

Brevard County Local Residential Market Metrics - Q3 2021

Townhouses and Condos

Municipalities and Census-Designated Places*



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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	797	-8.1%	383	1.6%	\$245,788	17.0%	\$303,354	20.6%
Cape Canaveral (City)	95	-2.1%	46	0.0%	\$250,000	9.3%	\$271,639	9.5%
Cocoa (City)	16	-5.9%	10	-23.1%	\$97,200	45.1%	\$186,650	-3.9%
Cocoa Beach (City)	78	-17.9%	45	28.6%	\$317,500	11.4%	\$353,667	9.5%
Cocoa West (CDP)	2	100.0%	0	N/A	\$218,750	21.5%	\$218,750	21.5%
Grant-Valkaria (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Indialantic (Town)	9	28.6%	4	0.0%	\$380,000	13.4%	\$586,556	89.5%
Indian Harbour Beach (City)	48	-9.4%	26	23.8%	\$320,000	42.2%	\$402,898	55.2%
June Park (CDP)	12	N/A	2	N/A	\$260,075	N/A	\$257,048	N/A
Malabar (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Melbourne (City)	122	17.3%	63	75.0%	\$205,300	17.3%	\$306,993	66.3%
Melbourne Beach (Town)	4	-55.6%	1	-85.7%	\$346,500	-10.7%	\$362,000	-2.3%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	36	-16.3%	22	-8.3%	\$161,000	3.9%	\$222,383	1.1%
Micco (CDP)	8	166.7%	8	166.7%	\$101,500	31.0%	\$105,438	33.4%
Mims (CDP)	3	N/A	3	N/A	\$76,250	N/A	\$70,750	N/A
Palm Bay (City)	42	-16.0%	17	-22.7%	\$156,000	36.9%	\$171,343	33.4%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	11	120.0%	1	-50.0%	\$211,500	37.8%	\$216,945	32.2%
Rockledge (City)	20	-33.3%	12	20.0%	\$223,300	22.7%	\$219,235	12.2%
Satellite Beach (City)	39	-18.8%	10	-44.4%	\$380,000	18.4%	\$444,446	18.3%
Sharpes (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
South Patrick Shores (CDP)	7	-56.3%	5	0.0%	\$206,000	-1.8%	\$234,929	14.1%
Titusville (City)	54	-14.3%	23	-20.7%	\$148,500	36.4%	\$157,543	21.9%
Viera East (CDP)	13	-7.1%	5	-28.6%	\$192,500	38.5%	\$186,961	37.6%
Viera West (CDP)	32	-17.9%	13	-23.5%	\$300,000	31.0%	\$281,013	18.8%
West Melbourne (City)	15	-21.1%	6	-25.0%	\$182,500	25.9%	\$182,220	25.1%

