Brevard County Local Residential Market Metrics - Q1 2023
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	583	-21.2%	329	-13.2%	$295,000	11.3%	$353,500	8.4%
Cape Canaveral (City)	84	-5.6%	54	14.9%	$328,000	17.1%	$329,130	3.7%
Cocoa (City)	11	-35.3%	5	-50.0%	$175,000	1.7%	$229,327	-17.8%
Cocoa Beach (City)	64	-37.9%	40	-37.5%	$321,000	-6.9%	$384,934	-1.9%
Cocoa West (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Grant-Valkaria (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Indialantic (Town)	6	-40.0%	4	-42.9%	$586,825	-8.6%	$726,442	22.4%
Indian Harbour Beach (City)	31	-11.4%	17	21.4%	$410,000	7.9%	$441,787	5.6%
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)	69	-14.8%	42	23.5%	$214,950	-10.4%	$294,694	22.0%
Melbourne Beach (Town)	6	-25.0%	5	0.0%	$402,500	7.6%	$540,633	18.3%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	28	-15.2%	21	-8.7%	$182,000	-1.0%	$212,031	-17.3%
Micco (CDP)	2	0.0%	2	100.0%	$132,000	-22.8%	$132,000	-22.8%
Mims (CDP)	1	N/A	1	N/A	$275,000	N/A	$275,000	N/A
Palm Bay (City)	38	-28.3%	21	5.0%	$206,500	24.8%	$215,605	31.4%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	5	-58.3%	3	-50.0%	$264,000	7.0%	$279,580	11.3%
Rockledge (City)	30	11.1%	11	-8.3%	$275,500	28.1%	$270,605	30.4%
Satellite Beach (City)	13	-61.8%	8	-52.9%	$485,000	6.1%	$647,077	15.2%
Sharpes (CDP)	1	-50.0%	0	-100.0%	$255,000	-8.9%	$255,000	-8.9%
