

Brevard County Local Residential Market Metrics - Q3 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	646	4.7%	353	9.6%	\$310,000	7.3%	\$353,997	1.1%
Cape Canaveral (City)	55	-38.9%	34	-33.3%	\$355,000	10.1%	\$375,957	-1.5%
Cocoa (City)	27	22.7%	20	33.3%	\$138,500	23.7%	\$205,396	-16.7%
Cocoa Beach (City)	68	-4.2%	46	27.8%	\$399,500	-4.9%	\$433,966	-3.6%
Cocoa West (CDP)	2	N/A	1	N/A	\$237,500	N/A	\$237,500	N/A
Grant-Valkaria (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Indialantic (Town)	8	60.0%	5	150.0%	\$510,000	27.5%	\$514,000	15.7%
Indian Harbour Beach (City)	33	-2.9%	16	6.7%	\$400,000	-4.8%	\$425,589	-15.9%
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)	72	-13.3%	37	-15.9%	\$240,000	-7.4%	\$274,726	-3.7%
Melbourne Beach (Town)	4	300.0%	3	N/A	\$195,450	-51.1%	\$230,225	-42.4%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	34	-15.0%	20	-13.0%	\$174,500	-18.5%	\$218,956	-18.4%
Micco (CDP)	1	0.0%	1	0.0%	\$280,000	27.3%	\$280,000	27.3%
Mims (CDP)	10	N/A	0	N/A	\$330,100	N/A	\$332,289	N/A
Palm Bay (City)	34	-5.6%	15	-11.8%	\$200,000	7.6%	\$217,969	11.0%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	6	-14.3%	1	-80.0%	\$242,500	-4.9%	\$255,667	-1.4%
Rockledge (City)	23	-23.3%	14	27.3%	\$280,500	3.9%	\$257,312	-2.8%
Satellite Beach (City)	11	-47.6%	8	-38.5%	\$415,000	-6.3%	\$476,027	-7.1%
Sharpes (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
South Patrick Shores (CDP)	10	66.7%	2	-33.3%	\$253,750	-15.4%	\$283,250	-1.4%
Titusville (City)	118	96.7%	63	110.0%	\$286,000	66.3%	\$295,502	26.9%
Viera East (CDP)	5	-28.6%	2	0.0%	\$250,000	19.0%	\$255,000	13.3%
Viera West (CDP)	27	68.8%	13	30.0%	\$365,000	7.1%	\$362,535	11.7%
West Melbourne (City)	15	-25.0%	8	14.3%	\$219,000	11.8%	\$226,793	11.7%

