

Brevard County Local Residential Market Metrics - Q2 2025

Single-Family Homes

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	2,742	-0.4%	650	3.5%	\$375,000	0.0%	\$462,908	-1.5%
Cape Canaveral (City)	9	350.0%	3	N/A	\$537,500	-18.9%	\$670,556	1.2%
Cocoa (City)	61	32.6%	11	-26.7%	\$325,000	2.5%	\$339,117	-0.7%
Cocoa Beach (City)	19	-26.9%	8	-27.3%	\$725,000	-8.3%	\$757,763	-31.2%
Cocoa West (CDP)	14	-6.7%	6	20.0%	\$250,000	8.9%	\$274,916	19.0%
Grant-Valkaria (Town)	42	-36.4%	14	-12.5%	\$485,960	14.8%	\$571,953	19.5%
Indialantic (Town)	12	71.4%	4	33.3%	\$647,000	-20.6%	\$713,875	-19.5%
Indian Harbour Beach (City)	19	0.0%	7	16.7%	\$575,000	-6.9%	\$742,245	-13.9%
June Park (CDP)	12	-36.8%	4	-33.3%	\$322,500	-25.0%	\$344,641	-17.3%
Malabar (Town)	10	-9.1%	6	500.0%	\$600,000	-3.5%	\$619,500	-4.2%
Melbourne (City)	241	-0.8%	67	-10.7%	\$330,000	0.0%	\$389,942	2.0%
Melbourne Beach (Town)	9	-57.1%	4	-60.0%	\$750,000	-20.2%	\$1,038,722	-26.7%
Melbourne Village (Town)	3	-57.1%	2	-60.0%	\$420,000	-12.5%	\$396,167	-7.6%
Merritt Island (CDP)	132	-10.8%	40	-2.4%	\$440,000	-3.5%	\$618,452	1.8%
Micco (CDP)	11	-21.4%	7	-36.4%	\$377,995	111.2%	\$437,797	58.2%
Mims (CDP)	21	5.0%	6	0.0%	\$347,450	4.9%	\$405,019	14.2%
Palm Bay (City)	821	1.0%	163	18.1%	\$325,000	-2.1%	\$331,812	-0.6%
Palm Shores (Town)	2	-33.3%	0	N/A	\$394,950	-12.2%	\$394,950	-18.0%
Port St. John (CDP)	65	16.1%	5	-28.6%	\$315,000	4.1%	\$346,924	11.1%
Rockledge (City)	91	-39.3%	20	-20.0%	\$402,500	5.9%	\$408,262	-4.6%
Satellite Beach (City)	39	-18.8%	8	-46.7%	\$645,000	0.9%	\$818,349	14.5%
Sharpes (CDP)	21	10.5%	3	N/A	\$356,215	-4.5%	\$432,223	11.9%
South Patrick Shores (CDP)	20	11.1%	5	0.0%	\$527,500	-9.1%	\$720,522	7.6%
Titusville (City)	195	-1.0%	41	28.1%	\$311,000	-2.0%	\$329,698	1.7%
Viera East (CDP)	52	10.6%	22	22.2%	\$432,000	-4.0%	\$475,701	2.0%
Viera West (CDP)	89	3.5%	27	8.0%	\$615,000	-10.4%	\$738,158	-5.4%
West Melbourne (City)	97	1.0%	27	22.7%	\$425,000	0.6%	\$444,408	1.6%

