

Brevard County Local Residential Market Metrics - Q1 2025

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	456	-11.1%	242	-10.7%	\$295,000	-1.7%	\$386,602	6.0%
Cape Canaveral (City)	55	-12.7%	30	-23.1%	\$330,000	8.2%	\$342,907	-5.2%
Cocoa (City)	27	68.8%	21	61.5%	\$197,000	44.9%	\$300,079	29.9%
Cocoa Beach (City)	48	-35.1%	35	-12.5%	\$399,000	11.8%	\$675,571	68.5%
Cocoa West (CDP)	1	N/A	0	N/A	\$250,000	N/A	\$250,000	N/A
Grant-Valkaria (Town)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Indialantic (Town)	8	0.0%	5	0.0%	\$461,000	-30.9%	\$705,500	-9.6%
Indian Harbour Beach (City)	25	-7.4%	10	-41.2%	\$396,000	10.0%	\$430,476	-0.9%
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)	57	-6.6%	28	-17.6%	\$255,000	-8.9%	\$305,867	3.4%
Melbourne Beach (Town)	4	-33.3%	3	-40.0%	\$412,000	-38.3%	\$419,625	-38.1%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	23	0.0%	16	14.3%	\$160,000	-26.9%	\$210,617	-22.2%
Micco (CDP)	1	N/A	0	N/A	\$175,000	N/A	\$175,000	N/A
Mims (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Palm Bay (City)	26	-33.3%	14	-12.5%	\$183,500	-3.2%	\$204,229	7.2%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	1	N/A	1	N/A	\$155,000	N/A	\$155,000	N/A
Rockledge (City)	20	0.0%	7	-30.0%	\$223,000	-14.7%	\$237,640	-4.8%
Satellite Beach (City)	20	17.6%	10	42.9%	\$529,000	15.0%	\$631,380	4.9%
Sharpes (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
South Patrick Shores (CDP)	3	-25.0%	1	-50.0%	\$334,000	5.7%	\$374,667	17.2%
Titusville (City)	38	-15.6%	13	-7.1%	\$185,000	-2.6%	\$220,303	-4.3%
Viera East (CDP)	4	-63.6%	0	-100.0%	\$215,000	-1.8%	\$208,000	-3.5%
Viera West (CDP)	23	0.0%	7	-41.7%	\$409,880	-5.8%	\$383,383	-5.9%
West Melbourne (City)	9	125.0%	4	300.0%	\$185,000	-1.9%	\$191,667	2.8%

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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	\$176.3 Million	-5.8%	93.9%	-0.6%	75 Days	44.2%	1,100	8.3%
Cape Canaveral (City)	\$18.9 Million	-17.3%	92.9%	0.8%	88 Days	31.3%	126	-0.8%
Cocoa (City)	\$8.1 Million	119.3%	92.7%	1.0%	33 Days	-37.7%	31	-3.1%
Cocoa Beach (City)	\$32.4 Million	9.3%	95.2%	2.5%	85 Days	14.9%	147	36.1%
Cocoa West (CDP)	\$250,000	N/A	100.0%	N/A	36 Days	N/A	0	N/A
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Indialantic (Town)	\$5.6 Million	-9.6%	93.9%	-5.7%	45 Days	66.7%	19	0.0%
Indian Harbour Beach (City)	\$10.8 Million	-8.3%	96.9%	1.3%	83 Days	118.4%	54	-3.6%
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)	\$17.4 Million	-3.4%	91.1%	-4.2%	91 Days	193.5%	121	-20.4%
Melbourne Beach (Town)	\$1.7 Million	-58.8%	95.1%	1.5%	71 Days	29.1%	6	-25.0%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$4.8 Million	-22.2%	90.9%	-3.5%	53 Days	29.3%	49	11.4%
Micco (CDP)	\$175,000	N/A	90.7%	N/A	84 Days	N/A	2	-50.0%
Mims (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	100.0%
Palm Bay (City)	\$5.3 Million	-28.6%	89.3%	-4.6%	108 Days	80.0%	84	23.5%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	\$155,000	N/A	79.5%	N/A	69 Days	N/A	5	400.0%
Rockledge (City)	\$4.8 Million	-4.8%	94.4%	-0.4%	66 Days	73.7%	36	16.1%
Satellite Beach (City)	\$12.6 Million	23.4%	93.1%	-4.0%	63 Days	23.5%	40	17.6%
Sharpes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	0.0%
South Patrick Shores (CDP)	\$1.1 Million	-12.1%	98.7%	8.7%	20 Days	-67.7%	8	-46.7%
Titusville (City)	\$8.4 Million	-19.2%	95.4%	-0.4%	60 Days	9.1%	112	20.4%
Viera East (CDP)	\$832,000	-64.9%	93.3%	0.1%	34 Days	-39.3%	5	-28.6%
Viera West (CDP)	\$8.8 Million	-5.9%	98.0%	-0.5%	35 Days	191.7%	45	-4.3%
West Melbourne (City)	\$1.7 Million	131.2%	93.3%	-3.3%	43 Days	34.4%	28	47.4%