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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	\$228.7 Million	5.8%	96.5%	-0.9%	30 Days	66.7%	837	6.4%
Cape Canaveral (City)	\$20.7 Million	-39.8%	95.2%	-1.2%	27 Days	22.7%	93	-8.8%
Cocoa (City)	\$5.5 Million	2.3%	95.7%	-2.0%	28 Days	64.7%	28	-6.7%
Cocoa Beach (City)	\$29.5 Million	-7.7%	94.6%	-0.5%	47 Days	123.8%	111	19.4%
Cocoa West (CDP)	\$475,000	N/A	98.7%	N/A	8 Days	N/A	1	-50.0%
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Indialantic (Town)	\$4.1 Million	85.2%	93.8%	0.3%	49 Days	145.0%	36	800.0%
Indian Harbour Beach (City)	\$14.0 Million	-18.3%	95.3%	-1.0%	24 Days	20.0%	46	7.0%
June Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Malabar (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Melbourne (City)	\$19.8 Million	-16.4%	95.6%	-3.3%	30 Days	233.3%	85	-22.7%
Melbourne Beach (Town)	\$920,900	130.5%	94.9%	-0.4%	7 Days	-63.2%	7	133.3%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$7.4 Million	-30.6%	92.6%	-3.7%	25 Days	13.6%	40	11.1%
Micco (CDP)	\$280,000	27.3%	96.9%	-0.9%	20 Days	81.8%	5	-16.7%
Mims (CDP)	\$3.3 Million	N/A	100.0%	N/A	0 Days	N/A	14	N/A
Palm Bay (City)	\$7.4 Million	4.8%	98.2%	-0.5%	22 Days	15.8%	50	-10.7%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	\$1.5 Million	-15.5%	94.0%	-6.0%	20 Days	900.0%	3	-75.0%
Rockledge (City)	\$5.9 Million	-25.5%	98.7%	-0.9%	10 Days	42.9%	22	-47.6%
Satellite Beach (City)	\$5.2 Million	-51.3%	94.4%	-3.9%	25 Days	-3.8%	29	45.0%
Sharpes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
South Patrick Shores (CDP)	\$2.8 Million	64.3%	90.7%	-7.6%	39 Days	225.0%	8	33.3%
Titusville (City)	\$34.9 Million	149.6%	100.0%	2.5%	30 Days	76.5%	76	15.2%
Viera East (CDP)	\$1.3 Million	-19.0%	100.0%	1.7%	35 Days	40.0%	6	-40.0%
Viera West (CDP)	\$9.8 Million	88.5%	97.9%	-0.5%	25 Days	4.2%	44	63.0%
West Melbourne (City)	\$3.4 Million	-16.2%	98.4%	-1.6%	20 Days	66.7%	17	-34.6%

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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	615	-0.3%	263	-39.4%	737	53.5%	3.6	89.5%
Cape Canaveral (City)	48	-40.7%	16	-40.7%	102	45.7%	4.3	95.5%
Cocoa (City)	35	34.6%	16	77.8%	46	283.3%	7.6	347.1%
Cocoa Beach (City)	70	-6.7%	23	-30.3%	106	96.3%	4.6	142.1%
Cocoa West (CDP)	1	0.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
Grant-Valkaria (Town)	0	N/A	0	N/A	2	N/A	0.0	N/A
Indialantic (Town)	10	100.0%	14	27.3%	38	280.0%	16.3	579.2%
Indian Harbour Beach (City)	34	-10.5%	13	8.3%	48	84.6%	3.9	129.4%
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)	77	0.0%	38	52.0%	57	-6.6%	2.5	31.6%
Melbourne Beach (Town)	4	300.0%	1	-87.5%	4	100.0%	2.4	71.4%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	34	3.0%	10	11.1%	47	6.8%	4.9	53.1%
Micco (CDP)	4	-20.0%	4	0.0%	1	-66.7%	1.3	-53.6%
Mims (CDP)	10	N/A	1	N/A	22	2100.0%	24.0	100.0%
Palm Bay (City)	40	14.3%	14	27.3%	40	14.3%	3.1	34.8%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	6	-33.3%	1	-50.0%	1	-75.0%	0.5	-66.7%
Rockledge (City)	20	-33.3%	4	-84.6%	10	-41.2%	1.2	-29.4%
Satellite Beach (City)	19	-13.6%	21	40.0%	20	100.0%	3.2	190.9%
Sharpes (CDP)	0	N/A	0	N/A	1	0.0%	6.0	50.0%
South Patrick Shores (CDP)	11	83.3%	3	200.0%	4	33.3%	2.1	31.3%
Titusville (City)	70	22.8%	18	-88.1%	54	63.6%	1.9	35.7%
Viera East (CDP)	4	-42.9%	1	0.0%	4	-42.9%	1.6	-40.7%
Viera West (CDP)	22	10.0%	4	-42.9%	29	93.3%	3.9	105.3%
West Melbourne (City)	11	-35.3%	3	0.0%	10	11.1%	2.3	35.3%

