

Brevard County Local Residential Market Metrics - Q2 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	3,264	28.9%	860	116.1%	\$295,617	15.9%	\$373,436	21.8%
Cape Canaveral (City)	8	60.0%	4	100.0%	\$365,500	37.9%	\$390,125	53.6%
Cocoa (City)	76	20.6%	20	66.7%	\$232,000	12.9%	\$242,744	14.5%
Cocoa Beach (City)	49	48.5%	20	150.0%	\$825,000	83.3%	\$810,893	48.8%
Cocoa West (CDP)	24	60.0%	7	16.7%	\$158,600	25.6%	\$163,792	19.5%
Grant-Valkaria (Town)	32	33.3%	13	116.7%	\$585,000	33.0%	\$567,463	22.3%
Indialantic (Town)	21	61.5%	8	300.0%	\$630,000	19.1%	\$977,000	44.5%
Indian Harbour Beach (City)	28	0.0%	7	0.0%	\$411,500	15.5%	\$494,337	20.8%
June Park (CDP)	30	172.7%	12	1100.0%	\$244,500	-12.7%	\$256,446	-7.2%
Malabar (Town)	19	58.3%	4	300.0%	\$399,450	-4.9%	\$431,052	6.4%
Melbourne (City)	356	34.8%	92	67.3%	\$272,000	22.7%	\$310,014	26.4%
Melbourne Beach (Town)	24	71.4%	13	N/A	\$669,500	27.8%	\$884,726	67.4%
Melbourne Village (Town)	8	300.0%	6	N/A	\$259,950	-28.8%	\$293,425	-19.6%
Merritt Island (CDP)	220	61.8%	58	163.6%	\$390,000	25.1%	\$484,728	12.3%
Micco (CDP)	18	100.0%	10	400.0%	\$215,750	-4.1%	\$292,942	30.2%
Mims (CDP)	53	71.0%	13	160.0%	\$266,990	14.3%	\$266,326	16.1%
Palm Bay (City)	786	39.1%	171	167.2%	\$244,000	19.0%	\$252,850	19.4%
Palm Shores (Town)	4	-50.0%	0	N/A	\$351,500	6.5%	\$358,750	24.0%
Port St. John (CDP)	72	28.6%	18	157.1%	\$254,500	34.0%	\$238,401	23.2%
Rockledge (City)	142	12.7%	43	115.0%	\$315,000	16.7%	\$342,890	17.0%
Satellite Beach (City)	54	1.9%	20	566.7%	\$463,950	25.4%	\$630,032	55.9%
Sharpes (CDP)	11	57.1%	4	N/A	\$320,000	27.5%	\$402,424	8.3%
South Patrick Shores (CDP)	37	48.0%	10	100.0%	\$432,000	40.3%	\$570,641	44.0%
Titusville (City)	224	14.3%	55	77.4%	\$229,700	16.6%	\$249,333	17.7%
Viera East (CDP)	93	45.3%	32	60.0%	\$335,000	12.8%	\$342,239	12.0%
Viera West (CDP)	102	5.2%	33	43.5%	\$510,000	13.3%	\$557,814	13.5%
West Melbourne (City)	156	18.2%	33	120.0%	\$360,000	18.2%	\$358,898	16.8%

