

Brevard County Local Residential Market Metrics - Q4 2022

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	542	-31.9%	294	-25.9%	\$309,000	23.1%	\$373,722	20.9%
Cape Canaveral (City)	65	-39.3%	36	-26.5%	\$357,450	33.5%	\$388,857	33.5%
Cocoa (City)	23	4.5%	20	42.9%	\$115,000	-39.5%	\$232,096	-30.8%
Cocoa Beach (City)	50	-35.9%	28	-22.2%	\$393,000	9.5%	\$439,275	8.4%
Cocoa West (CDP)	2	100.0%	0	N/A	\$258,000	12.2%	\$258,000	12.2%
Grant-Valkaria (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Indialantic (Town)	6	-75.0%	5	-58.3%	\$600,000	9.3%	\$637,500	22.7%
Indian Harbour Beach (City)	35	-31.4%	17	-26.1%	\$353,350	-1.8%	\$419,946	3.4%
June Park (CDP)	0	-100.0%	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)	50	-39.8%	25	-37.5%	\$250,000	10.4%	\$285,610	-3.1%
Melbourne Beach (Town)	7	40.0%	7	133.3%	\$809,900	80.0%	\$769,800	90.2%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	18	-60.9%	11	-56.0%	\$200,000	8.1%	\$248,845	-4.9%
Micco (CDP)	3	-57.1%	2	-60.0%	\$161,000	8.1%	\$167,333	8.1%
Mims (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Palm Bay (City)	30	-40.0%	12	-50.0%	\$195,500	26.1%	\$191,280	10.7%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	4	-33.3%	2	-50.0%	\$254,950	2.0%	\$252,475	3.1%
Rockledge (City)	17	-48.5%	7	-58.8%	\$243,500	3.6%	\$250,632	11.4%
Satellite Beach (City)	16	-44.8%	7	-30.0%	\$497,500	21.0%	\$566,406	12.3%
Sharpes (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
South Patrick Shores (CDP)	1	-75.0%	0	-100.0%	\$180,000	-21.7%	\$180,000	-18.3%
Titusville (City)	102	22.9%	61	27.1%	\$300,900	100.6%	\$285,261	67.1%
Viera East (CDP)	7	-22.2%	2	-50.0%	\$204,000	2.0%	\$209,714	11.3%
Viera West (CDP)	12	-40.0%	8	-11.1%	\$335,000	18.0%	\$342,333	23.3%
West Melbourne (City)	12	-36.8%	5	-28.6%	\$205,500	2.8%	\$209,125	5.8%

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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	\$202.6 Million	-17.7%	96.4%	-2.3%	28 Days	133.3%	682	-9.3%
Cape Canaveral (City)	\$25.3 Million	-18.9%	94.1%	-4.2%	41 Days	156.3%	79	8.2%
Cocoa (City)	\$5.3 Million	-27.7%	93.3%	-6.7%	26 Days	333.3%	62	195.2%
Cocoa Beach (City)	\$22.0 Million	-30.5%	94.2%	-4.8%	20 Days	122.2%	70	-26.3%
Cocoa West (CDP)	\$516,000	124.3%	92.0%	-10.1%	35 Days	1066.7%	0	N/A
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Indialantic (Town)	\$3.8 Million	-69.3%	95.6%	-4.4%	27 Days	-59.7%	17	112.5%
Indian Harbour Beach (City)	\$14.7 Million	-29.0%	96.8%	-1.8%	34 Days	183.3%	36	2.9%
June Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Malabar (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Melbourne (City)	\$14.3 Million	-41.6%	96.3%	-3.7%	19 Days	72.7%	84	13.5%
Melbourne Beach (Town)	\$5.4 Million	166.2%	100.0%	8.6%	161 Days	747.4%	5	-16.7%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$4.5 Million	-62.8%	96.3%	-0.6%	24 Days	-36.8%	31	-11.4%
Micco (CDP)	\$501,999	-53.7%	97.6%	-2.1%	69 Days	176.0%	5	-28.6%
Mims (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Palm Bay (City)	\$5.7 Million	-33.6%	96.8%	-3.2%	30 Days	233.3%	35	-27.1%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	\$1.0 Million	-31.3%	97.9%	-1.8%	6 Days	50.0%	5	-54.5%
Rockledge (City)	\$4.3 Million	-42.6%	97.1%	-2.9%	23 Days	0.0%	13	-50.0%
Satellite Beach (City)	\$9.1 Million	-38.1%	97.2%	-0.5%	30 Days	233.3%	18	-35.7%
Sharpes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-66.7%
South Patrick Shores (CDP)	\$180,000	-79.6%	90.0%	-9.6%	78 Days	95.0%	8	166.7%
Titusville (City)	\$29.1 Million	105.3%	100.0%	3.6%	34 Days	161.5%	75	-21.1%
Viera East (CDP)	\$1.5 Million	-13.4%	92.8%	-6.8%	29 Days	625.0%	7	-12.5%
Viera West (CDP)	\$4.1 Million	-26.0%	97.3%	-2.7%	19 Days	375.0%	20	-33.3%
West Melbourne (City)	\$2.5 Million	-33.2%	94.8%	-3.7%	14 Days	55.6%	15	-21.1%

