

Brevard County Local Residential Market Metrics - Q2 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	660	-8.2%	364	-2.7%	\$299,250	-0.3%	\$380,258	7.0%
Cape Canaveral (City)	76	-3.8%	46	0.0%	\$352,500	-0.3%	\$378,316	13.2%
Cocoa (City)	41	241.7%	37	1133.3%	\$169,000	-12.0%	\$256,087	-24.8%
Cocoa Beach (City)	75	-18.5%	40	-27.3%	\$385,000	1.3%	\$420,259	3.5%
Cocoa West (CDP)	0	-100.0%	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)	13	62.5%	6	-14.3%	\$450,000	-11.8%	\$455,654	-18.9%
Indian Harbour Beach (City)	41	-14.6%	21	-16.0%	\$430,000	-4.4%	\$552,812	9.5%
June Park (CDP)	1	N/A	0	N/A	\$345,000	N/A	\$345,000	N/A
Malabar (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Melbourne (City)	57	-33.7%	27	-28.9%	\$239,000	-9.2%	\$261,389	-6.2%
Melbourne Beach (Town)	4	33.3%	4	33.3%	\$401,250	-7.8%	\$503,125	35.1%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	33	-8.3%	17	-19.0%	\$245,000	11.2%	\$281,960	-3.5%
Micco (CDP)	3	0.0%	2	N/A	\$150,000	-18.9%	\$174,000	-5.9%
Mims (CDP)	5	N/A	2	N/A	\$299,990	N/A	\$302,236	N/A
Palm Bay (City)	34	-33.3%	17	-29.2%	\$190,000	-5.5%	\$231,686	4.5%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	1	-90.9%	0	-100.0%	\$289,000	18.7%	\$289,000	18.7%
Rockledge (City)	21	-30.0%	12	-29.4%	\$262,000	-8.6%	\$257,210	-8.5%
Satellite Beach (City)	27	-22.9%	13	-38.1%	\$430,000	-8.5%	\$494,694	-18.8%
Sharpes (CDP)	1	0.0%	1	0.0%	\$210,000	7.1%	\$210,000	7.1%
South Patrick Shores (CDP)	9	28.6%	5	66.7%	\$228,000	-3.0%	\$230,878	-20.3%
Titusville (City)	56	-16.4%	25	-10.7%	\$189,000	-0.5%	\$227,650	3.2%
Viera East (CDP)	12	20.0%	5	66.7%	\$235,000	-2.1%	\$243,633	3.1%
Viera West (CDP)	30	11.1%	15	7.1%	\$428,130	15.7%	\$382,306	4.9%
West Melbourne (City)	15	36.4%	9	125.0%	\$213,000	3.4%	\$203,333	-4.5%

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Municipalities and Census-Designated Places*