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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	\$241.8 Million	10.9%	100.0%	4.0%	12 Days	-63.6%	926	7.1%
Cape Canaveral (City)	\$25.8 Million	7.3%	97.9%	2.1%	12 Days	-70.7%	120	44.6%
Cocoa (City)	\$3.0 Million	-9.6%	100.0%	5.3%	3 Days	-82.4%	23	4.5%
Cocoa Beach (City)	\$27.6 Million	-10.1%	99.5%	5.2%	13 Days	-75.9%	97	-5.8%
Cocoa West (CDP)	\$437,500	143.1%	104.5%	15.5%	3 Days	-95.8%	3	200.0%
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Indialantic (Town)	\$5.3 Million	143.6%	100.0%	6.5%	18 Days	-80.6%	6	-62.5%
Indian Harbour Beach (City)	\$19.3 Million	40.5%	98.9%	1.6%	12 Days	-53.8%	56	5.7%
June Park (CDP)	\$3.1 Million	N/A	100.0%	N/A	12 Days	N/A	1	N/A
Malabar (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Melbourne (City)	\$37.5 Million	95.1%	100.0%	3.8%	12 Days	-64.7%	119	8.2%
Melbourne Beach (Town)	\$1.4 Million	-56.6%	95.5%	0.4%	15 Days	-72.2%	15	150.0%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$8.0 Million	-15.3%	98.9%	5.3%	16 Days	-70.9%	58	34.9%
Micco (CDP)	\$843,504	255.6%	88.3%	-0.3%	30 Days	-83.4%	2	N/A
Mims (CDP)	\$212,250	N/A	88.3%	N/A	239 Days	N/A	1	0.0%
Palm Bay (City)	\$7.2 Million	12.1%	98.1%	3.3%	6 Days	-83.8%	51	-5.6%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	\$2.4 Million	190.8%	100.5%	3.4%	9 Days	-74.3%	6	-45.5%
Rockledge (City)	\$4.4 Million	-25.2%	101.2%	2.4%	10 Days	-44.4%	43	-2.3%
Satellite Beach (City)	\$17.3 Million	-3.9%	100.0%	2.4%	17 Days	-39.3%	33	-17.5%
Sharpes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
South Patrick Shores (CDP)	\$1.6 Million	-50.1%	100.0%	3.5%	9 Days	-25.0%	6	-50.0%
Titusville (City)	\$8.5 Million	4.4%	100.0%	3.7%	17 Days	0.0%	102	41.7%
Viera East (CDP)	\$2.4 Million	27.8%	99.5%	3.4%	7 Days	-53.3%	12	33.3%
Viera West (CDP)	\$9.0 Million	-2.5%	100.0%	3.3%	20 Days	-39.4%	19	-38.7%
West Melbourne (City)	\$2.7 Million	-1.3%	100.0%	4.7%	7 Days	-77.4%	17	-5.6%

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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	827	-8.1%	499	17.1%	392	-32.9%	1.4	-44.0%
Cape Canaveral (City)	108	20.0%	49	53.1%	48	-14.3%	1.4	-36.4%
Cocoa (City)	19	58.3%	8	100.0%	7	-56.3%	1.2	-66.7%
Cocoa Beach (City)	89	-8.2%	50	-13.8%	28	-63.6%	0.8	-71.4%
Cocoa West (CDP)	3	200.0%	1	0.0%	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)	6	-14.3%	26	1200.0%	7	-56.3%	2.6	-56.7%
Indian Harbour Beach (City)	46	-14.8%	19	0.0%	27	68.8%	1.6	33.3%
June Park (CDP)	4	N/A	1	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)	112	0.9%	48	9.1%	64	6.7%	1.8	-10.0%
Melbourne Beach (Town)	9	-25.0%	6	50.0%	5	66.7%	2.1	75.0%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	34	-19.0%	23	9.5%	57	-26.9%	4.1	-46.8%
Micco (CDP)	4	300.0%	1	N/A	1	N/A	0.8	N/A
Mims (CDP)	2	N/A	0	N/A	2	N/A	8.0	N/A
Palm Bay (City)	45	-19.6%	17	-26.1%	14	-51.7%	0.8	-52.9%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	6	50.0%	0	-100.0%	2	-81.8%	0.7	-92.6%
Rockledge (City)	36	-5.3%	33	57.1%	12	-50.0%	1.1	-56.0%
Satellite Beach (City)	29	-42.0%	21	-34.4%	12	-45.5%	1.0	-33.3%
Sharpes (CDP)	0	N/A	0	N/A	1	0.0%	12.0	N/A
South Patrick Shores (CDP)	6	-50.0%	1	-50.0%	1	-50.0%	0.5	-16.7%
Titusville (City)	95	37.7%	91	250.0%	53	26.2%	2.6	8.3%
Viera East (CDP)	10	-9.1%	3	-25.0%	2	0.0%	0.6	-14.3%
Viera West (CDP)	21	-44.7%	6	-72.7%	4	-75.0%	0.4	-75.0%
West Melbourne (City)	17	-19.0%	7	-22.2%	3	-50.0%	0.7	-41.7%