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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	447	-45.1%	305	-36.1%	588	83.8%	2.6	136.4%
Cape Canaveral (City)	62	-39.8%	18	-57.1%	67	252.6%	2.4	380.0%
Cocoa (City)	14	-33.3%	1	-83.3%	58	866.7%	8.3	822.2%
Cocoa Beach (City)	41	-45.3%	24	-45.5%	72	80.0%	2.7	107.7%
Cocoa West (CDP)	1	N/A	0	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)	5	-66.7%	9	-30.8%	13	550.0%	4.9	880.0%
Indian Harbour Beach (City)	33	-32.7%	8	-46.7%	23	64.3%	1.7	112.5%
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)	57	-45.2%	31	-53.0%	69	68.3%	2.4	100.0%
Melbourne Beach (Town)	3	-66.7%	5	-50.0%	3	50.0%	1.9	111.1%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	16	-67.3%	7	-56.3%	48	20.0%	4.2	50.0%
Micco (CDP)	2	-71.4%	3	200.0%	5	400.0%	6.7	1016.7%
Mims (CDP)	0	N/A	1	N/A	1	0.0%	12.0	200.0%
Palm Bay (City)	33	-38.9%	7	-61.1%	37	362.5%	2.7	440.0%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	5	-37.5%	2	-33.3%	5	0.0%	2.0	25.0%
Rockledge (City)	19	-45.7%	23	-28.1%	10	233.3%	1.1	266.7%
Satellite Beach (City)	16	-40.7%	13	-31.6%	14	27.3%	1.7	88.9%
Sharpes (CDP)	0	-100.0%	0	N/A	1	-50.0%	6.0	-50.0%
South Patrick Shores (CDP)	2	-60.0%	2	100.0%	5	400.0%	3.0	500.0%
Titusville (City)	51	-44.0%	91	-7.1%	44	-8.3%	1.8	-10.0%
Viera East (CDP)	9	0.0%	2	-33.3%	5	N/A	2.1	N/A
Viera West (CDP)	10	-60.0%	4	-60.0%	22	175.0%	3.1	244.4%
West Melbourne (City)	11	-35.3%	2	-50.0%	10	66.7%	2.1	61.5%

