

Brevard County Local Residential Market Metrics - 2023

Townhouses and Condos

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	2,406	-11.4%	1,332	-8.1%	\$297,500	4.4%	\$353,648	1.1%
Cape Canaveral (City)	261	-22.8%	162	-8.0%	\$331,000	6.8%	\$337,540	-4.1%
Cocoa (City)	81	-3.6%	52	-17.5%	\$175,000	42.9%	\$257,764	-7.2%
Cocoa Beach (City)	262	-17.6%	166	-5.7%	\$390,000	0.5%	\$431,044	1.5%
Cocoa West (CDP)	3	50.0%	1	N/A	\$235,000	-8.9%	\$236,667	-8.3%
Grant-Valkaria (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Indialantic (Town)	27	-15.6%	21	10.5%	\$520,000	-15.1%	\$577,302	0.4%
Indian Harbour Beach (City)	146	-10.4%	81	11.0%	\$405,000	1.3%	\$450,733	-3.0%
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)	281	-19.5%	146	-21.5%	\$238,750	-5.3%	\$276,830	-7.4%
Melbourne Beach (Town)	18	-5.3%	16	14.3%	\$318,500	-42.1%	\$411,233	-30.0%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	122	-10.9%	77	-8.3%	\$215,375	7.7%	\$253,107	-1.9%
Micco (CDP)	9	0.0%	6	-14.3%	\$165,000	0.0%	\$175,333	4.2%
Mims (CDP)	15	1400.0%	2	100.0%	\$328,600	-62.4%	\$323,190	-63.1%
Palm Bay (City)	151	-7.9%	73	5.8%	\$205,000	13.3%	\$218,045	17.4%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	24	-20.0%	9	-43.8%	\$248,750	-2.5%	\$253,683	-1.3%
Rockledge (City)	97	-7.6%	50	-5.7%	\$274,000	11.8%	\$263,662	9.1%
Satellite Beach (City)	78	-21.2%	48	-4.0%	\$493,750	9.7%	\$602,259	12.6%
Sharpes (CDP)	3	50.0%	1	0.0%	\$242,000	-13.6%	\$231,000	-17.5%
South Patrick Shores (CDP)	26	30.0%	7	-30.0%	\$271,250	-9.1%	\$300,750	9.3%
Titusville (City)	282	-5.1%	135	-16.7%	\$208,000	14.0%	\$254,383	8.1%
Viera East (CDP)	28	-3.4%	9	-10.0%	\$236,375	7.0%	\$235,384	9.4%
Viera West (CDP)	91	5.8%	49	-10.9%	\$355,000	16.4%	\$356,913	14.9%
West Melbourne (City)	48	-15.8%	27	42.1%	\$216,500	3.1%	\$216,859	3.5%