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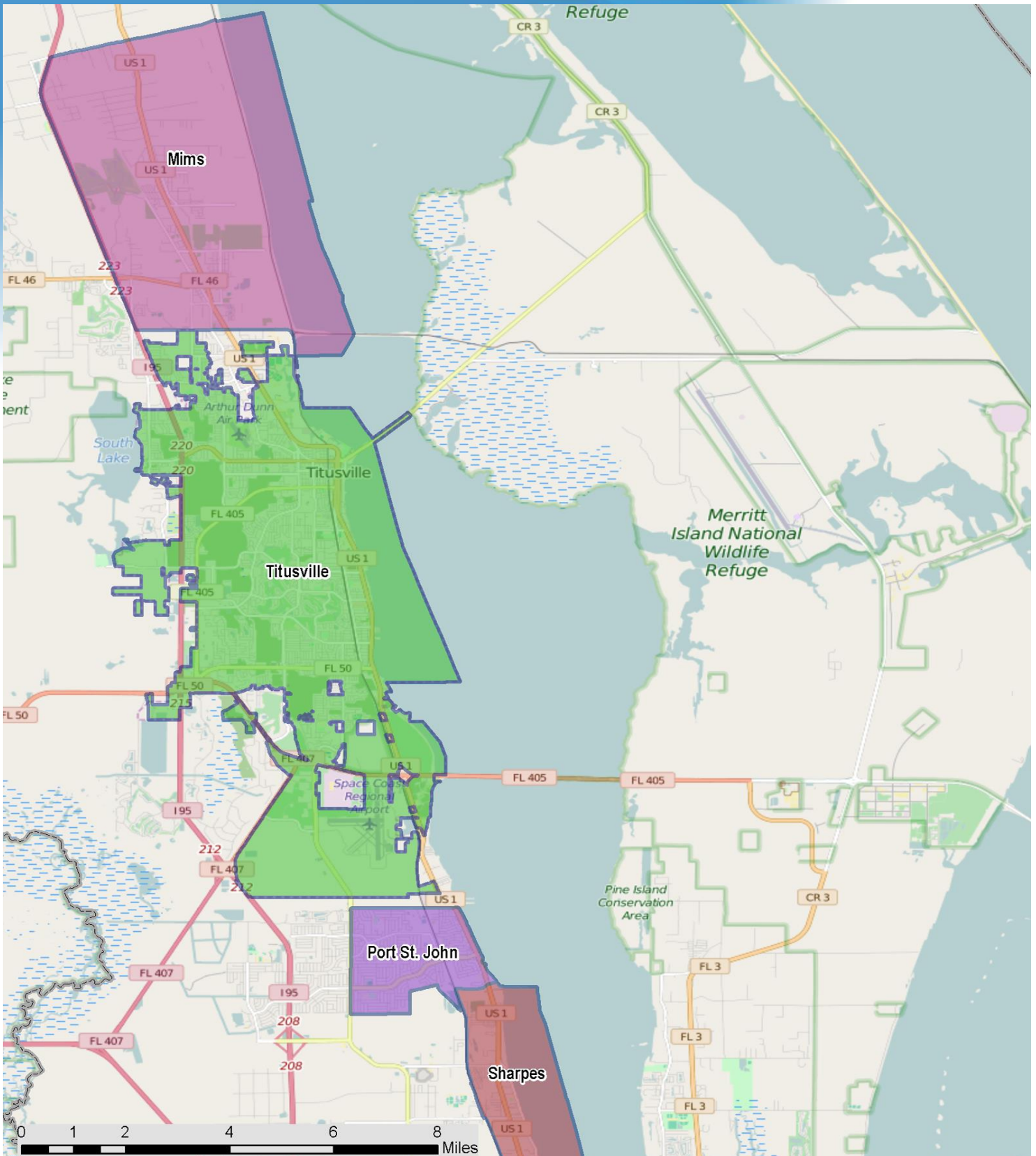
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Reference Map - Northern Brevard County