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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	\$1.3 Billion	-1.8%	96.3%	-0.8%	47 Days	38.2%	3,472	-5.0%
Cape Canaveral (City)	\$6.0 Million	355.5%	93.9%	-8.0%	69 Days	527.3%	10	-16.7%
Cocoa (City)	\$20.7 Million	31.7%	96.2%	-1.3%	60 Days	71.4%	82	39.0%
Cocoa Beach (City)	\$14.4 Million	-49.7%	93.3%	-1.2%	41 Days	-19.6%	25	-19.4%
Cocoa West (CDP)	\$3.8 Million	11.0%	94.2%	0.1%	63 Days	186.4%	14	-33.3%
Grant-Valkaria (Town)	\$24.0 Million	-23.9%	96.2%	-0.8%	89 Days	117.1%	58	-15.9%
Indialantic (Town)	\$8.6 Million	38.0%	94.6%	0.5%	33 Days	94.1%	8	-52.9%
Indian Harbour Beach (City)	\$14.1 Million	-13.9%	98.4%	4.5%	33 Days	-34.0%	38	90.0%
June Park (CDP)	\$4.1 Million	-47.7%	95.8%	2.2%	40 Days	2.6%	21	10.5%
Malabar (Town)	\$6.2 Million	-12.9%	93.5%	-1.8%	75 Days	316.7%	10	-41.2%
Melbourne (City)	\$94.0 Million	1.1%	96.0%	-0.2%	32 Days	-5.9%	338	0.0%
Melbourne Beach (Town)	\$9.3 Million	-68.6%	93.5%	-2.0%	127 Days	647.1%	14	-62.2%
Melbourne Village (Town)	\$1.2 Million	-60.4%	99.4%	9.2%	13 Days	-71.1%	1	-80.0%
Merritt Island (CDP)	\$81.6 Million	-9.2%	94.2%	-1.3%	45 Days	45.2%	177	0.0%
Micco (CDP)	\$4.8 Million	24.3%	91.2%	-3.5%	74 Days	138.7%	12	50.0%
Mims (CDP)	\$8.5 Million	19.9%	94.5%	-1.5%	47 Days	38.2%	30	36.4%
Palm Bay (City)	\$272.4 Million	0.4%	97.0%	-0.2%	53 Days	15.2%	1,038	-6.2%
Palm Shores (Town)	\$789,900	-45.3%	101.7%	7.4%	22 Days	-50.0%	5	150.0%
Port St. John (CDP)	\$22.6 Million	28.9%	96.5%	-0.8%	36 Days	38.5%	59	-9.2%
Rockledge (City)	\$37.2 Million	-42.1%	95.7%	-2.8%	42 Days	61.5%	126	-35.4%
Satellite Beach (City)	\$31.9 Million	-7.0%	98.1%	4.5%	24 Days	-51.0%	44	-13.7%
Sharpes (CDP)	\$9.1 Million	23.7%	99.8%	-0.1%	51 Days	75.9%	23	4.5%
South Patrick Shores (CDP)	\$14.4 Million	19.5%	93.8%	-1.6%	42 Days	-14.3%	23	-51.1%
Titusville (City)	\$64.3 Million	0.6%	95.9%	-1.4%	47 Days	42.4%	271	12.0%
Viera East (CDP)	\$24.7 Million	12.8%	97.0%	0.1%	20 Days	-42.9%	82	26.2%
Viera West (CDP)	\$65.7 Million	-2.1%	96.7%	-1.7%	48 Days	71.4%	111	11.0%
West Melbourne (City)	\$43.1 Million	2.6%	95.3%	-2.0%	48 Days	77.8%	136	7.1%