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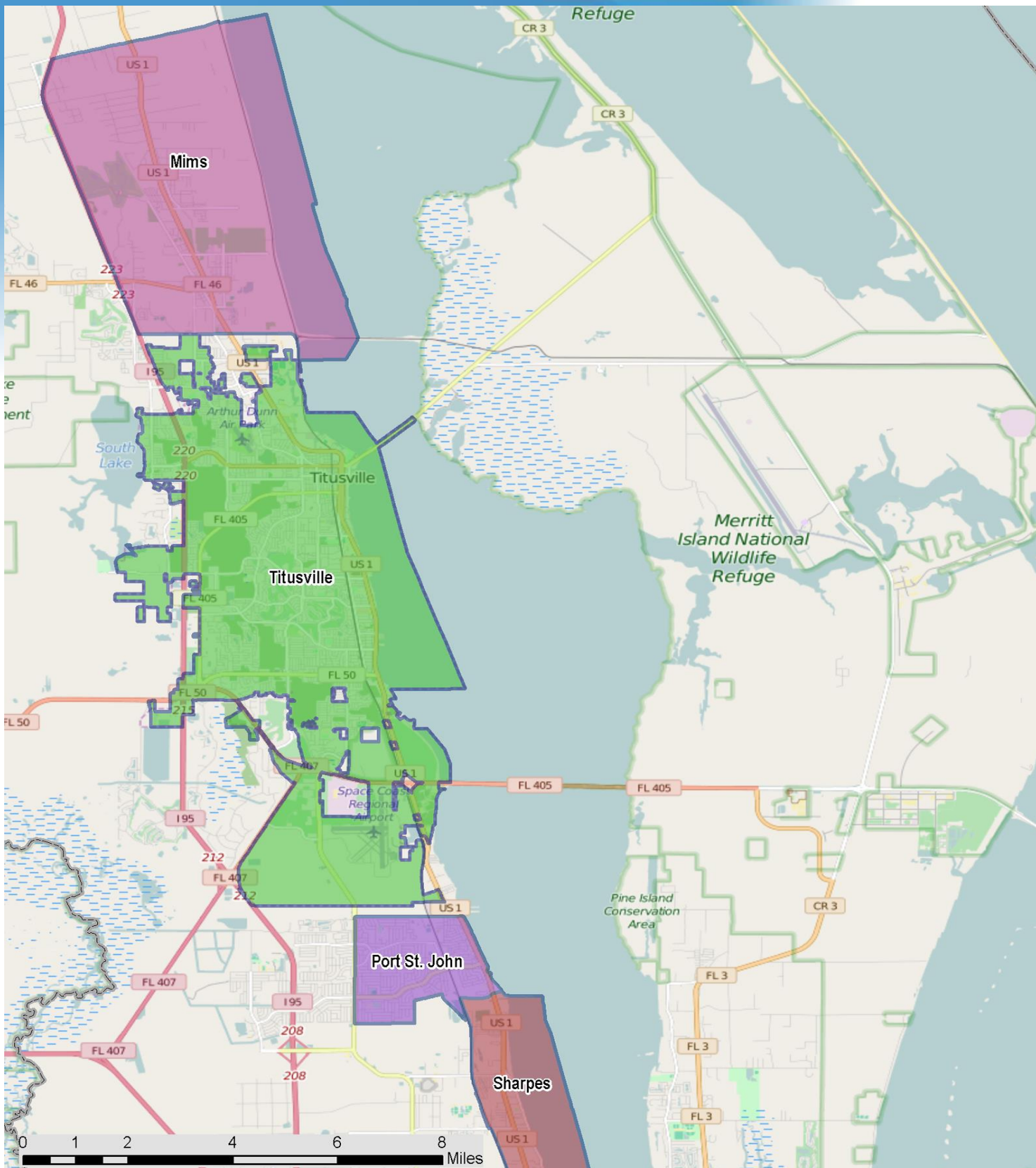
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Brevard County	577	-11.4%	254	-17.3%	1,464	33.3%	8.4	50.0%
Cape Canaveral (City)	70	-12.5%	26	0.0%	176	24.8%	8.2	15.5%
Cocoa (City)	26	13.0%	7	-36.4%	35	-30.0%	4.5	-35.7%
Cocoa Beach (City)	62	-31.9%	28	-22.2%	209	64.6%	12.5	123.2%
Cocoa West (CDP)	1	N/A	0	N/A	0	N/A	0.0	N/A
Grant-Valkaria (Town)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Indialantic (Town)	10	-9.1%	4	-73.3%	26	-43.5%	7.1	-62.6%
Indian Harbour Beach (City)	32	-8.6%	15	7.1%	74	51.0%	8.0	95.1%
June Park (CDP)	0	N/A	0	N/A	1	-50.0%	4.0	N/A
Malabar (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Melbourne (City)	76	5.6%	36	20.0%	180	22.4%	8.7	33.8%