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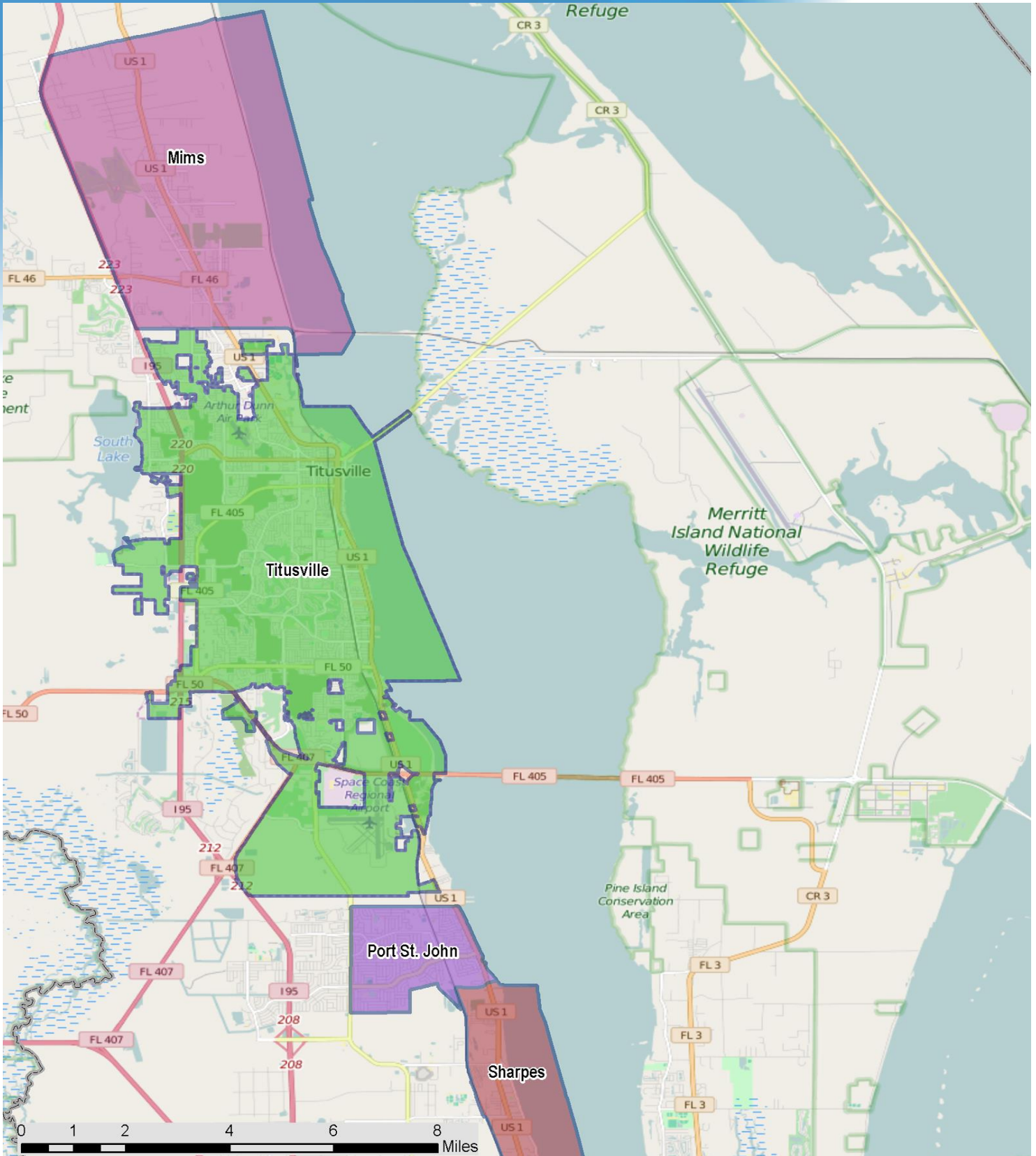
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Reference Map - Northern Brevard County

