

Brevard County Local Residential Market Metrics - Q1 2024

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	513	-12.0%	271	-17.6%	\$299,990	1.7%	\$364,773	3.2%
Cape Canaveral (City)	63	-25.0%	39	-27.8%	\$305,000	-7.0%	\$361,854	9.9%
Cocoa (City)	16	45.5%	13	160.0%	\$136,000	-22.3%	\$230,960	0.7%
Cocoa Beach (City)	74	15.6%	40	0.0%	\$357,000	11.2%	\$400,969	4.2%
Cocoa West (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Grant-Valkaria (Town)	1	N/A	0	N/A	\$1,700,000	N/A	\$1,700,000	N/A
Indialantic (Town)	8	33.3%	5	25.0%	\$667,500	13.7%	\$780,063	7.4%
Indian Harbour Beach (City)	27	-12.9%	17	0.0%	\$360,000	-12.2%	\$434,533	-1.6%
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)	61	-11.6%	34	-19.0%	\$279,995	30.3%	\$295,900	0.4%
Melbourne Beach (Town)	6	0.0%	5	0.0%	\$667,450	65.8%	\$678,317	25.5%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	23	-17.9%	14	-33.3%	\$219,000	20.3%	\$270,583	27.6%
Micco (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Mims (CDP)	15	1400.0%	2	100.0%	\$299,990	9.1%	\$303,991	10.5%
Palm Bay (City)	39	2.6%	16	-23.8%	\$189,500	-8.2%	\$190,566	-11.6%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Rockledge (City)	20	-33.3%	10	-9.1%	\$261,500	-5.1%	\$249,735	-7.7%
Satellite Beach (City)	17	30.8%	7	-12.5%	\$460,000	-5.2%	\$601,882	-7.0%
Sharpes (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
South Patrick Shores (CDP)	4	-20.0%	2	100.0%	\$316,063	-21.0%	\$319,782	1.8%
Titusville (City)	45	-16.7%	14	-39.1%	\$190,000	-2.6%	\$230,173	-4.0%
Viera East (CDP)	11	37.5%	3	50.0%	\$219,000	0.7%	\$215,518	1.4%
Viera West (CDP)	23	0.0%	12	9.1%	\$435,340	30.9%	\$407,360	21.1%
West Melbourne (City)	4	-71.4%	1	-87.5%	\$188,500	-18.0%	\$186,500	-15.5%

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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	\$187.1 Million	-9.2%	94.5%	-1.5%	52 Days	85.7%	1,016	16.1%
Cape Canaveral (City)	\$22.8 Million	-17.5%	92.2%	-3.5%	67 Days	219.0%	127	16.5%
Cocoa (City)	\$3.7 Million	46.5%	91.8%	-3.0%	53 Days	165.0%	32	77.8%
Cocoa Beach (City)	\$29.7 Million	20.4%	92.9%	-0.5%	74 Days	105.6%	108	-12.2%
Cocoa West (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Grant-Valkaria (Town)	\$1.7 Million	N/A	94.5%	N/A	29 Days	N/A	1	N/A
Indialantic (Town)	\$6.2 Million	43.2%	99.6%	2.2%	27 Days	-34.1%	19	0.0%
Indian Harbour Beach (City)	\$11.7 Million	-14.3%	95.7%	0.4%	38 Days	22.6%	56	5.7%
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)	\$18.0 Million	-11.2%	95.1%	-1.8%	31 Days	121.4%	152	70.8%
Melbourne Beach (Town)	\$4.1 Million	25.5%	93.7%	3.0%	55 Days	-35.3%	8	166.7%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$6.2 Million	4.8%	94.2%	-0.6%	41 Days	127.8%	44	-18.5%
Micco (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	4	300.0%
Mims (CDP)	\$4.6 Million	1558.1%	90.9%	-9.1%	285 Days	481.6%	1	-94.7%
Palm Bay (City)	\$7.4 Million	-9.3%	93.6%	-1.3%	60 Days	71.4%	68	9.7%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-85.7%
Rockledge (City)	\$5.0 Million	-38.5%	94.8%	-5.2%	38 Days	137.5%	31	24.0%
Satellite Beach (City)	\$10.2 Million	21.6%	97.0%	-0.6%	51 Days	59.4%	34	-8.1%
Sharpes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	0.0%
South Patrick Shores (CDP)	\$1.3 Million	-18.5%	90.8%	-6.9%	62 Days	244.4%	15	36.4%
Titusville (City)	\$10.4 Million	-20.0%	95.8%	-0.9%	55 Days	83.3%	93	25.7%
Viera East (CDP)	\$2.4 Million	39.5%	93.2%	5.1%	56 Days	-46.7%	7	0.0%
Viera West (CDP)	\$9.4 Million	21.1%	98.5%	2.7%	12 Days	-65.7%	47	80.8%
West Melbourne (City)	\$746,000	-75.9%	96.5%	0.8%	32 Days	-27.3%	19	72.7%