Municipalities and Census-Designated Places*



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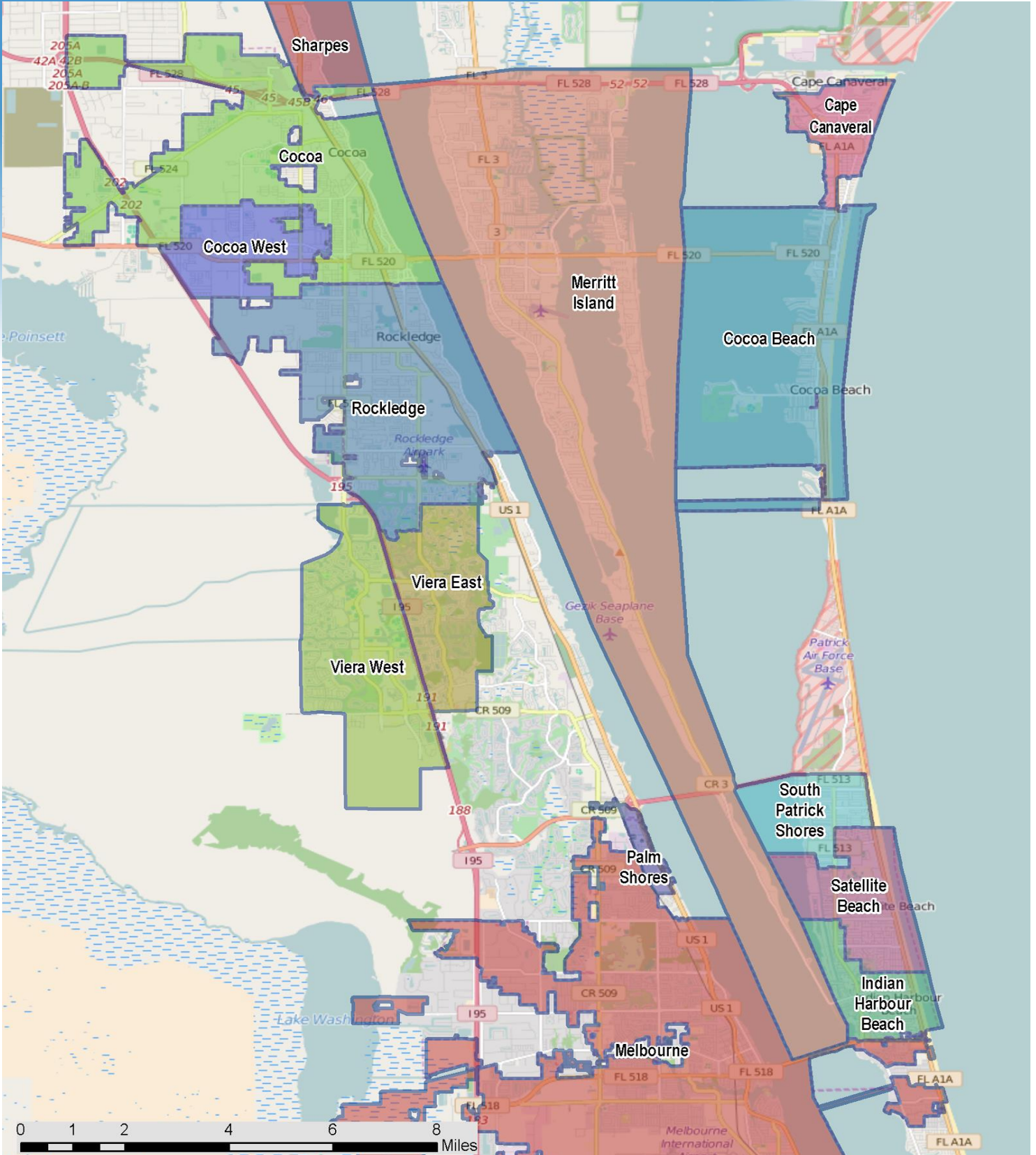