South Patrick Shores (CDP)	5	-16.7%	1	-75.0%	$400,000	53.0%	$314,000	16.1%
Titusville (City)	54	-1.8%	23	-17.9%	$195,000	17.5%	$239,820	23.8%
Viera East (CDP)	8	14.3%	2	0.0%	$217,500	-1.1%	$212,500	3.5%
Viera West (CDP)	23	-23.3%	11	-21.4%	$332,500	10.8%	$336,435	10.3%
West Melbourne (City)	14	0.0%	8	300.0%	$230,000	15.3%	$220,750	13.4%

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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	$206.1 Million	-14.6%	95.9%	-4.1%	28 Days	211.1%	875	-2.9%
Cape Canaveral (City)	$27.6 Million	-2.2%	95.5%	-2.2%	21 Days	133.3%	109	-1.8%
Cocoa (City)	$2.5 Million	-46.8%	94.6%	1.2%	20 Days	100.0%	18	5.9%
Cocoa Beach (City)	$24.6 Million	-39.0%	93.4%	-6.1%	36 Days	260.0%	123	16.0%
Cocoa West (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Indialantic (Town)	$4.4 Million	-26.6%	97.5%	-2.5%	41 Days	95.2%	19	137.5%
Indian Harbour Beach (City)	$13.7 Million	-6.4%	95.3%	-4.7%	31 Days	106.7%	53	8.2%
June Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Malabar (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Melbourne (City)	$20.3 Million	3.9%	96.8%	-3.2%	14 Days	133.3%	89	-9.2%
Melbourne Beach (Town)	$3.2 Million	-11.3%	91.0%	-9.0%	85 Days	608.3%	3	-50.0%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	$5.9 Million	-29.9%	94.8%	-3.5%	18 Days	157.1%	54	-3.6%