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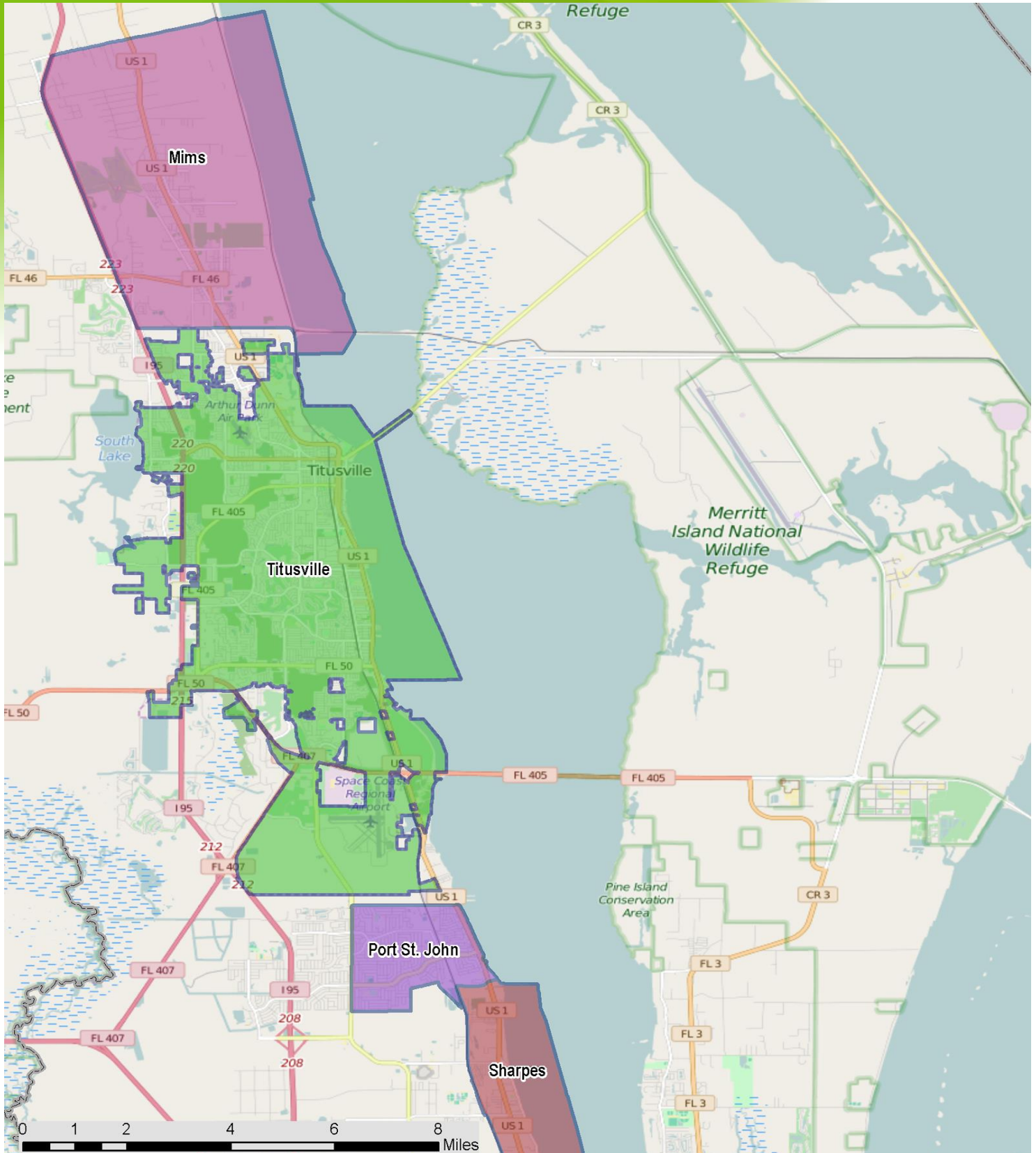
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Brevard County	2,950	-1.5%	1,140	-7.8%	3,461	13.4%	4.5	15.4%
Cape Canaveral (City)	10	150.0%	3	200.0%	14	16.7%	8.8	22.2%
Cocoa (City)	82	43.9%	37	54.2%	92	124.4%	5.7	137.5%
Cocoa Beach (City)	21	-12.5%	7	-12.5%	44	22.2%	7.3	49.0%
Cocoa West (CDP)	9	-35.7%	3	-62.5%	17	-10.5%	4.5	45.2%
Grant-Valkaria (Town)	47	-45.3%	23	-61.7%	89	30.9%	5.5	71.9%
Indialantic (Town)	12	33.3%	4	0.0%	13	-23.5%	3.3	-48.4%
Indian Harbour Beach (City)	26	23.8%	13	225.0%	23	0.0%	4.4	4.8%
June Park (CDP)	14	-30.0%	8	0.0%	17	0.0%	3.8	15.2%
Malabar (Town)	11	-15.4%	3	-50.0%	14	-26.3%	4.7	-29.9%
Melbourne (City)	277	1.1%	109	0.9%	281	3.7%	3.8	-2.6%
Melbourne Beach (Town)	11	-47.6%	6	0.0%	16	-40.7%	3.8	-44.1%
Melbourne Village (Town)	2	-66.7%	1	0.0%	2	-60.0%	2.4	-56.4%
Merritt Island (CDP)	137	-8.1%	46	-14.8%	211	45.5%	5.9	59.5%
Micco (CDP)	8	-38.5%	4	33.3%	10	-41.2%	3.8	-24.0%
Mims (CDP)	23	64.3%	9	125.0%	41	86.4%	6.1	52.5%
Palm Bay (City)	850	-9.9%	358	-15.4%	1,081	10.2%	4.7	9.3%
Palm Shores (Town)	4	100.0%	2	-33.3%	5	150.0%	7.5	177.8%
Port St. John (CDP)	63	10.5%	16	-11.1%	44	25.7%	2.7	22.7%
Rockledge (City)	90	-51.6%	34	-62.6%	114	-10.2%	2.9	-9.4%
Satellite Beach (City)	50	2.0%	24	71.4%	35	2.9%	3.4	21.4%
Sharpes (CDP)	21	16.7%	8	0.0%	26	52.9%	4.1	2.5%
South Patrick Shores (CDP)	16	-33.3%	5	-54.5%	41	5.1%	5.7	-16.2%
Titusville (City)	215	12.0%	91	37.9%	255	32.1%	4.8	37.1%
Viera East (CDP)	63	46.5%	24	50.0%	66	50.0%	4.6	84.0%
Viera West (CDP)	99	22.2%	38	0.0%	105	38.2%	4.4	33.3%
West Melbourne (City)	115	53.3%	40	90.5%	116	-7.2%	4.6	31.4%