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	\$251.0 Million	-1.7%	94.0%	-2.4%	50 Days	100.0%	983	22.4%
Cape Canaveral (City)	\$28.8 Million	8.9%	92.2%	-3.5%	61 Days	110.3%	124	20.4%
Cocoa (City)	\$10.5 Million	157.1%	91.5%	-3.8%	235 Days	155.4%	27	42.1%
Cocoa Beach (City)	\$31.5 Million	-15.6%	93.3%	-0.7%	52 Days	85.7%	118	13.5%
Cocoa West (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-50.0%
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Indialantic (Town)	\$5.9 Million	31.9%	96.1%	0.3%	32 Days	6.7%	17	41.7%
Indian Harbour Beach (City)	\$22.7 Million	-6.5%	94.3%	-2.0%	52 Days	116.7%	52	-14.8%
June Park (CDP)	\$345,000	N/A	98.6%	N/A	66 Days	N/A	2	N/A
Malabar (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Melbourne (City)	\$14.9 Million	-37.8%	94.0%	-3.3%	39 Days	200.0%	110	6.8%
Melbourne Beach (Town)	\$2.0 Million	80.1%	92.6%	0.0%	109 Days	373.9%	10	233.3%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$9.3 Million	-11.5%	92.7%	-5.1%	50 Days	316.7%	46	-9.8%
Micco (CDP)	\$522,000	-5.9%	94.3%	-3.2%	53 Days	488.9%	0	-100.0%
Mims (CDP)	\$1.5 Million	N/A	90.7%	N/A	342 Days	N/A	1	N/A
Palm Bay (City)	\$7.9 Million	-30.4%	96.3%	-1.2%	30 Days	11.1%	82	36.7%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	\$289,000	-89.2%	98.0%	5.2%	181 Days	654.2%	3	-57.1%
Rockledge (City)	\$5.4 Million	-35.9%	95.0%	-4.5%	47 Days	291.7%	30	20.0%
Satellite Beach (City)	\$13.4 Million	-37.3%	94.6%	-2.1%	29 Days	7.4%	37	76.2%
Sharpes (CDP)	\$210,000	7.1%	89.4%	20.8%	96 Days	-53.4%	0	N/A
South Patrick Shores (CDP)	\$2.1 Million	2.5%	91.6%	-1.8%	47 Days	42.4%	6	-33.3%
Titusville (City)	\$12.7 Million	-13.7%	92.6%	-3.3%	51 Days	104.0%	67	-23.0%
Viera East (CDP)	\$2.9 Million	23.8%	95.4%	-1.4%	34 Days	-5.6%	11	37.5%
Viera West (CDP)	\$11.5 Million	16.5%	98.8%	0.1%	57 Days	185.0%	34	36.0%
West Melbourne (City)	\$3.0 Million	30.3%	94.4%	0.1%	38 Days	-11.6%	26	62.5%

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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	670	-3.0%	275	-20.3%	1,194	85.7%	6.3	103.2%
Cape Canaveral (City)	78	9.9%	22	-18.5%	149	98.7%	7.5	167.9%
Cocoa (City)	37	85.0%	8	-27.3%	36	-34.5%	3.8	-60.8%
Cocoa Beach (City)	77	4.1%	34	9.7%	126	17.8%	5.9	28.3%
Cocoa West (CDP)	0	-100.0%	0	-100.0%	1	N/A	6.0	N/A
Grant-Valkaria (Town)	0	N/A	0	N/A	0	-100.0%	0.0	N/A
Indialantic (Town)	10	0.0%	10	-28.6%	51	131.8%	18.0	69.8%
Indian Harbour Beach (City)	37	-11.9%	9	-47.1%	55	31.0%	4.9	44.1%
June Park (CDP)	1	N/A	0	N/A	2	N/A	24.0	N/A
Malabar (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Melbourne (City)	73	-16.1%	43	2.4%	151	208.2%	7.4	270.0%
Melbourne Beach (Town)	9	200.0%	6	500.0%	12	500.0%	7.6	442.9%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	35	0.0%	10	-16.7%	60	17.6%	6.3	26.0%
Micco (CDP)	3	N/A	2	100.0%	0	-100.0%	0.0	-100.0%
Mims (CDP)	4	300.0%	0	-100.0%	1	-94.4%	0.4	-99.8%
Palm Bay (City)	43	-17.3%	17	13.3%	85	129.7%	7.6	162.1%
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%	4	-20.0%	5.3	140.9%
Rockledge (City)	17	-22.7%	5	-28.6%	32	220.0%	4.9	345.5%
Satellite Beach (City)	28	0.0%	28	115.4%	42	200.0%	6.8	240.0%
Sharpes (CDP)	1	0.0%	0	N/A	1	N/A	6.0	N/A
South Patrick Shores (CDP)	7	-12.5%	2	-33.3%	10	66.7%	4.4	15.8%
Titusville (City)	67	-15.2%	24	-65.7%	78	32.2%	3.6	44.0%
Viera East (CDP)	9	-18.2%	0	-100.0%	9	350.0%	3.3	371.4%
Viera West (CDP)	28	12.0%	20	122.2%	40	233.3%	5.1	183.3%
West Melbourne (City)	16	-5.9%	4	-60.0%	23	360.0%	6.6	500.0%

