30	-6.3%
Satellite Beach (City)	\$15.3 Million	-13.6%	98.6%	1.5%	20 Days	-54.5%	32	-34.7%
Sharpes (CDP)	\$225,000	N/A	94.1%	N/A	162 Days	N/A	0	N/A
South Patrick Shores (CDP)	\$1.1 Million	-14.7%	96.9%	5.3%	37 Days	-30.2%	6	-14.3%
Titusville (City)	\$9.9 Million	38.6%	97.0%	1.5%	10 Days	-72.2%	98	38.0%
Viera East (CDP)	\$886,398	-18.3%	97.3%	2.3%	10 Days	-65.5%	9	-25.0%
Viera West (CDP)	\$6.8 Million	-13.3%	99.1%	0.8%	21 Days	-53.3%	32	-5.9%
West Melbourne (City)	\$974,898	-56.5%	98.8%	1.3%	9 Days	-76.9%	14	-33.3%

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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	1,104	40.5%	596	74.3%	339	-60.2%	1.3	-62.9%
Cape Canaveral (City)	138	84.0%	61	69.4%	42	-55.8%	1.5	-60.5%
Cocoa (City)	22	83.3%	11	57.1%	4	-69.2%	0.8	-74.2%
Cocoa Beach (City)	138	32.7%	79	132.4%	39	-70.0%	1.2	-73.3%
Cocoa West (CDP)	1	0.0%	0	N/A	0	-100.0%	0.0	-100.0%
Grant-Valkaria (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Indialantic (Town)	31	158.3%	25	525.0%	10	-33.3%	4.3	-8.5%
Indian Harbour Beach (City)	61	29.8%	24	71.4%	13	-66.7%	0.9	-64.0%
June Park (CDP)	10	N/A	10	N/A	3	N/A	0.0	N/A
Malabar (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Melbourne (City)	140	41.4%	58	28.9%	53	-50.5%	1.7	-50.0%
Melbourne Beach (Town)	11	120.0%	7	600.0%	13	-7.1%	5.6	-20.0%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	48	65.5%	26	23.8%	22	-60.7%	1.9	-58.7%
Micco (CDP)	2	-33.3%	2	0.0%	6	N/A	12.0	N/A
Mims (CDP)	1	0.0%	1	N/A	1	0.0%	0.0	-100.0%
Palm Bay (City)	61	15.1%	24	26.3%	8	-77.1%	0.5	-76.2%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	11	266.7%	5	400.0%	6	100.0%	3.3	37.5%
Rockledge (City)	37	37.0%	23	0.0%	5	-77.3%	0.5	-77.3%
Satellite Beach (City)	40	-20.0%	42	100.0%	5	-85.7%	0.4	-84.6%
Sharpes (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
South Patrick Shores (CDP)	8	60.0%	3	N/A	2	-66.7%	0.8	-66.7%
Titusville (City)	107	94.5%	55	175.0%	47	9.3%	2.5	13.6%
Viera East (CDP)	9	-18.2%	3	50.0%	2	-77.8%	0.7	-77.4%
Viera West (CDP)	40	0.0%	23	21.1%	5	-81.5%	0.5	-80.8%
West Melbourne (City)	12	-25.0%	6	20.0%	8	-27.3%	1.9	-5.0%