Micco (CDP)	$264,000	-22.8%	88.1%	-14.0%	52 Days	79.3%	1	-66.7%
Mims (CDP)	$275,000	N/A	100.0%	N/A	49 Days	N/A	19	850.0%
Palm Bay (City)	$8.2 Million	-5.8%	94.8%	-5.2%	35 Days	250.0%	62	26.5%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	$1.4 Million	-53.6%	94.0%	-4.0%	54 Days	38.5%	7	-22.2%
Rockledge (City)	$8.1 Million	44.9%	100.0%	0.0%	16 Days	23.1%	25	-7.4%
Satellite Beach (City)	$8.4 Million	-56.0%	97.6%	-2.1%	32 Days	146.2%	37	12.1%
Sharpes (CDP)	$255,000	-54.5%	92.7%	-4.6%	39 Days	-57.6%	2	N/A
South Patrick Shores (CDP)	$1.6 Million	-3.3%	97.5%	-2.5%	18 Days	80.0%	11	10.0%
Titusville (City)	$13.0 Million	21.6%	96.7%	-3.3%	30 Days	328.6%	74	-46.8%
Viera East (CDP)	$1.7 Million	18.3%	88.7%	-12.1%	105 Days	3400.0%	7	-36.4%
Viera West (CDP)	$7.7 Million	-15.4%	95.9%	-4.1%	35 Days	337.5%	26	-7.1%
West Melbourne (City)	$3.1 Million	13.4%	95.7%	-3.4%	44 Days	238.5%	11	-26.7%

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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	730	-20.5%	431	-29.3%	624	109.4%	2.9	163.6%
Cape Canaveral (City)	102	-4.7%	37	-27.5%	51	168.4%	1.8	260.0%
Cocoa (City)	13	-40.9%	3	-70.0%	56	1766.7%	8.6	1620.0%
Cocoa Beach (City)	95	-20.8%	52	-7.1%	89	242.3%	3.8	375.0%
Cocoa West (CDP)	0	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)	9	12.5%	12	20.0%	23	666.7%	9.9	1314.3%
Indian Harbour Beach (City)	46	-11.5%	24	-20.0%	27	107.7%	2.0	150.0%