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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	\$850.9 Million	-10.5%	96.0%	-2.9%	27 Days	107.7%	3,283	0.1%
Cape Canaveral (City)	\$88.1 Million	-25.9%	95.4%	-1.8%	27 Days	80.0%	399	-4.5%
Cocoa (City)	\$20.9 Million	-10.5%	93.7%	-2.1%	37 Days	236.4%	84	-42.9%
Cocoa Beach (City)	\$112.9 Million	-16.4%	94.1%	-3.5%	37 Days	208.3%	435	19.5%
Cocoa West (CDP)	\$710,001	37.6%	100.0%	8.7%	3 Days	-91.4%	3	50.0%
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Indialantic (Town)	\$15.6 Million	-15.3%	93.8%	-4.7%	44 Days	120.0%	76	52.0%
Indian Harbour Beach (City)	\$65.8 Million	-13.1%	95.4%	-4.6%	32 Days	88.2%	193	3.2%
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)	\$77.8 Million	-25.4%	96.8%	-3.2%	16 Days	77.8%	367	-7.6%
Melbourne Beach (Town)	\$7.4 Million	-33.7%	94.5%	-5.5%	18 Days	-45.5%	24	41.2%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$30.9 Million	-12.7%	95.2%	-2.5%	18 Days	-10.0%	202	14.1%
Micco (CDP)	\$1.6 Million	4.2%	97.4%	-0.2%	10 Days	-85.5%	9	-47.1%
Mims (CDP)	\$4.8 Million	454.0%	98.5%	1.3%	18 Days	63.6%	35	1066.7%
Palm Bay (City)	\$32.9 Million	8.1%	96.7%	-3.3%	29 Days	141.7%	222	6.7%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	\$6.1 Million	-21.0%	94.2%	-5.1%	24 Days	242.9%	19	-45.7%
Rockledge (City)	\$25.6 Million	0.8%	99.0%	-1.0%	15 Days	87.5%	97	-12.6%
Satellite Beach (City)	\$47.0 Million	-11.3%	97.1%	-2.5%	27 Days	68.8%	123	16.0%
Sharpes (CDP)	\$693,000	23.8%	92.7%	-4.6%	123 Days	33.7%	3	50.0%
South Patrick Shores (CDP)	\$7.8 Million	42.0%	93.5%	-5.8%	35 Days	169.2%	34	13.3%
Titusville (City)	\$71.7 Million	2.6%	97.4%	-2.6%	29 Days	107.1%	314	-15.6%
Viera East (CDP)	\$6.6 Million	5.6%	95.0%	-3.8%	37 Days	208.3%	35	-5.4%
Viera West (CDP)	\$32.5 Million	21.5%	96.8%	-3.2%	25 Days	108.3%	118	12.4%
West Melbourne (City)	\$10.4 Million	-12.8%	96.1%	-2.2%	26 Days	160.0%	52	-26.8%

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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	2,475	-8.6%	208	-31.8%	921	56.6%	4.6	76.9%
Cape Canaveral (City)	267	-19.3%	14	-22.2%	120	79.1%	5.5	129.2%
Cocoa (City)	89	6.0%	6	500.0%	42	-27.6%	6.2	-25.3%
Cocoa Beach (City)	279	-10.3%	23	-4.2%	136	88.9%	6.2	129.6%
Cocoa West (CDP)	3	50.0%	0	N/A	0	N/A	0.0	N/A
Grant-Valkaria (Town)	0	N/A	0	N/A	1	N/A	0.0	N/A
Indialantic (Town)	34	9.7%	14	55.6%	39	200.0%	17.3	253.1%
Indian Harbour Beach (City)	153	-7.8%	7	-12.5%	44	91.3%	3.6	111.8%
June Park (CDP)	0	-100.0%	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)	298	-9.4%	26	-16.1%	92	33.3%	3.9	62.5%
Melbourne Beach (Town)	16	14.3%	2	-60.0%	9	200.0%	6.0	215.8%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	130	-5.1%	10	42.9%	56	16.7%	5.5	31.0%
Micco (CDP)	7	-41.7%	1	-66.7%	3	-40.0%	4.0	-40.3%
Mims (CDP)	22	2100.0%	5	400.0%	16	1500.0%	12.8	6.7%
Palm Bay (City)	171	-0.6%	9	28.6%	56	51.4%	4.5	66.7%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	23	-23.3%	0	-100.0%	2	-60.0%	1.0	-50.0%
Rockledge (City)	80	-24.5%	2	-91.3%	19	90.0%	2.4	118.2%
Satellite Beach (City)	86	-13.1%	17	30.8%	44	214.3%	6.8	300.0%
Sharpes (CDP)	3	50.0%	0	N/A	1	0.0%	4.0	-33.3%
South Patrick Shores (CDP)	27	35.0%	0	-100.0%	9	80.0%	4.2	40.0%
Titusville (City)	266	-17.9%	25	-72.5%	66	50.0%	2.8	55.6%
Viera East (CDP)	29	-3.3%	0	-100.0%	14	180.0%	6.0	185.7%
Viera West (CDP)	98	19.5%	10	150.0%	25	13.6%	3.3	6.5%
West Melbourne (City)	51	-10.5%	1	-50.0%	10	0.0%	2.5	19.0%