Municipalities and Census-Designated Places*

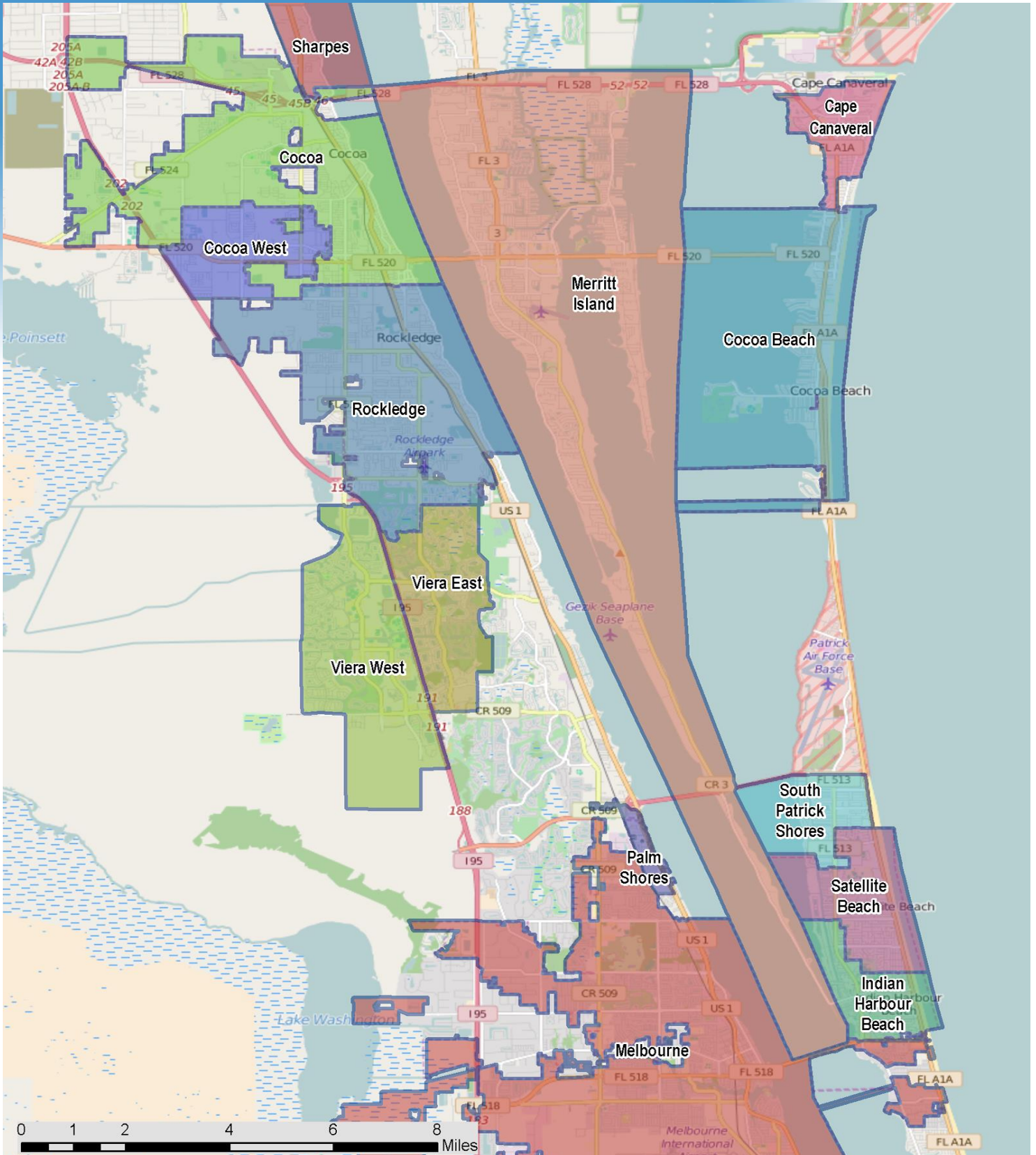


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 Reference Map - Central Brevard County
 Municipalities and Census-Designated Places*