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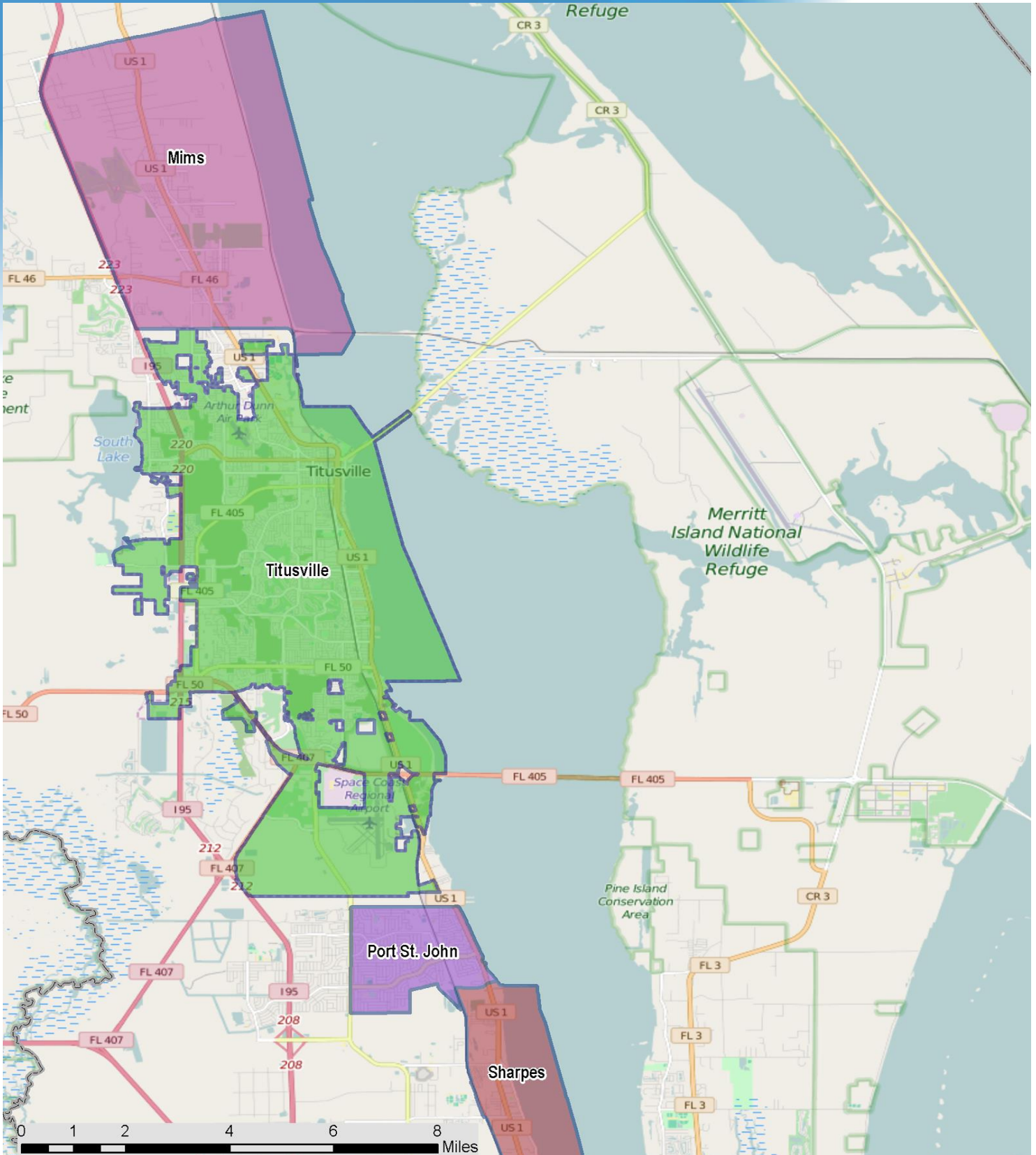
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Reference Map - Northern Brevard County