June Park (CDP)	0	-100.0%	0	-100.0%	0	N/A	0.0	N/A
Malabar (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Melbourne (City)	90	-12.6%	49	-41.7%	56	64.7%	2.0	100.0%
Melbourne Beach (Town)	3	-57.1%	2	-77.8%	4	300.0%	2.8	600.0%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	35	-7.9%	13	0.0%	50	-18.0%	4.5	2.3%
Micco (CDP)	3	50.0%	4	300.0%	0	-100.0%	0.0	-100.0%
Mims (CDP)	2	100.0%	1	0.0%	18	1700.0%	108.0	2600.0%
Palm Bay (City)	50	8.7%	16	33.3%	39	254.5%	3.1	342.9%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	5	-28.6%	2	N/A	7	75.0%	3.7	208.3%
Rockledge (City)	25	-3.8%	17	-32.0%	9	0.0%	1.0	11.1%
Satellite Beach (City)	23	-28.1%	21	31.3%	26	160.0%	4.0	344.4%
Sharpes (CDP)	1	-50.0%	0	N/A	2	N/A	24.0	N/A
South Patrick Shores (CDP)	6	-40.0%	3	-40.0%	9	800.0%	5.7	1040.0%
Titusville (City)	62	-56.0%	94	-46.6%	52	-5.5%	2.1	-16.0%
Viera East (CDP)	8	-11.1%	2	-60.0%	4	100.0%	1.6	166.7%
Viera West (CDP)	31	6.9%	11	22.2%	14	133.3%	2.1	200.0%
West Melbourne (City)	17	0.0%	4	-33.3%	5	150.0%	1.1	175.0%

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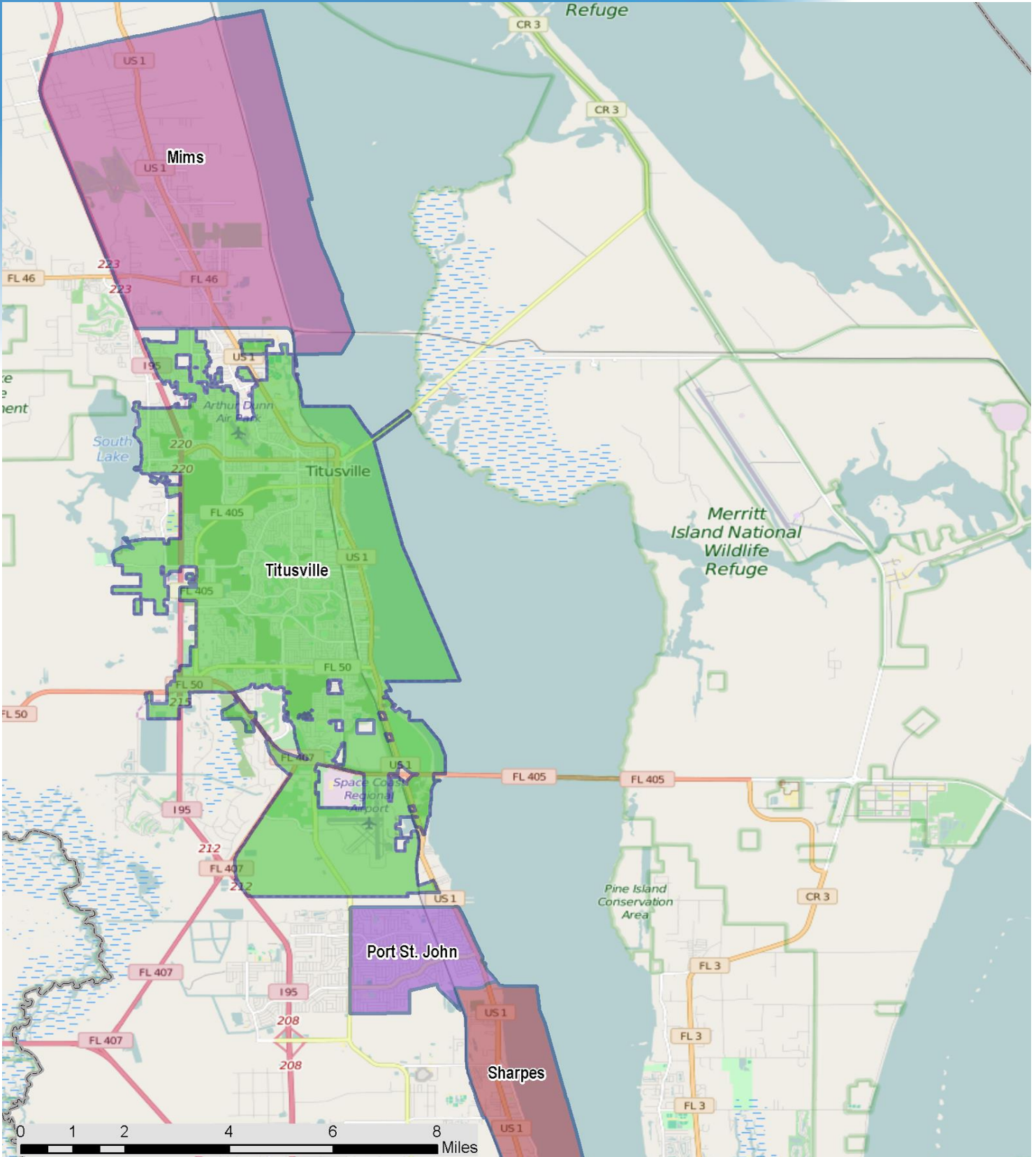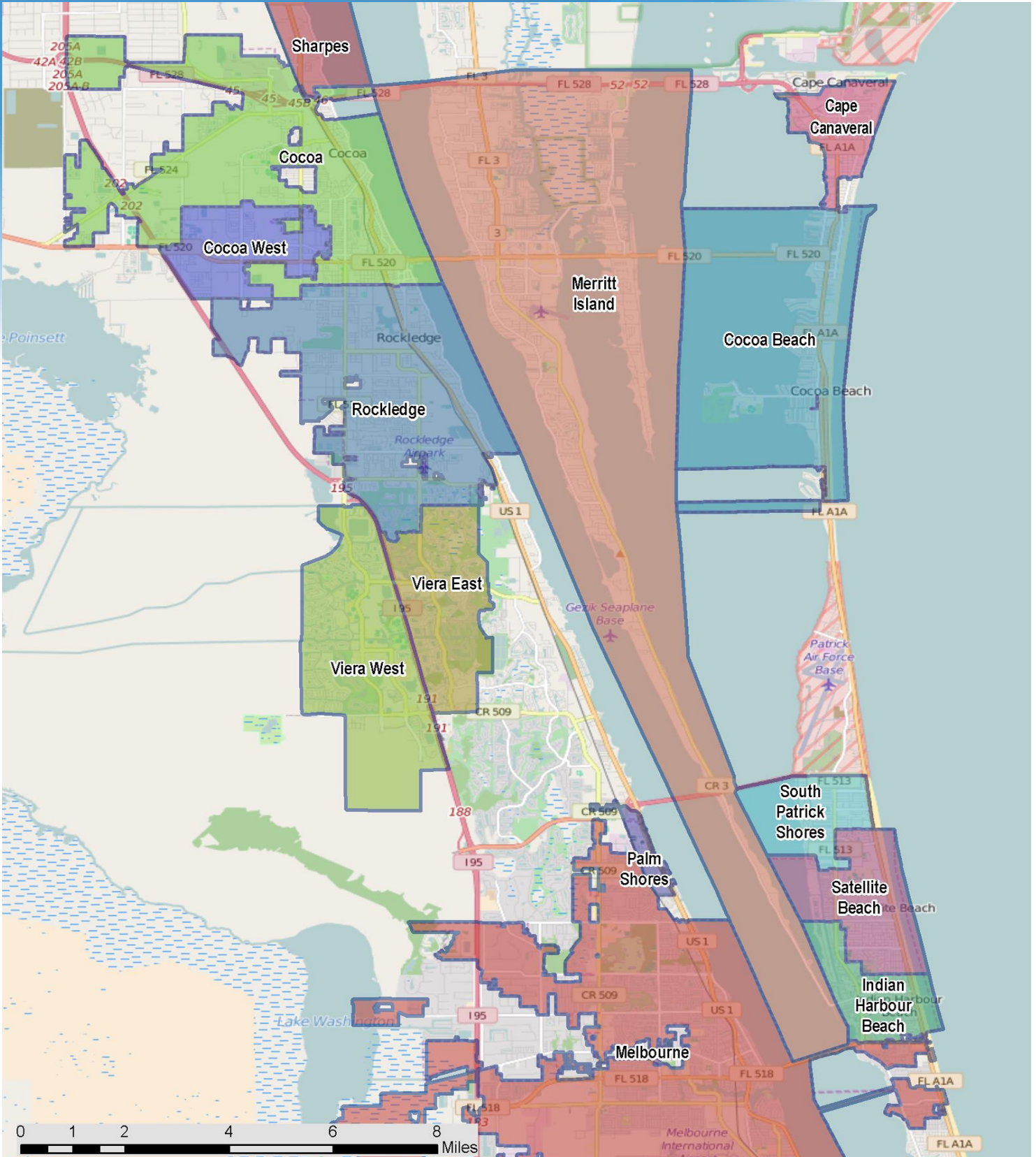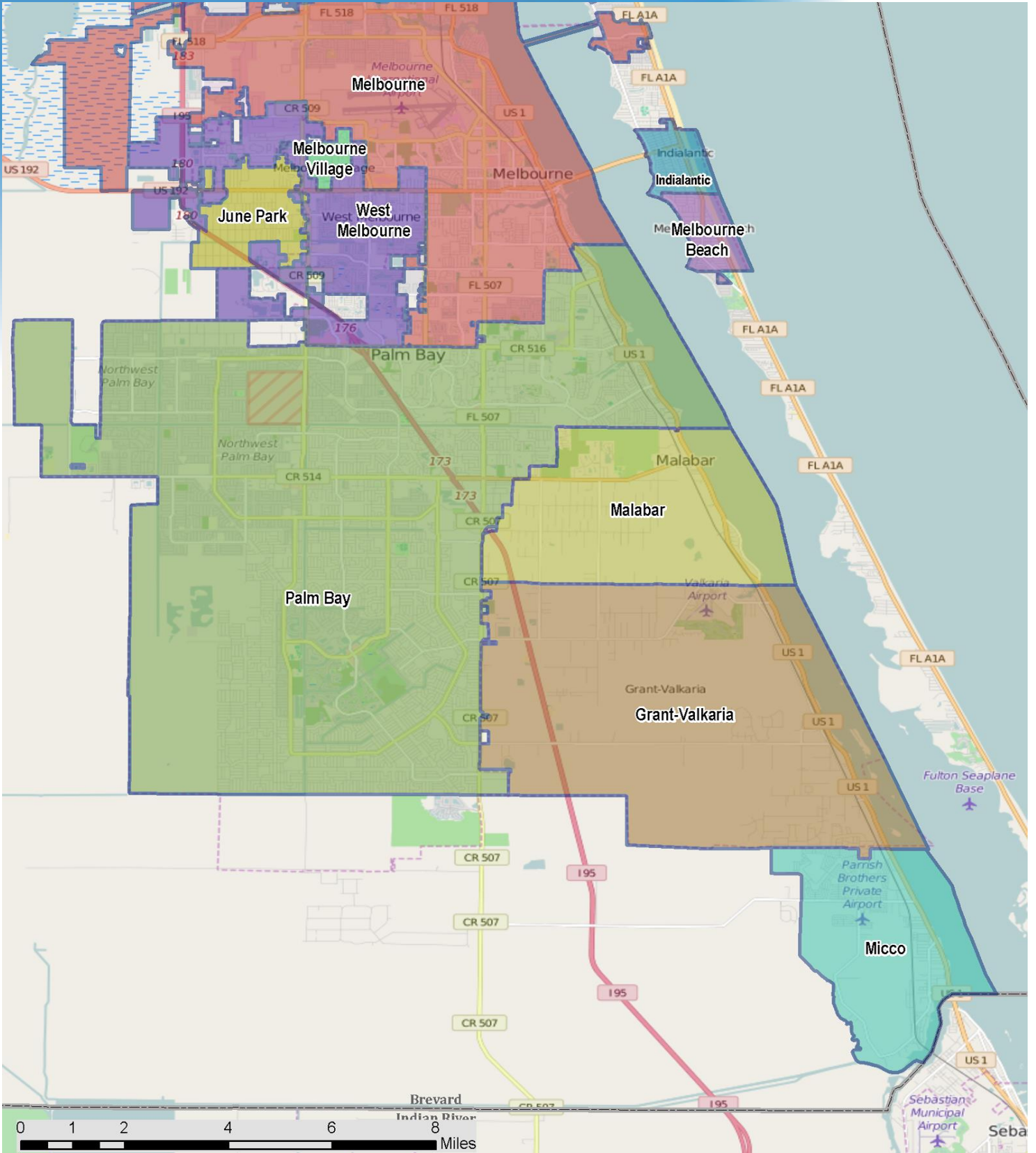**FloridaRealtors®**
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Reference Map - Southern Brevard County
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