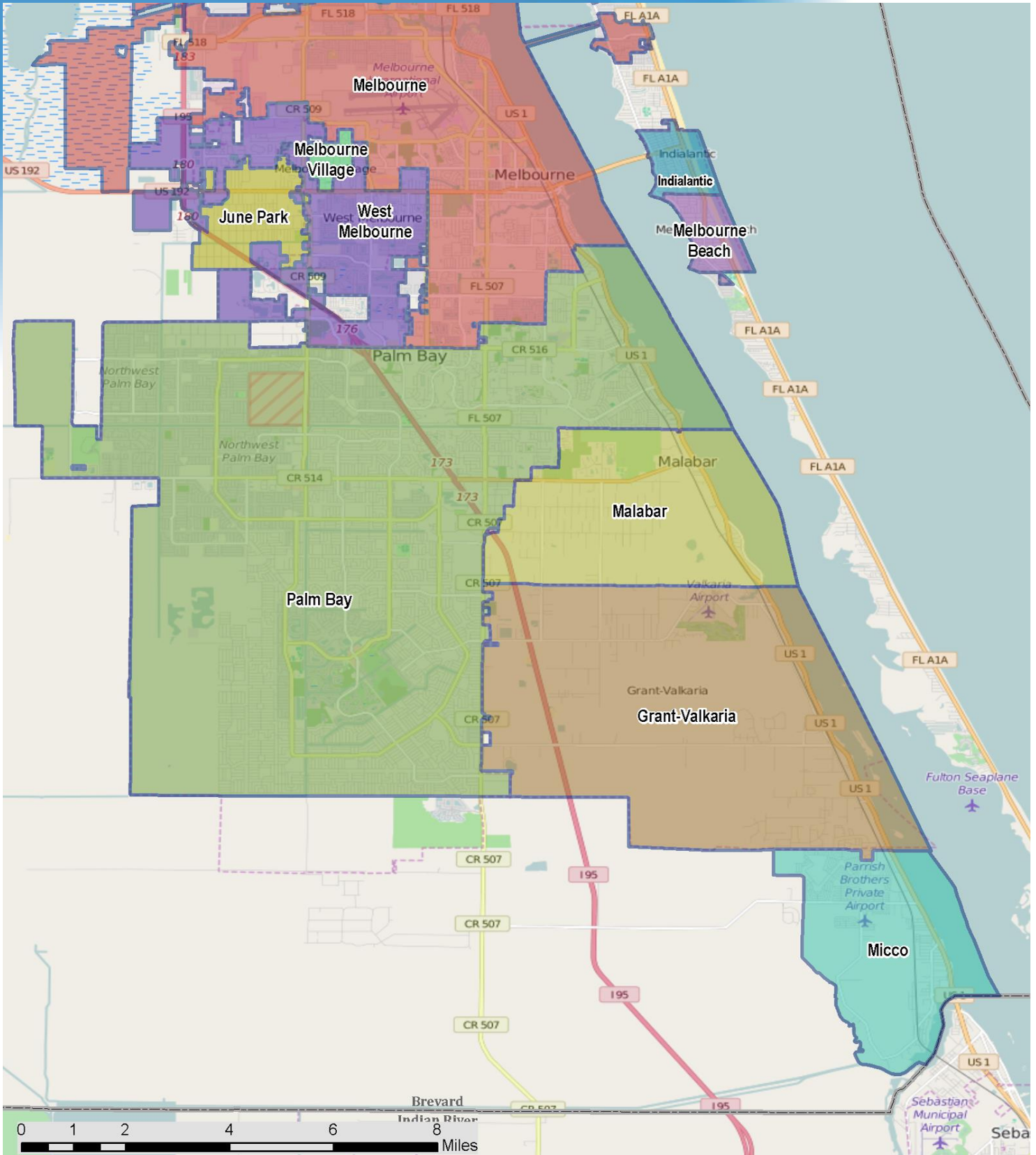
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Reference Map - Southern Brevard County Municipalities and Census-Designated Places*



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