Melbourne Beach (Town)	6	0.0%	2	0.0%	10	0.0%	6.3	-6.0%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	26	-16.1%	6	-57.1%	80	33.3%	8.3	33.9%
Micco (CDP)	0	-100.0%	1	-50.0%	2	-50.0%	4.8	-30.4%
Mims (CDP)	0	-100.0%	0	-100.0%	1	-83.3%	2.4	-4.0%
Palm Bay (City)	36	-10.0%	18	63.6%	102	70.0%	9.8	108.5%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	1	N/A	0	N/A	5	400.0%	12.0	1900.0%
Rockledge (City)	21	-25.0%	5	-44.4%	37	85.0%	5.6	100.0%
Satellite Beach (City)	26	-13.3%	26	-10.3%	43	38.7%	7.4	64.4%
Sharpes (CDP)	0	N/A	0	N/A	2	-33.3%	8.0	-55.6%
South Patrick Shores (CDP)	5	-44.4%	2	-50.0%	10	-33.3%	4.4	-38.9%
Titusville (City)	52	18.2%	26	18.2%	128	33.3%	8.8	109.5%
Viera East (CDP)	5	-64.3%	2	-33.3%	6	-14.3%	2.9	7.4%
Viera West (CDP)	27	-27.0%	10	-54.5%	56	51.4%	6.2	26.5%
West Melbourne (City)	6	0.0%	1	-75.0%	30	66.7%	7.3	28.1%