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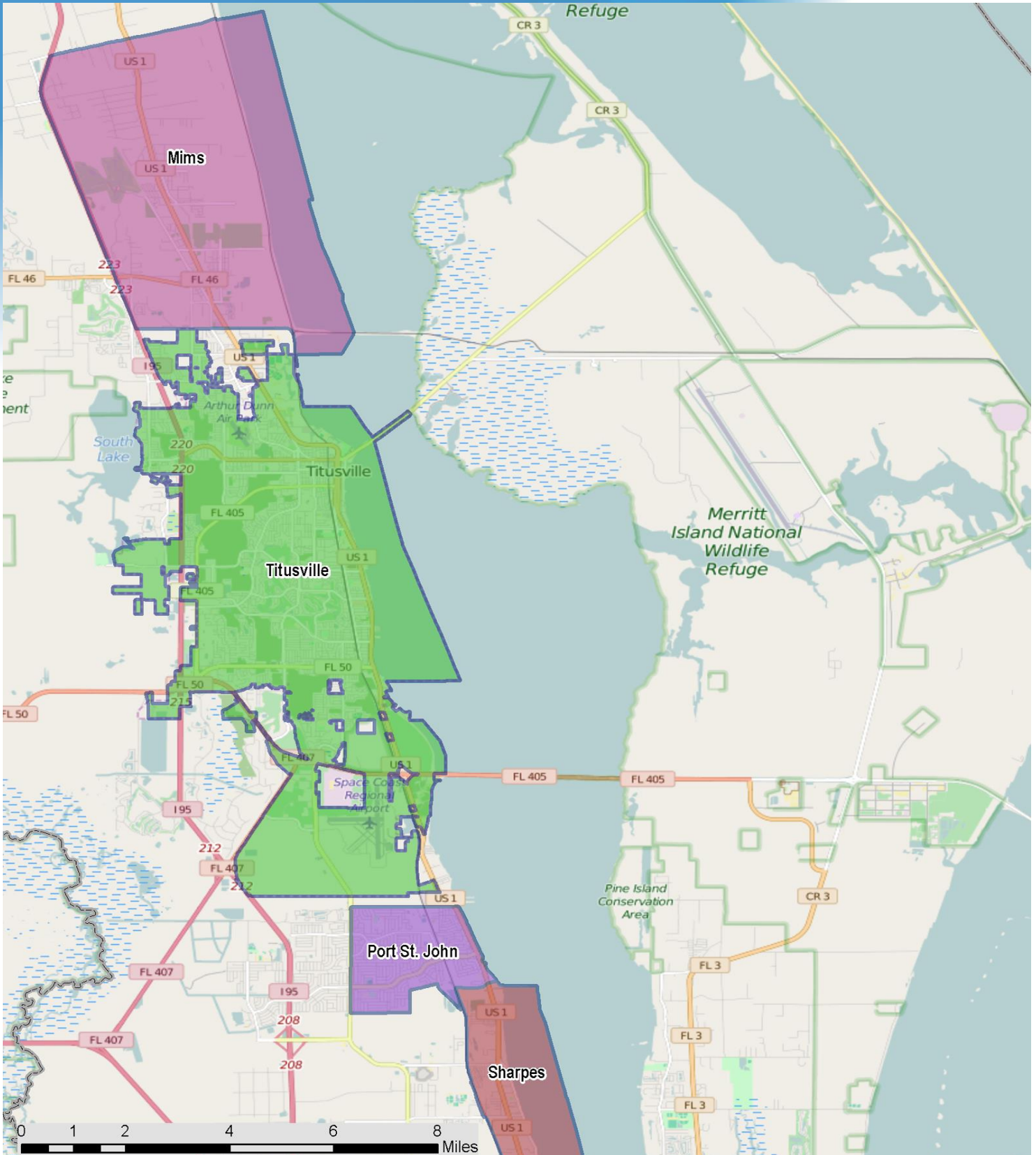
Brevard County Local Residential Market Metrics - 2023