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Brevard County	651	-10.8%	307	-28.8%	1,098	76.0%	5.6	93.1%
Cape Canaveral (City)	80	-21.6%	26	-29.7%	141	176.5%	7.1	294.4%
Cocoa (City)	23	76.9%	11	266.7%	50	-10.7%	7.0	-18.6%
Cocoa Beach (City)	91	-4.2%	36	-30.8%	127	42.7%	5.6	47.4%
Cocoa West (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Grant-Valkaria (Town)	1	N/A	0	N/A	0	N/A	0.0	N/A
Indialantic (Town)	11	22.2%	15	25.0%	46	100.0%	19.0	91.9%
Indian Harbour Beach (City)	35	-23.9%	14	-41.7%	49	81.5%	4.1	105.0%
June Park (CDP)	0	N/A	0	N/A	2	N/A	0.0	N/A
Malabar (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Melbourne (City)	72	-20.0%	30	-38.8%	147	162.5%	6.5	225.0%
Melbourne Beach (Town)	6	100.0%	2	0.0%	10	150.0%	6.7	139.3%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	31	-11.4%	14	7.7%	60	20.0%	6.2	37.8%
Micco (CDP)	3	0.0%	2	-50.0%	4	N/A	6.9	N/A
Mims (CDP)	13	550.0%	1	0.0%	6	-66.7%	2.5	-97.7%
Palm Bay (City)	40	-20.0%	11	-31.3%	60	53.8%	4.7	51.6%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	0	-100.0%	0	-100.0%	1	-85.7%	0.6	-83.8%
Rockledge (City)	28	12.0%	9	-47.1%	20	122.2%	2.8	180.0%
Satellite Beach (City)	30	30.4%	29	38.1%	31	19.2%	4.5	12.5%
Sharpes (CDP)	0	-100.0%	0	N/A	3	50.0%	18.0	-25.0%
South Patrick Shores (CDP)	9	50.0%	4	33.3%	15	66.7%	7.2	26.3%
Titusville (City)	44	-29.0%	22	-76.6%	96	84.6%	4.2	100.0%
Viera East (CDP)	14	75.0%	3	50.0%	7	75.0%	2.7	68.8%
Viera West (CDP)	37	19.4%	22	100.0%	37	164.3%	4.9	133.3%
West Melbourne (City)	6	-64.7%	4	0.0%	18	260.0%	5.7	418.2%

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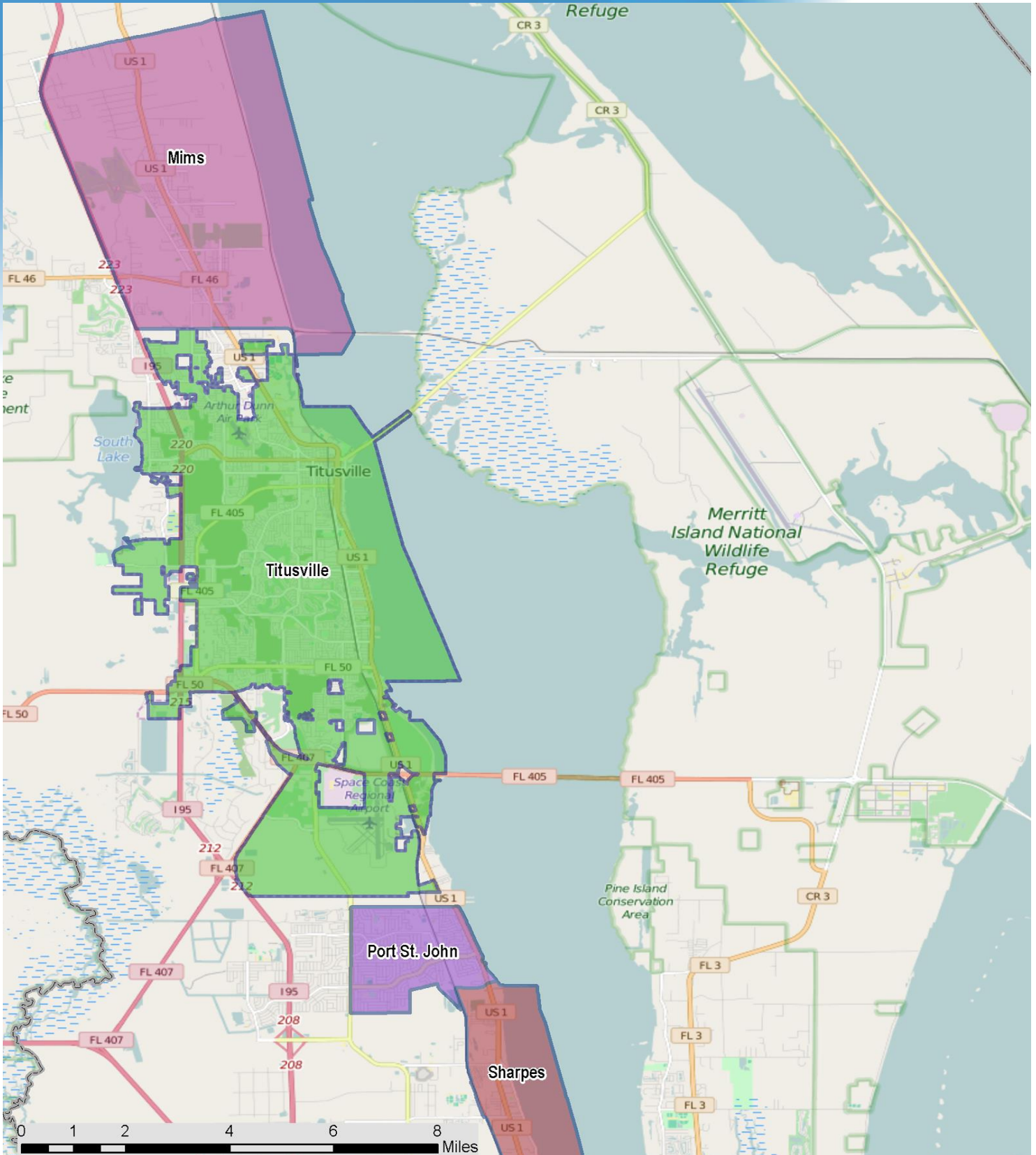
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Reference Map - Northern Brevard County