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Reference Map - Northern Brevard County

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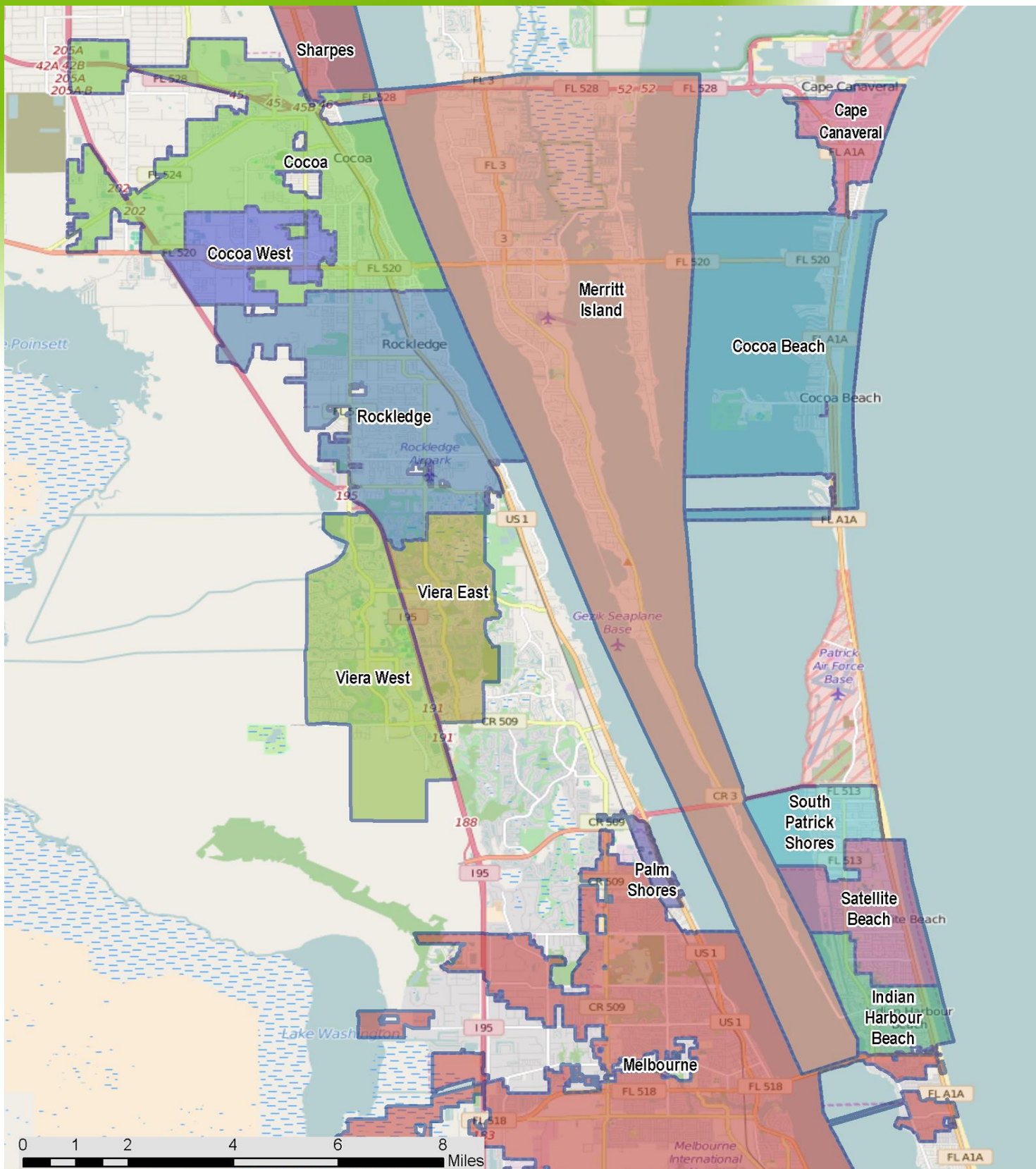
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Reference Map - Central Brevard County