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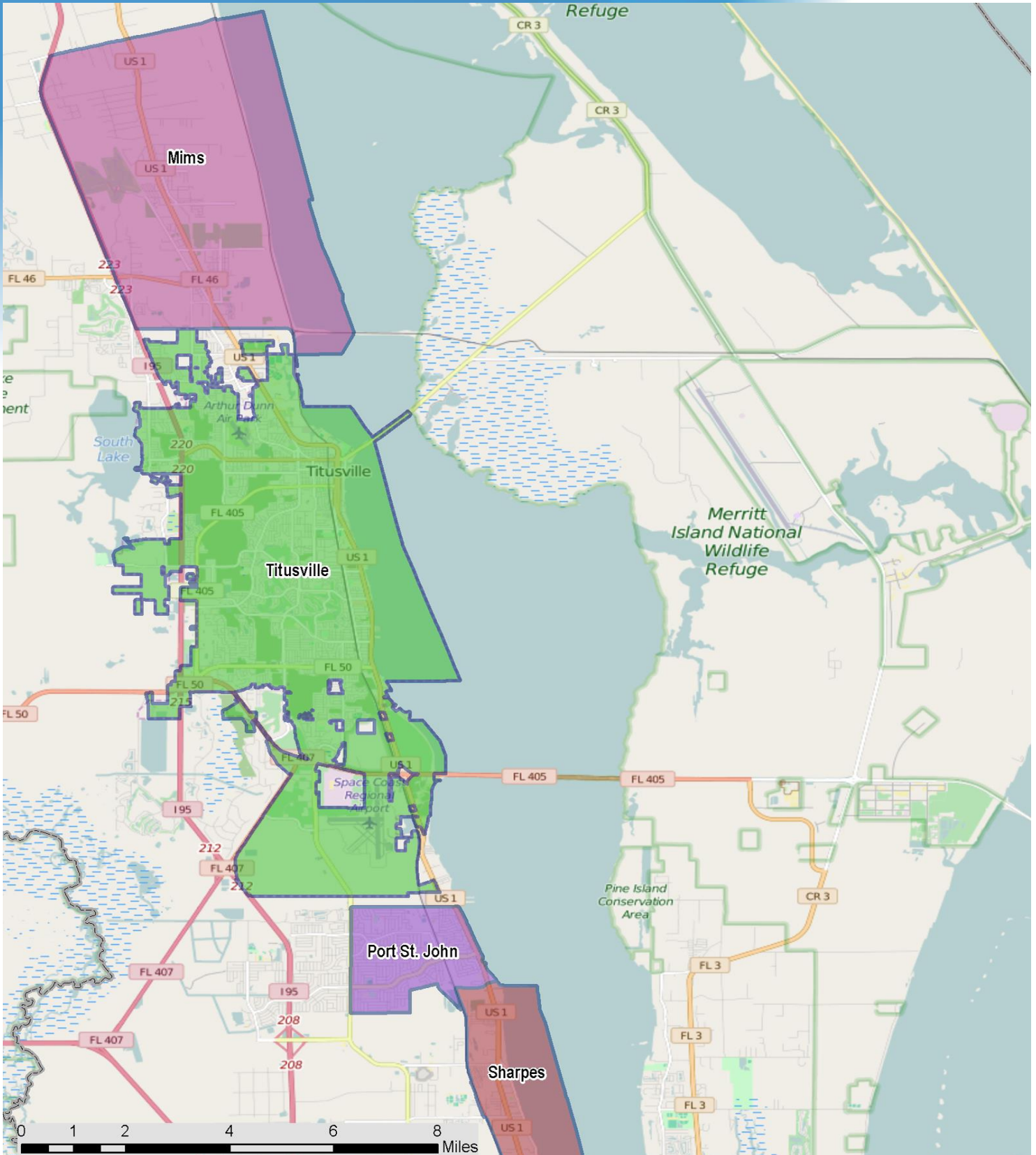
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Reference Map - Northern Brevard County Municipalities and Census-Designated Places*



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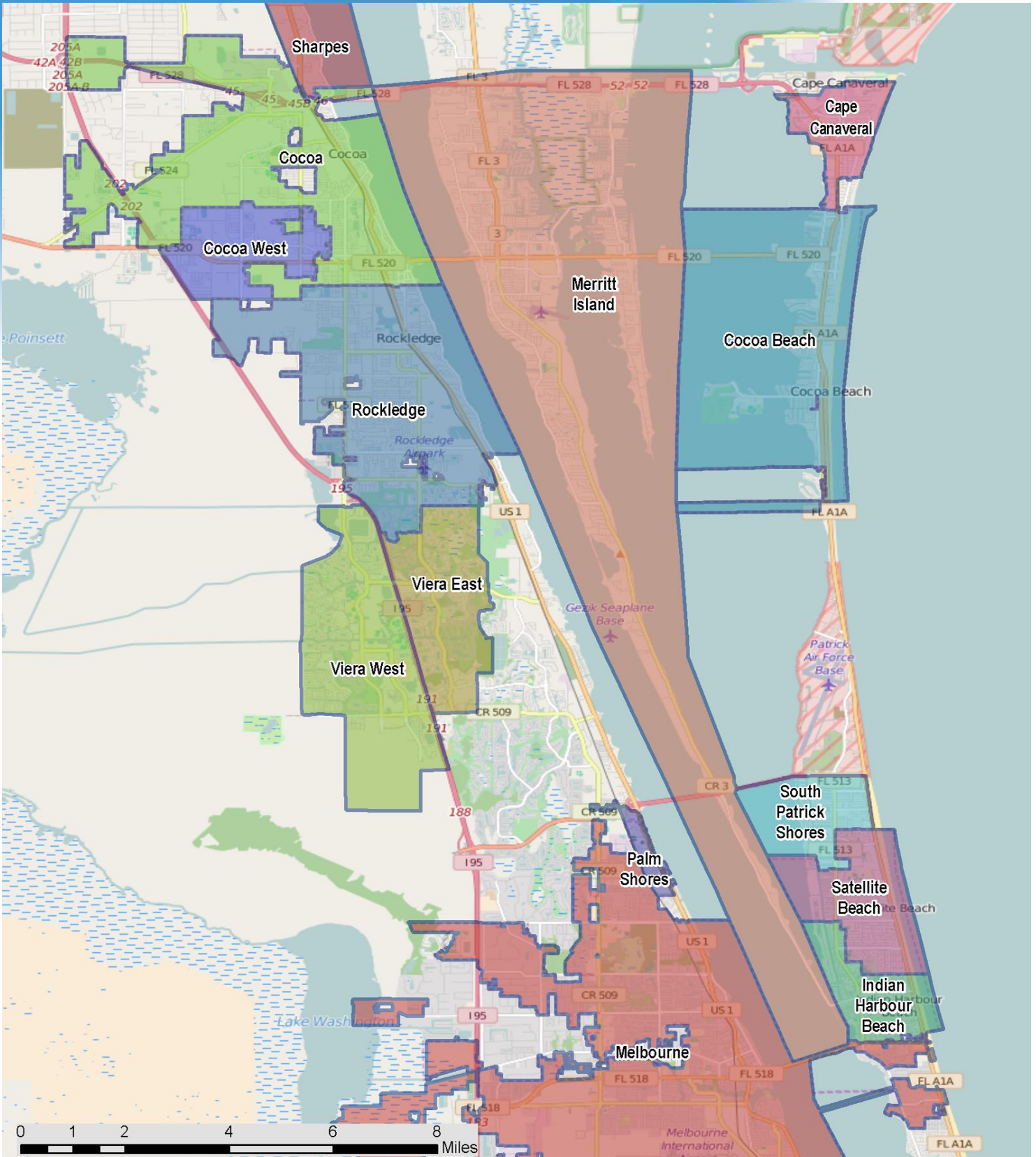