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 Reference Map - Central Brevard County
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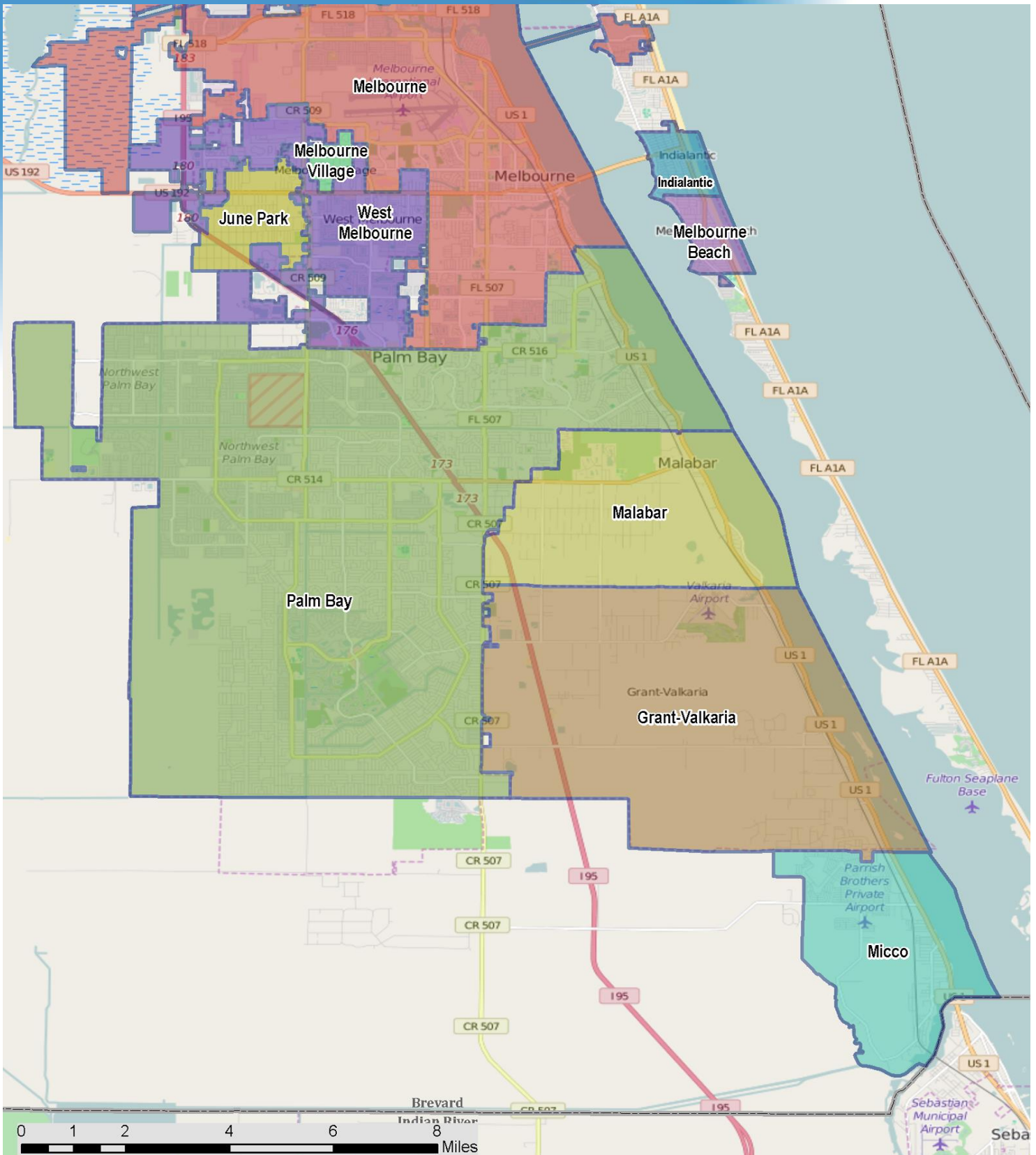
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Reference Map - Southern Brevard County Municipalities and Census-Designated Places*



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