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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	\$1.2 Billion	57.0%	100.0%	2.7%	8 Days	-72.4%	3,536	16.4%
Cape Canaveral (City)	\$3.1 Million	145.7%	101.1%	9.7%	8 Days	-77.8%	13	116.7%
Cocoa (City)	\$18.4 Million	38.2%	99.4%	2.2%	9 Days	-66.7%	84	-6.7%
Cocoa Beach (City)	\$39.7 Million	120.9%	100.0%	3.6%	11 Days	-64.5%	51	10.9%
Cocoa West (CDP)	\$3.9 Million	91.2%	98.0%	8.4%	31 Days	6.9%	21	16.7%
Grant-Valkaria (Town)	\$18.2 Million	63.0%	98.2%	1.1%	21 Days	-77.2%	33	13.8%
Indialantic (Town)	\$20.5 Million	133.4%	97.3%	7.4%	13 Days	-81.9%	15	7.1%
Indian Harbour Beach (City)	\$13.8 Million	20.8%	100.0%	2.8%	6 Days	-76.9%	34	47.8%
June Park (CDP)	\$7.7 Million	153.1%	100.0%	3.3%	8 Days	-55.6%	32	128.6%
Malabar (Town)	\$8.2 Million	68.5%	100.0%	3.4%	7 Days	-90.7%	28	100.0%
Melbourne (City)	\$110.4 Million	70.5%	100.0%	2.7%	7 Days	-74.1%	368	6.4%
Melbourne Beach (Town)	\$21.2 Million	186.9%	100.0%	5.6%	8 Days	-90.0%	19	-5.0%
Melbourne Village (Town)	\$2.3 Million	221.6%	98.6%	4.1%	7 Days	-82.5%	4	0.0%
Merritt Island (CDP)	\$106.6 Million	81.6%	100.0%	4.8%	12 Days	-67.6%	212	8.2%
Micco (CDP)	\$5.3 Million	160.4%	98.5%	0.7%	17 Days	-77.9%	13	30.0%
Mims (CDP)	\$14.1 Million	98.6%	100.0%	2.0%	16 Days	-48.4%	48	14.3%
Palm Bay (City)	\$198.7 Million	66.1%	100.0%	2.0%	7 Days	-78.1%	926	40.3%
Palm Shores (Town)	\$1.4 Million	-38.0%	99.2%	2.0%	28 Days	-36.4%	6	50.0%
Port St. John (CDP)	\$17.2 Million	58.4%	100.0%	0.0%	6 Days	-62.5%	66	3.1%
Rockledge (City)	\$48.7 Million	31.9%	100.0%	2.8%	6 Days	-75.0%	163	16.4%
Satellite Beach (City)	\$34.0 Million	58.8%	100.0%	3.4%	8 Days	-61.9%	54	-10.0%
Sharpes (CDP)	\$4.4 Million	70.2%	98.2%	1.8%	40 Days	-50.6%	19	375.0%
South Patrick Shores (CDP)	\$21.1 Million	113.1%	100.0%	4.5%	9 Days	-78.6%	39	39.3%
Titusville (City)	\$55.9 Million	34.5%	100.0%	2.8%	10 Days	-60.0%	245	-3.2%
Viera East (CDP)	\$31.8 Million	62.7%	100.0%	1.9%	10 Days	-28.6%	85	63.5%
Viera West (CDP)	\$56.9 Million	19.4%	100.0%	2.4%	11 Days	-63.3%	123	4.2%
West Melbourne (City)	\$56.0 Million	38.0%	100.5%	3.2%	5 Days	-83.9%	141	-4.1%

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Brevard County	3,306	2.4%	1,783	0.0%	931	-47.3%	0.9	-57.1%
Cape Canaveral (City)	7	-22.2%	2	-60.0%	8	100.0%	3.1	63.2%
Cocoa (City)	81	-18.2%	47	-25.4%	24	-41.5%	0.9	-52.6%
Cocoa Beach (City)	38	-13.6%	14	-50.0%	31	-8.8%	2.3	-32.4%
Cocoa West (CDP)	31	72.2%	14	55.6%	3	-70.0%	0.4	-77.8%
Grant-Valkaria (Town)	26	-21.2%	9	-50.0%	19	-40.6%	2.1	-58.0%
Indialantic (Town)	16	-11.1%	7	-36.4%	2	-83.3%	0.4	-88.2%
Indian Harbour Beach (City)	28	-15.2%	14	-17.6%	6	-33.3%	0.7	-36.4%
June Park (CDP)	30	200.0%	15	400.0%	10	-23.1%	1.3	-64.9%
Malabar (Town)	24	84.6%	11	10.0%	9	-35.7%	1.6	-57.9%
Melbourne (City)	344	0.6%	131	-26.0%	97	-41.2%	0.9	-50.0%
Melbourne Beach (Town)	21	-19.2%	11	-38.9%	2	-92.0%	0.3	-93.8%
Melbourne Village (Town)	5	66.7%	0	-100.0%	1	-50.0%	0.6	-70.0%
Merritt Island (CDP)	201	-4.7%	69	-36.7%	74	-35.7%	1.2	-50.0%
Micco (CDP)	12	20.0%	3	-62.5%	5	-72.2%	1.0	-77.8%
Mims (CDP)	40	-7.0%	20	-31.0%	21	-38.2%	1.3	-67.5%
Palm Bay (City)	909	27.8%	638	41.8%	186	-51.6%	0.8	-60.0%
Palm Shores (Town)	4	-42.9%	3	N/A	2	-33.3%	1.3	-27.8%
Port St. John (CDP)	62	1.6%	24	0.0%	15	-40.0%	0.7	-36.4%
Rockledge (City)	151	4.1%	65	-13.3%	31	-51.6%	0.7	-56.3%
Satellite Beach (City)	54	-15.6%	21	-12.5%	11	-56.0%	0.6	-68.4%
Sharpes (CDP)	18	200.0%	11	1000.0%	7	-22.2%	2.4	-29.4%
South Patrick Shores (CDP)	29	-9.4%	9	-43.8%	14	-36.4%	1.3	-53.6%
Titusville (City)	231	-9.8%	114	-12.3%	72	-48.6%	1.0	-52.4%
Viera East (CDP)	81	28.6%	29	20.8%	15	-37.5%	0.7	-36.4%
Viera West (CDP)	115	-8.0%	63	-1.6%	29	-69.1%	0.8	-76.5%
West Melbourne (City)	134	-20.2%	90	0.0%	26	-64.4%	0.5	-70.6%