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 Reference Map - Central Brevard County
 Municipalities and Census-Designated Places*



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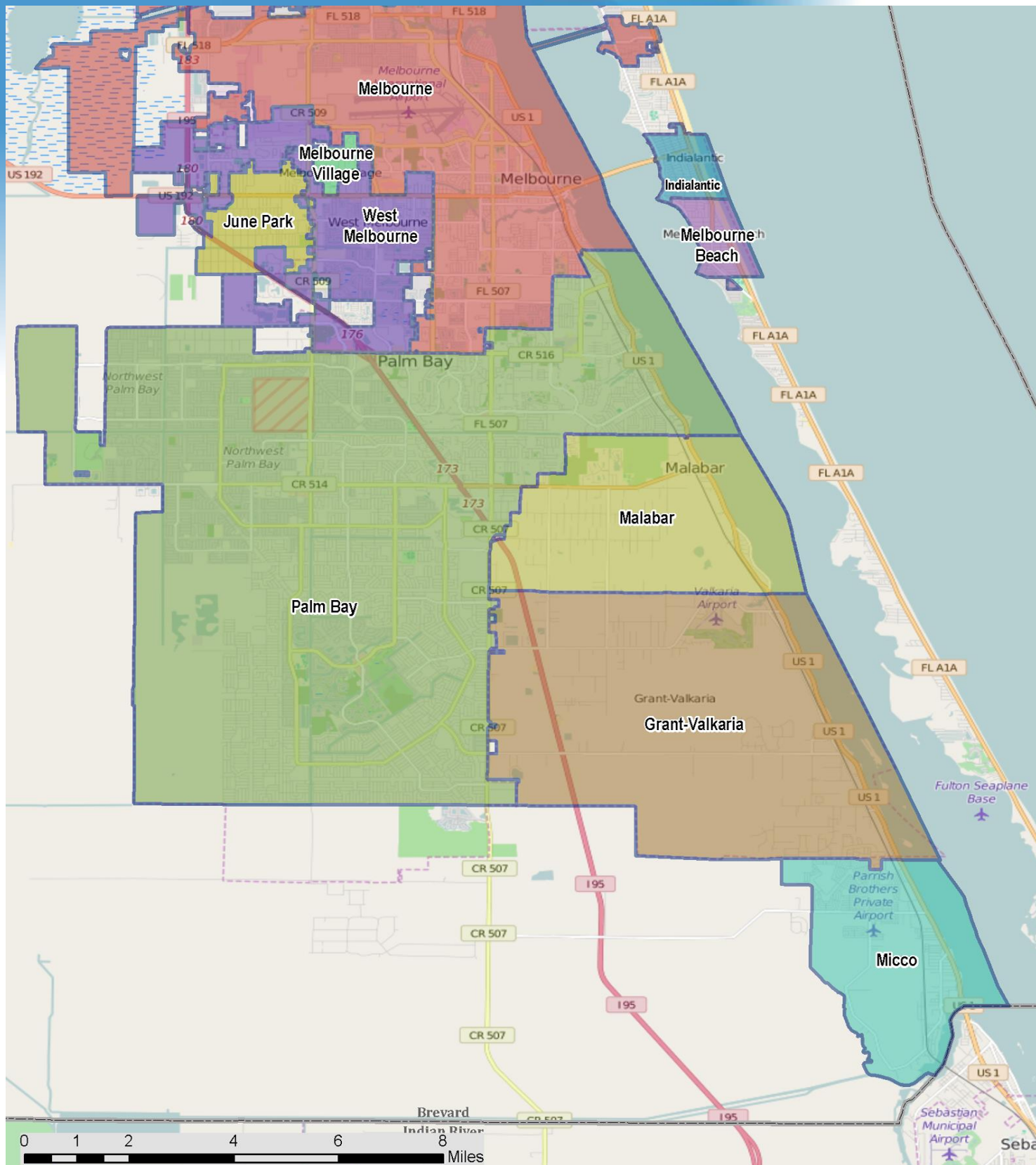
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Reference Map - Southern Brevard County Municipalities and Census-Designated Places*



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