Municipalities and Census-Designated Places*



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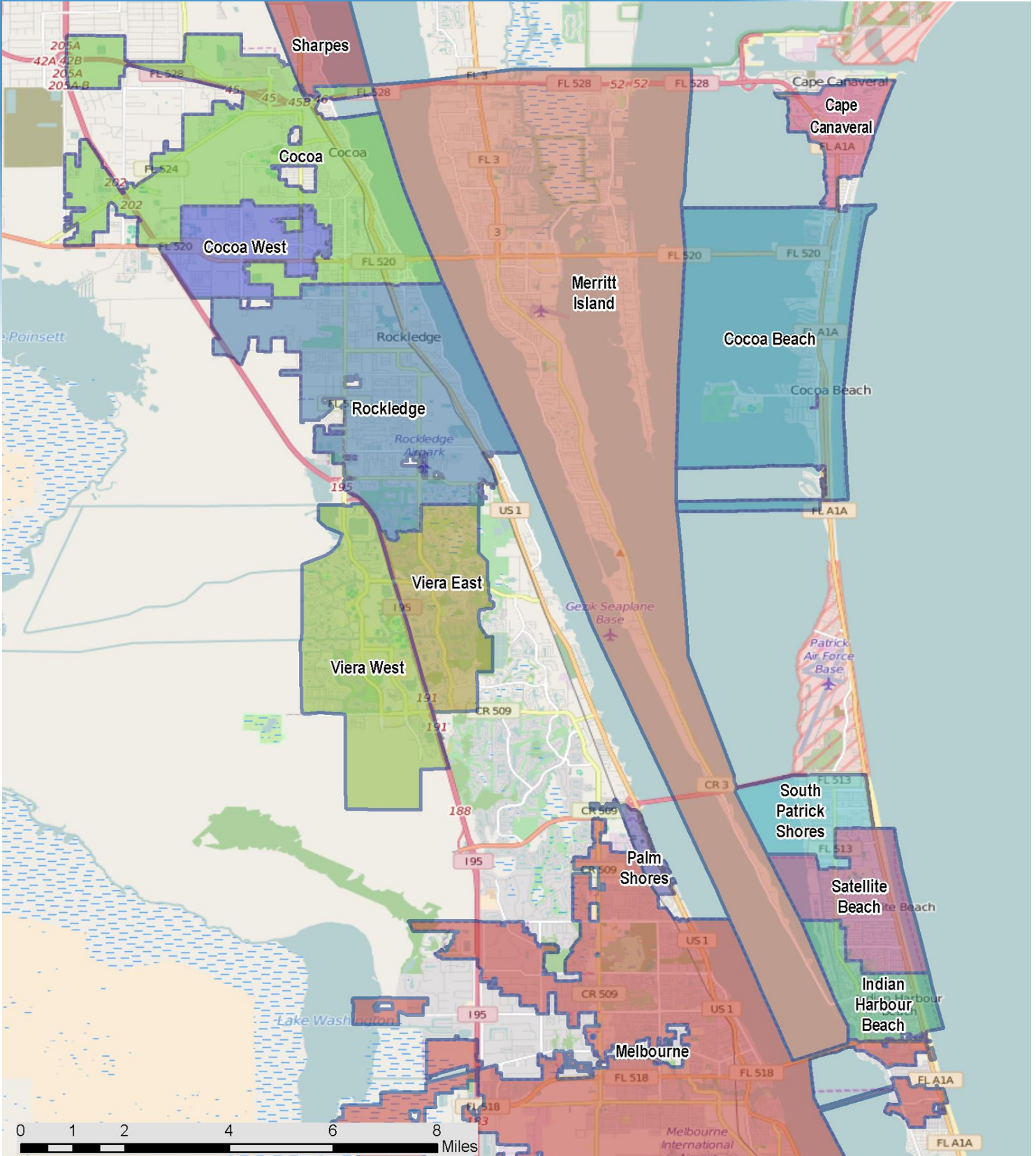
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Reference Map - Central Brevard County