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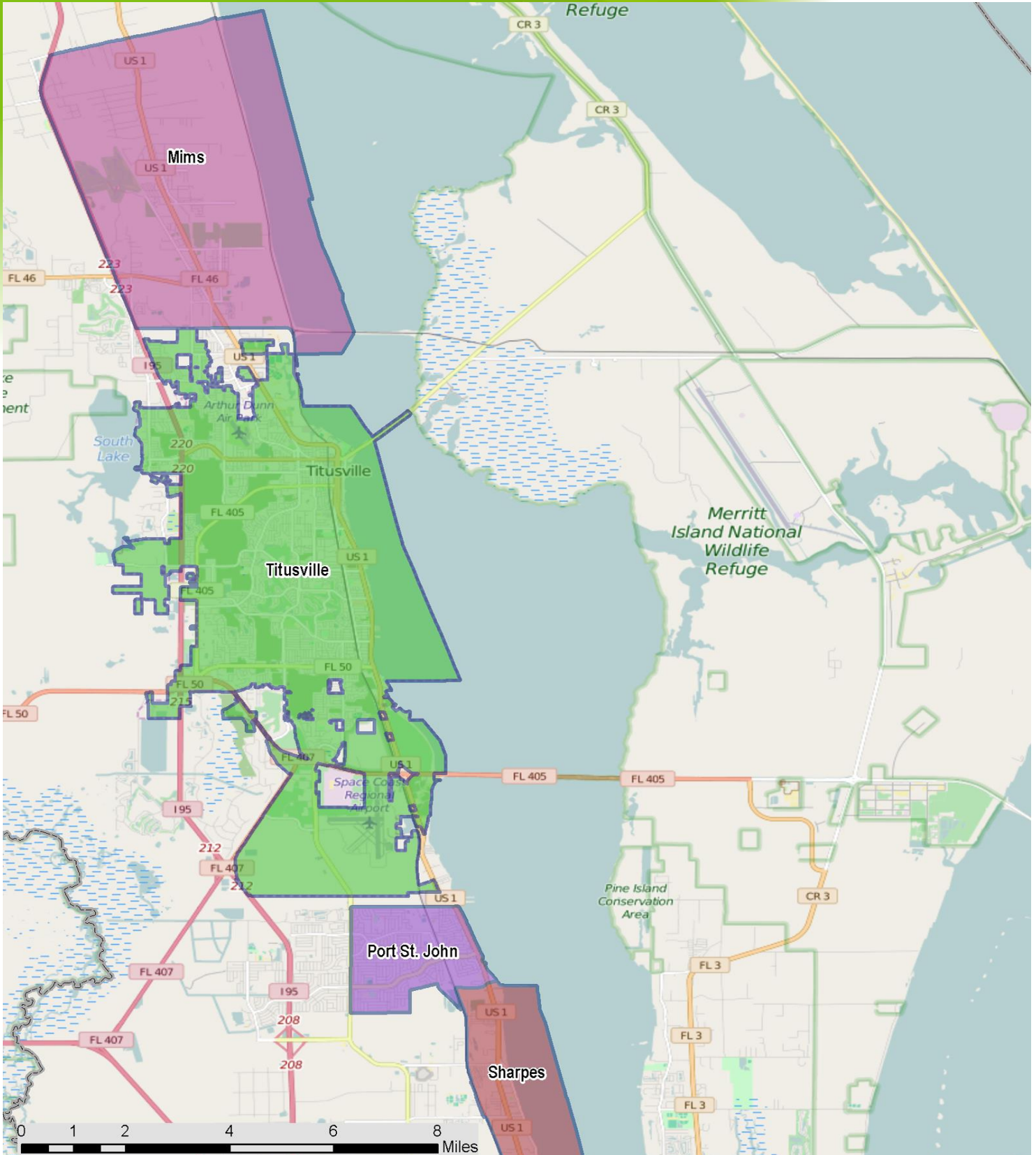
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Reference Map - Northern Brevard County