Reference Map - Northern Brevard County

Municipalities and Census-Designated Places*



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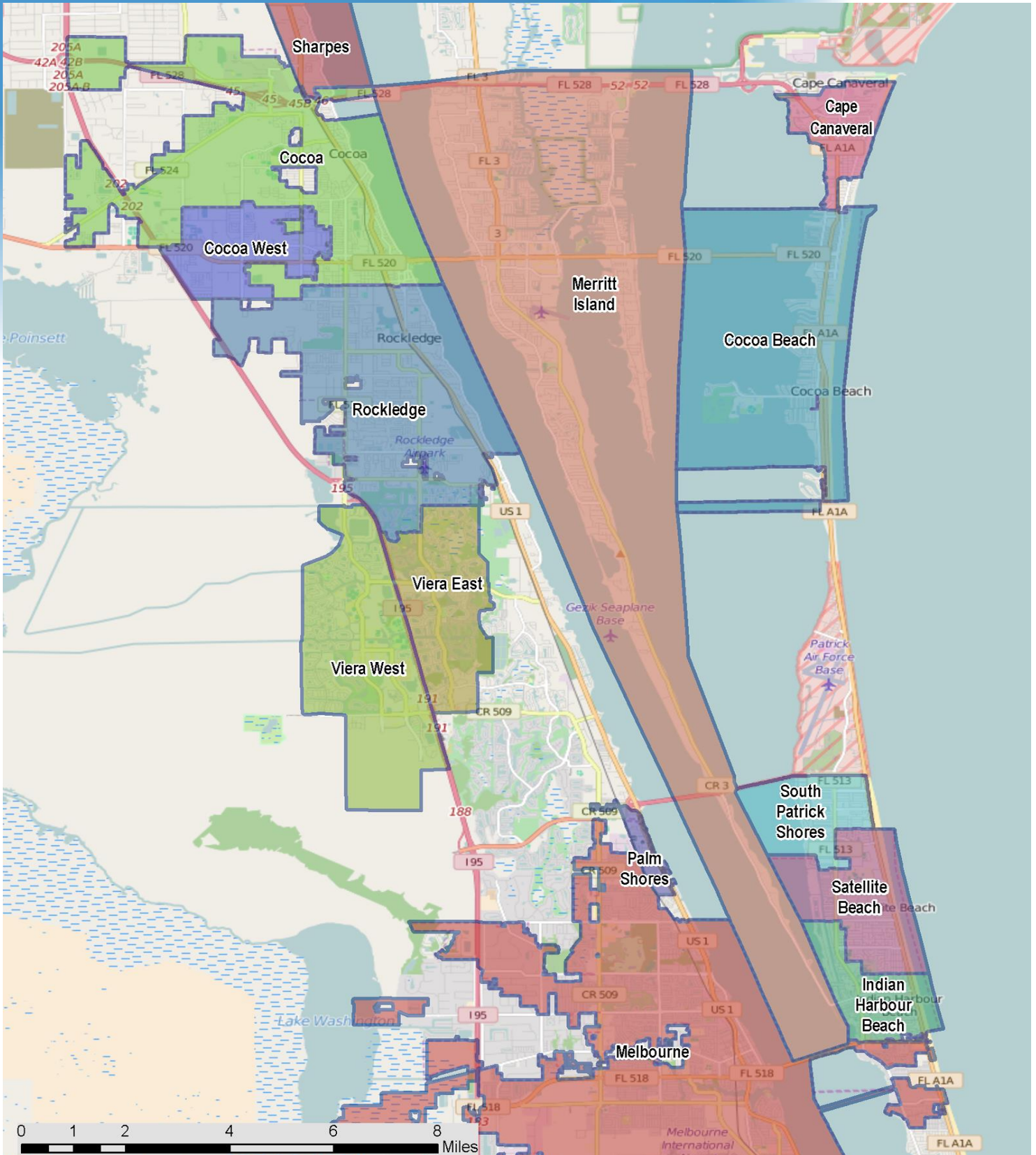
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Reference Map - Central Brevard County