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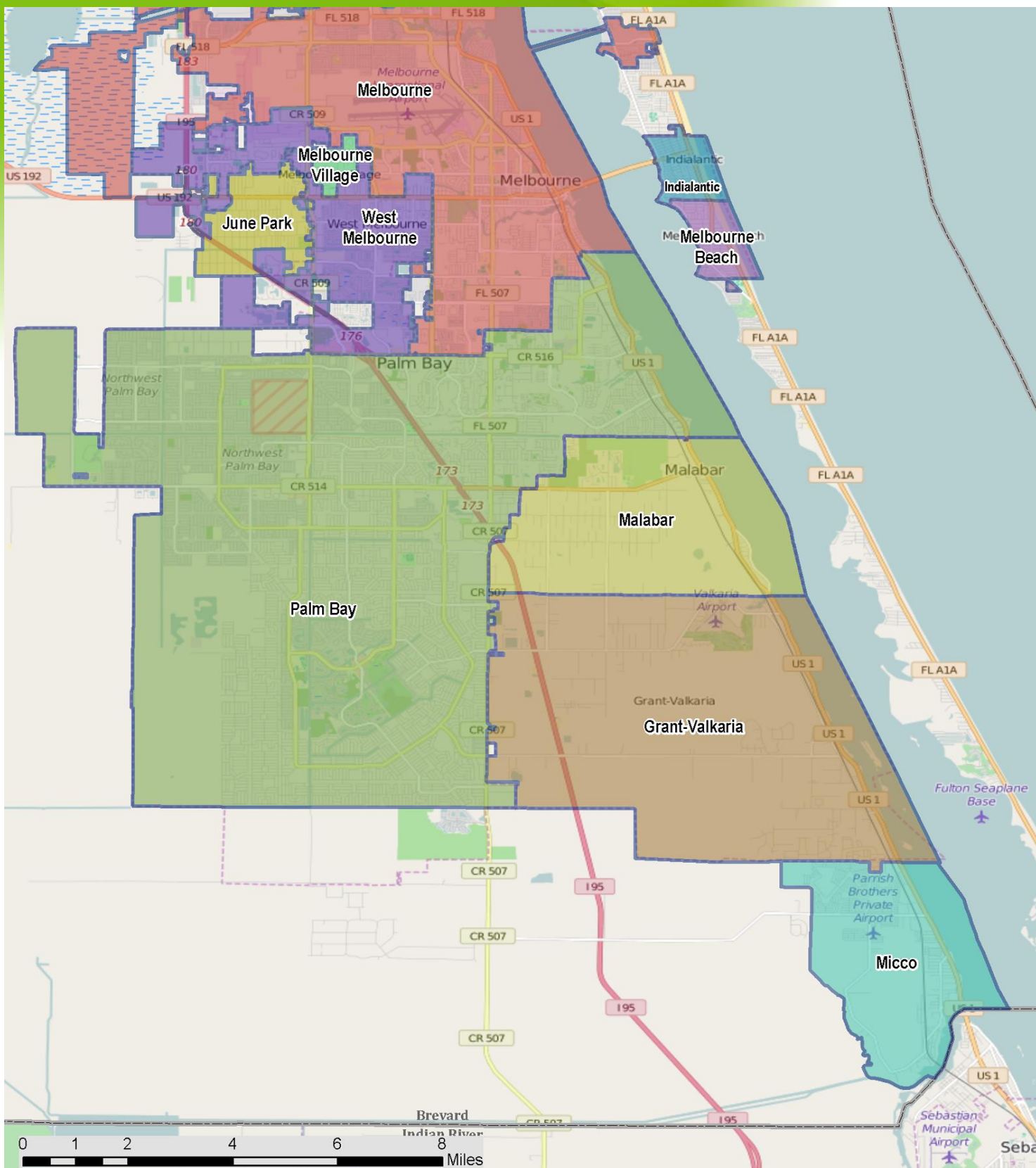
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Reference Map - Southern Brevard County

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