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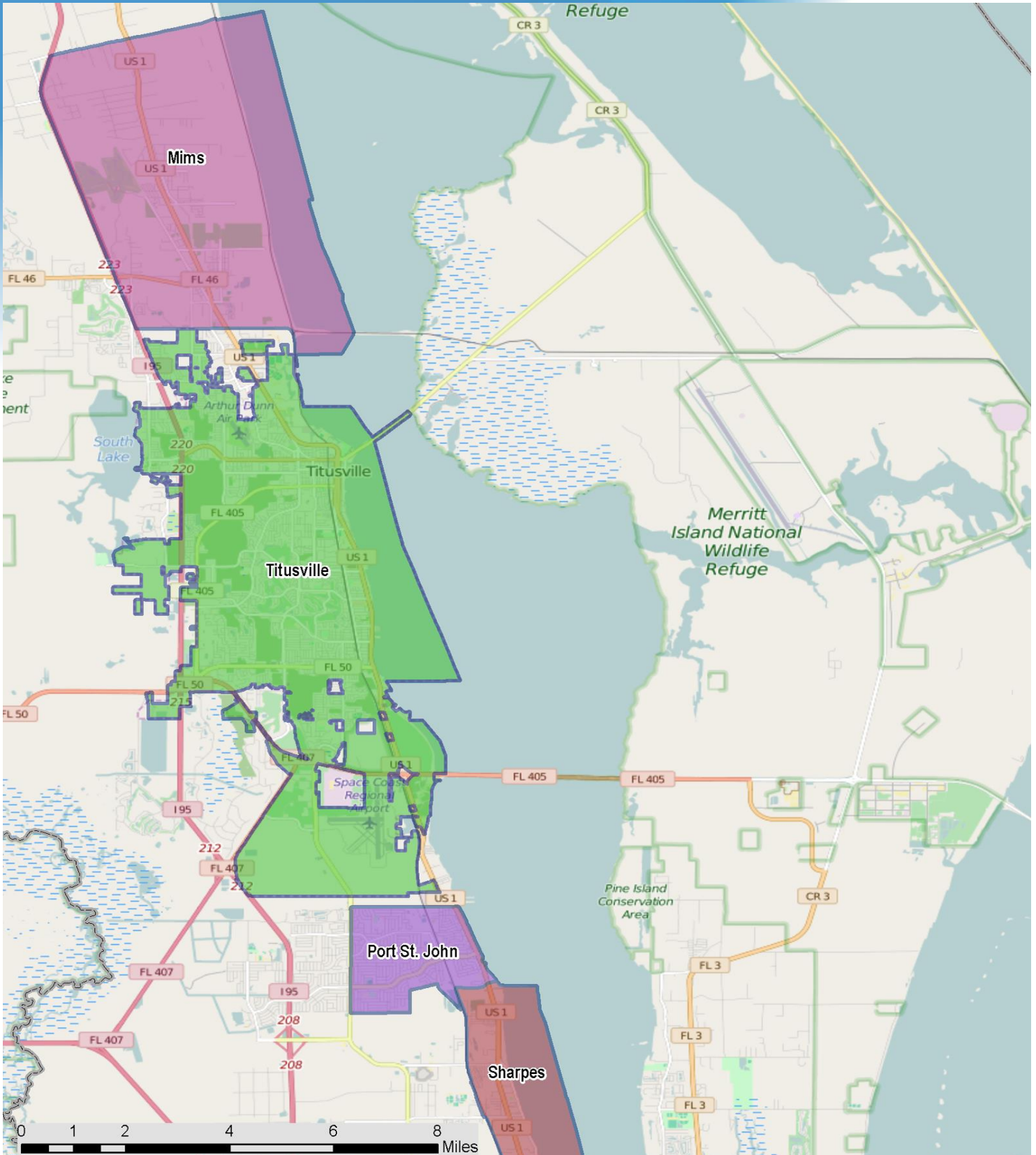
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Reference Map - Northern Brevard County