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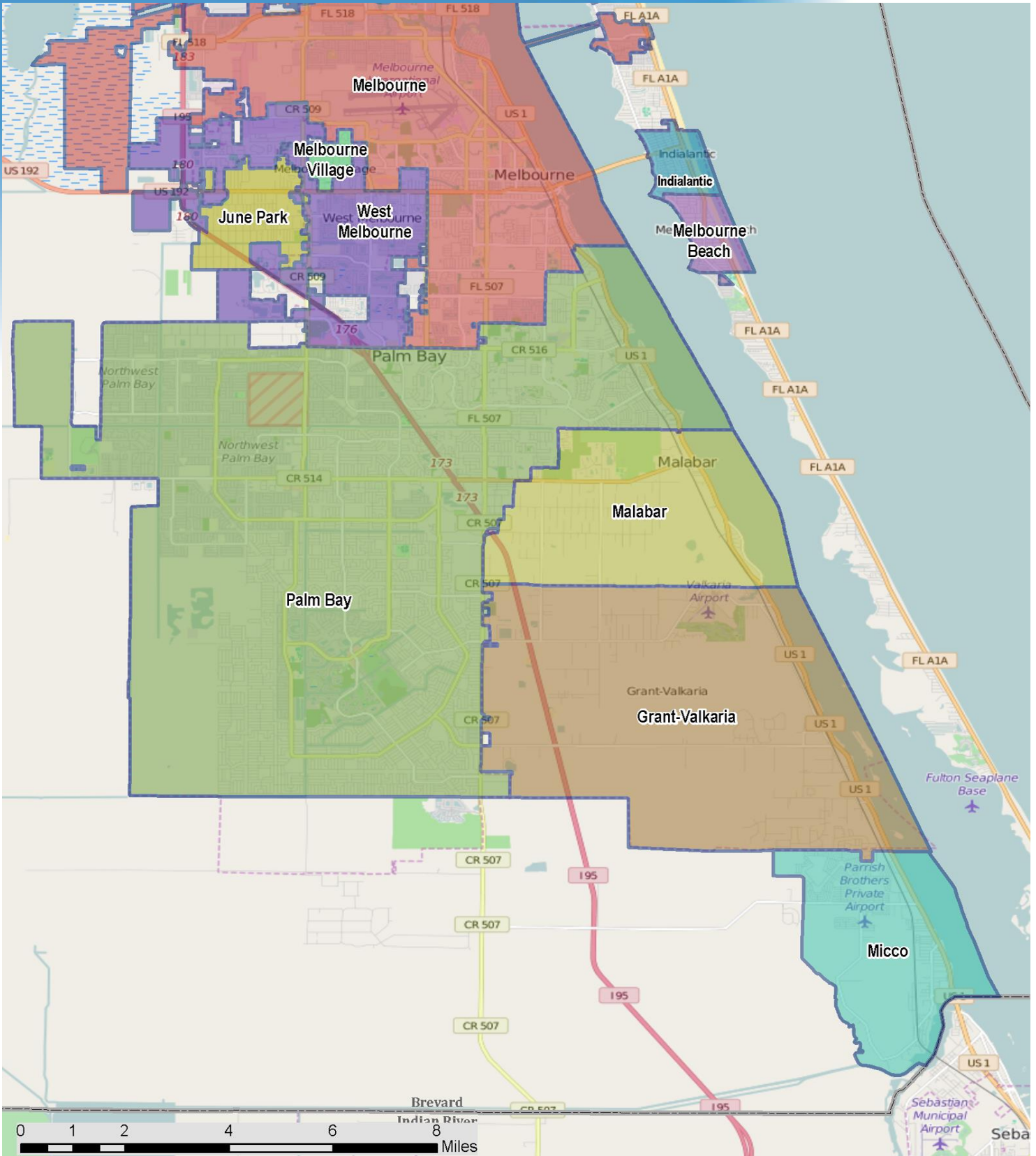
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Reference Map - Southern Brevard County

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