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Reference Map - Northern Brevard County

Municipalities and Census-Designated Places*

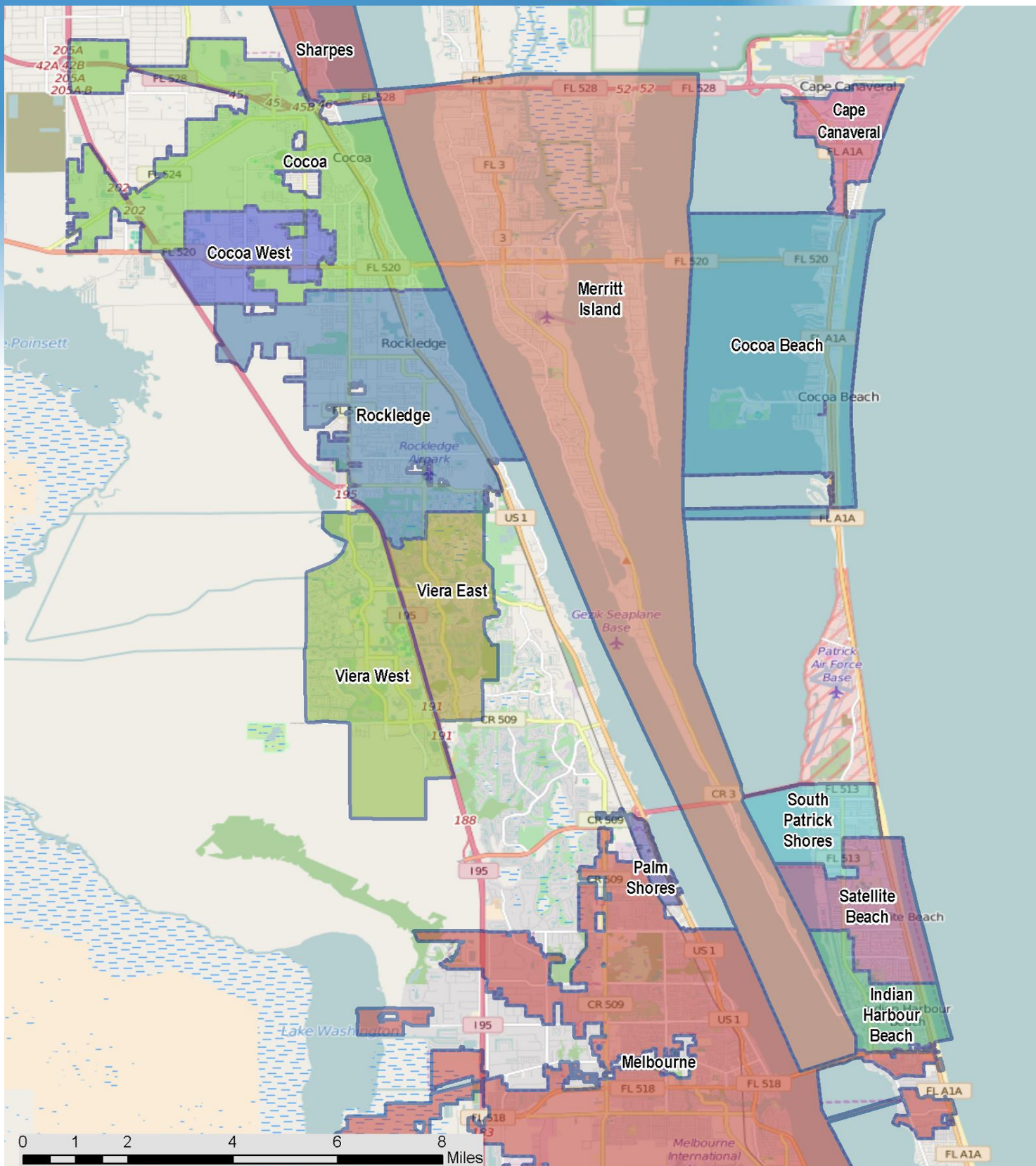


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Reference Map - Central Brevard County