Municipalities and Census-Designated Places*



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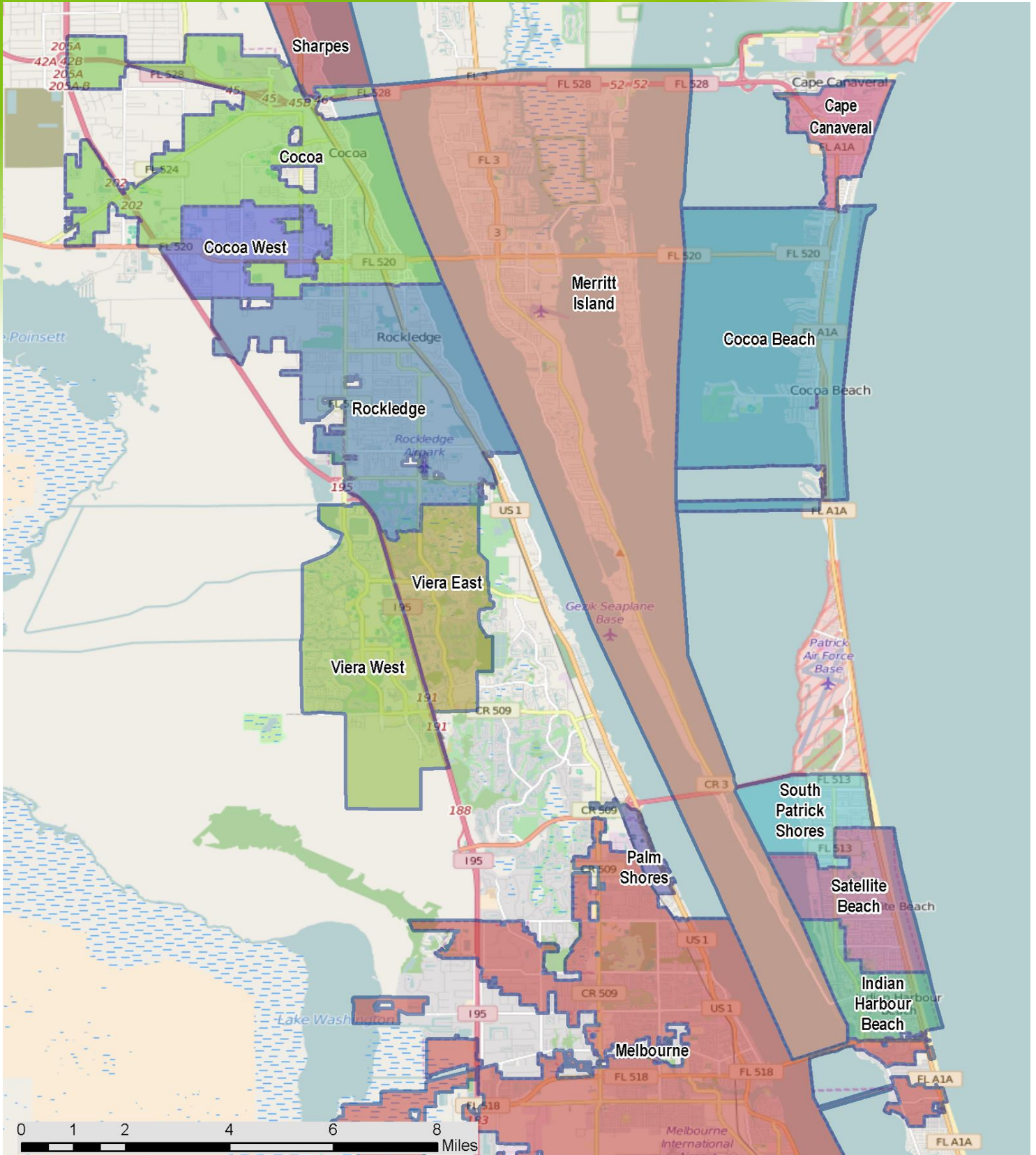