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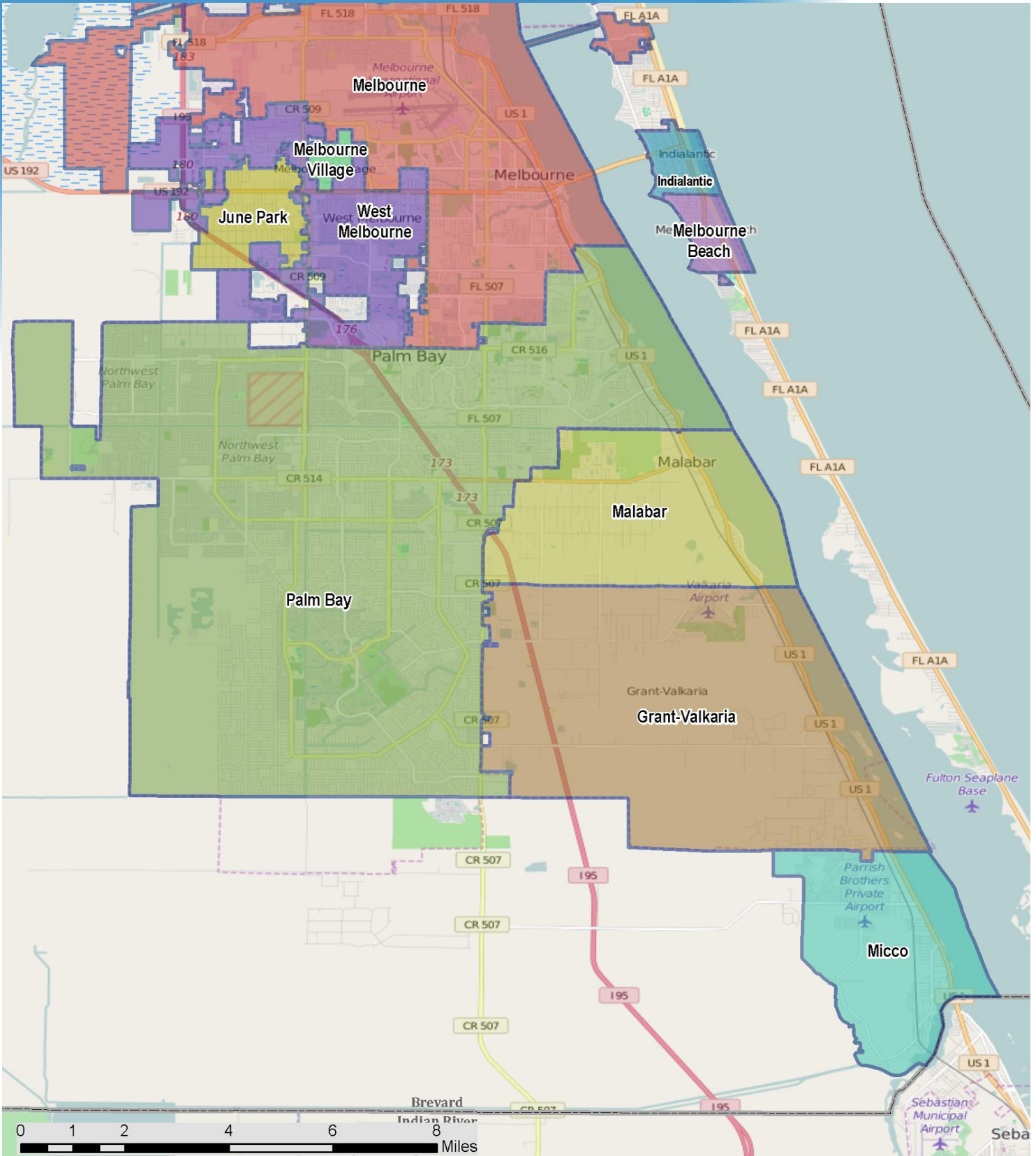
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Reference Map - Southern Brevard County

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