Municipalities and Census-Designated Places*

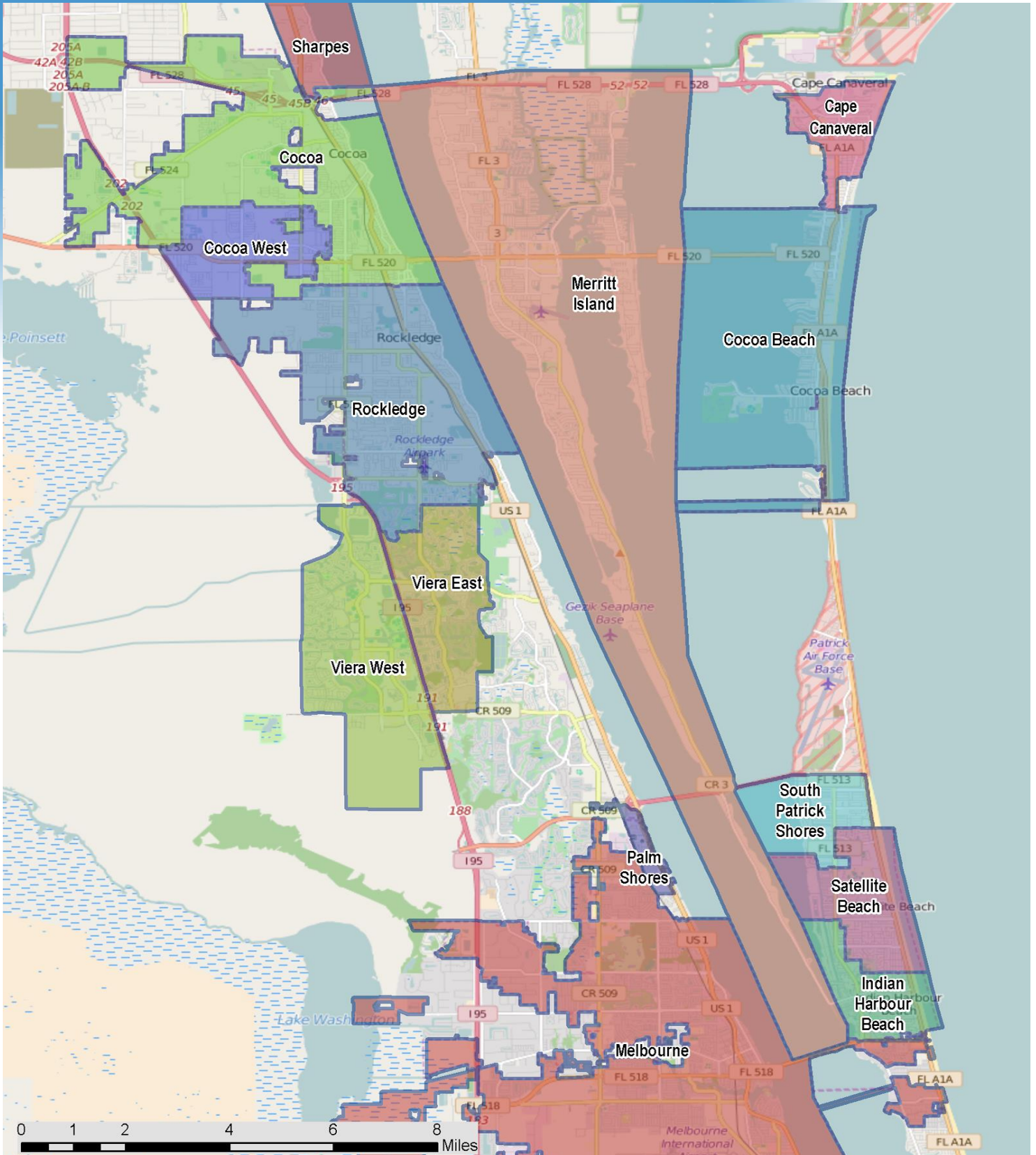


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 Reference Map - Central Brevard County