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 Reference Map - Central Brevard County
 Municipalities and Census-Designated Places*

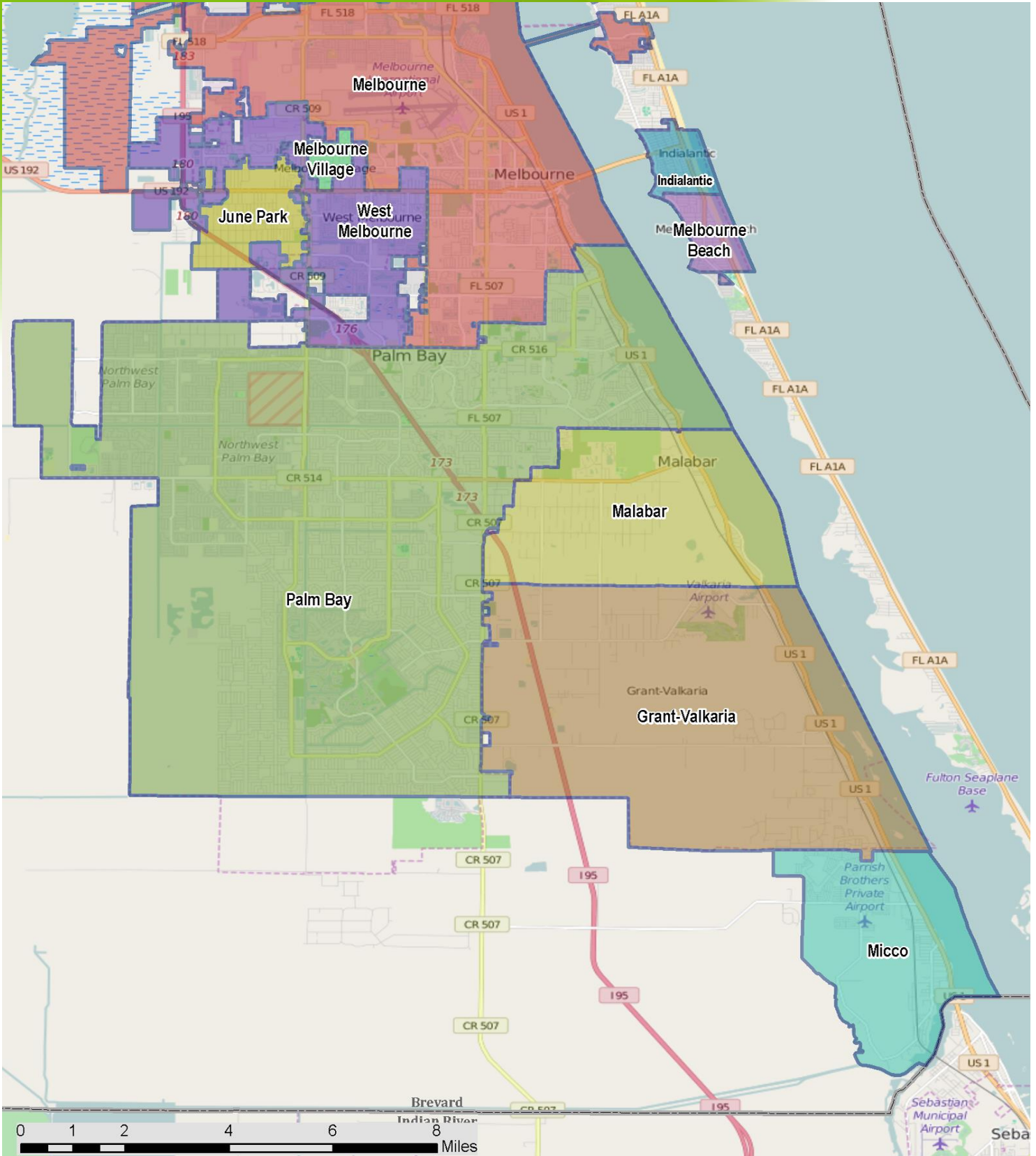


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 Reference Map - Southern Brevard County
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