Municipalities and Census-Designated Places*

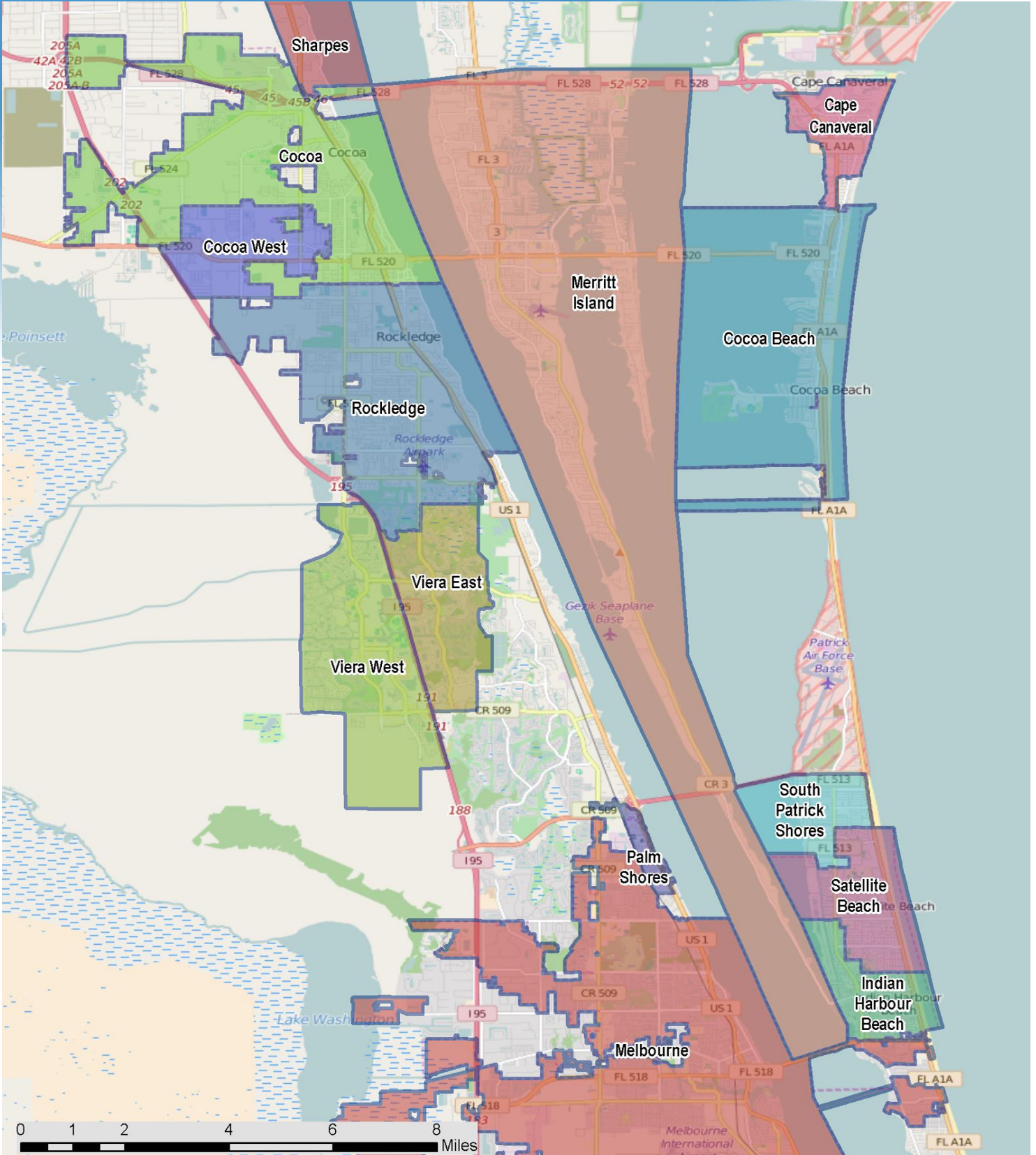


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 Reference Map - Central Brevard County
 Municipalities and Census-Designated Places*