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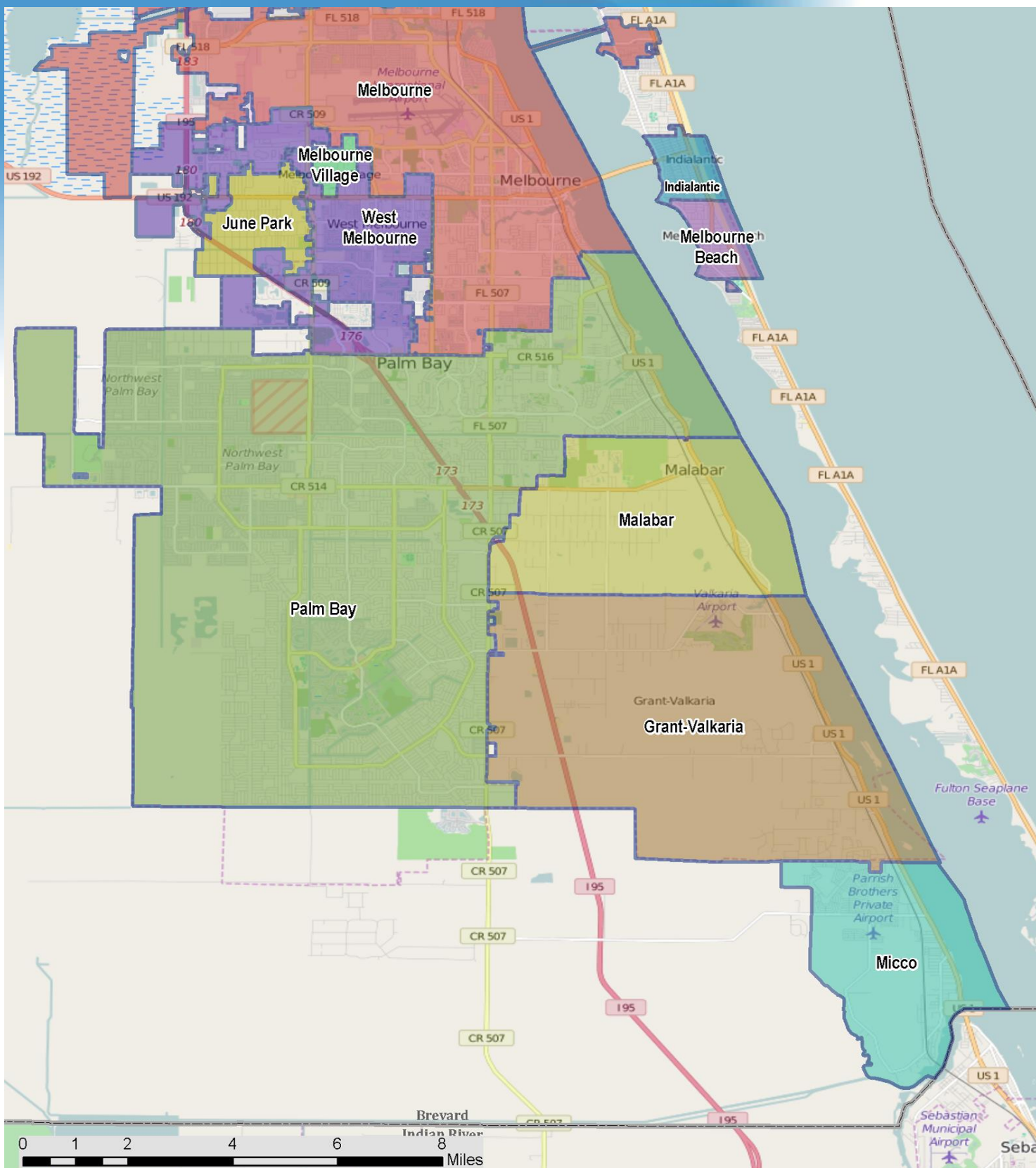
Reference Map - Southern Brevard County

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