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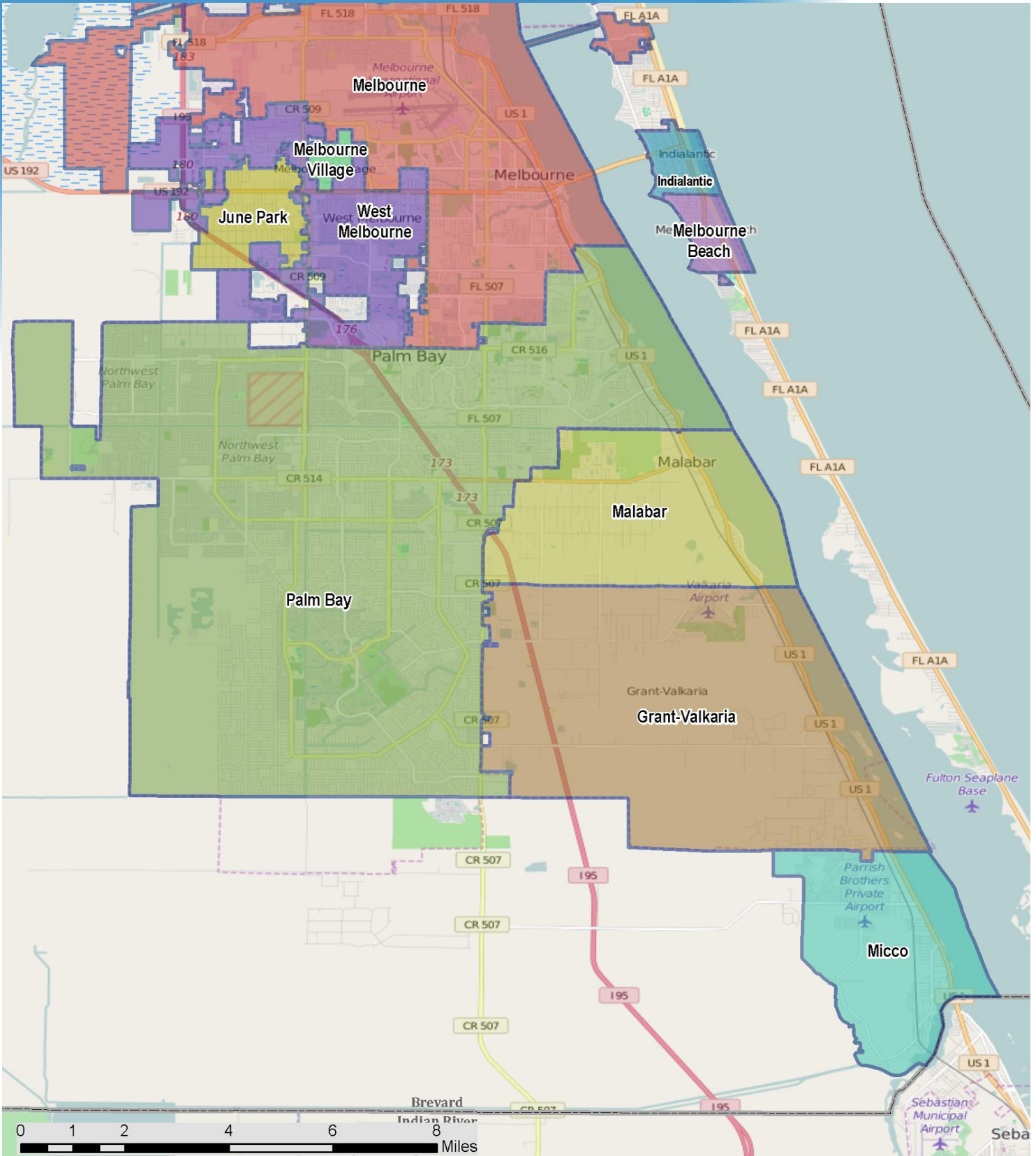
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Reference Map - Southern Brevard County

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