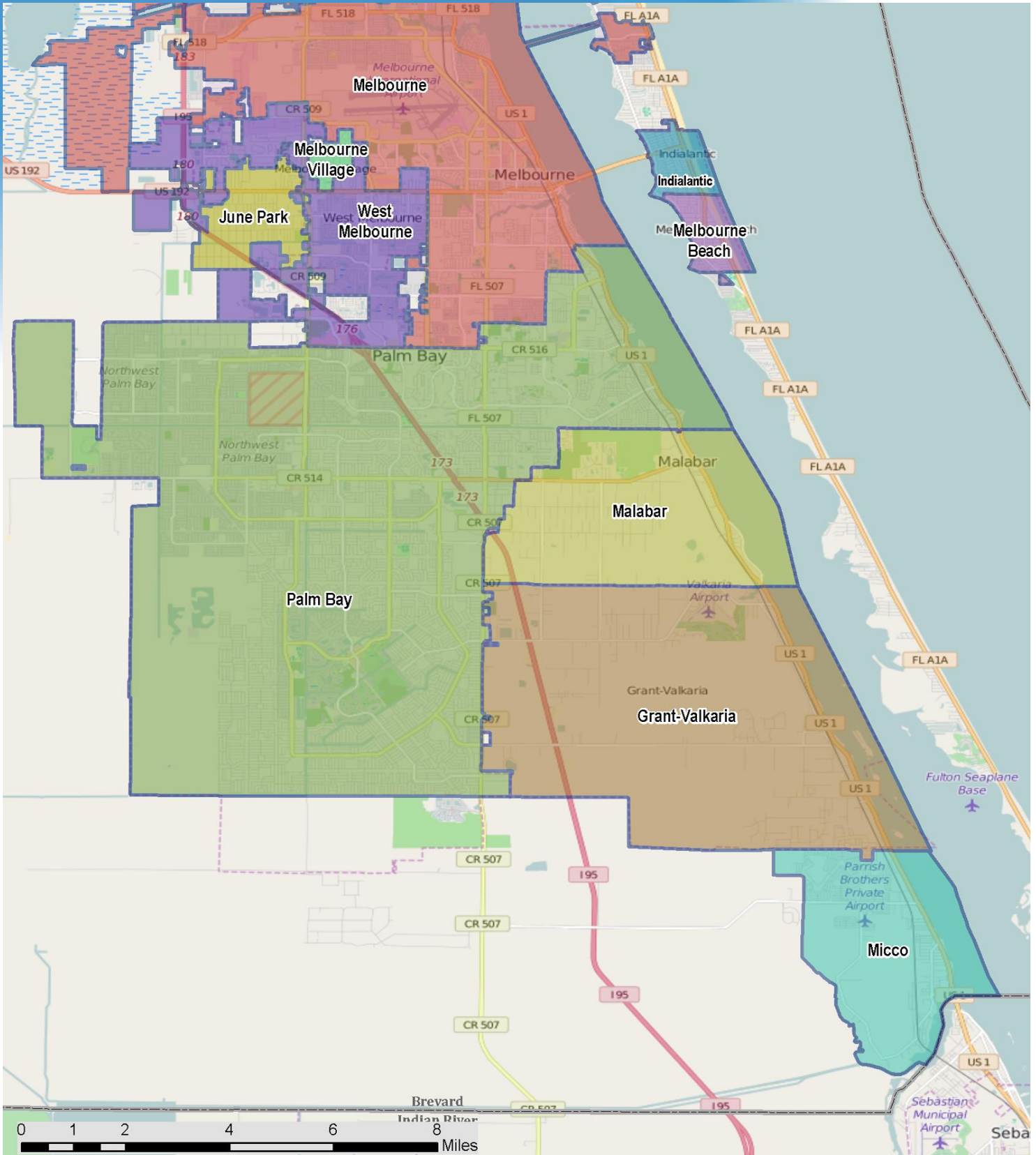
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Reference Map - Southern Brevard County Municipalities and Census-Designated Places*



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