

Brevard County Local Residential Market Metrics - Q2 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	555	-15.9%	291	-20.1%	\$285,000	-4.8%	\$343,527	-9.7%
Cape Canaveral (City)	66	-13.2%	38	-17.4%	\$332,500	-5.7%	\$348,853	-7.8%
Cocoa (City)	9	-78.0%	6	-83.8%	\$365,000	116.0%	\$358,978	40.2%
Cocoa Beach (City)	61	-18.7%	40	0.0%	\$336,000	-12.7%	\$409,906	-2.5%
Cocoa West (CDP)	0	N/A	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)	8	-38.5%	4	-33.3%	\$515,000	14.4%	\$528,563	16.0%
Indian Harbour Beach (City)	38	-7.3%	18	-14.3%	\$320,000	-25.6%	\$357,592	-35.3%
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)	62	8.8%	26	-3.7%	\$235,000	-1.7%	\$238,175	-8.9%
Melbourne Beach (Town)	6	50.0%	5	25.0%	\$422,500	5.3%	\$429,500	-14.6%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	22	-33.3%	16	-5.9%	\$206,500	-15.7%	\$270,557	-4.0%
Micco (CDP)	2	-33.3%	2	0.0%	\$157,500	5.0%	\$157,500	-9.5%
Mims (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Palm Bay (City)	42	23.5%	19	11.8%	\$150,000	-21.1%	\$170,167	-26.6%
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	N/A	(No Sales)	N/A	(No Sales)	N/A
Rockledge (City)	12	-42.9%	6	-50.0%	\$198,750	-24.1%	\$218,625	-15.0%
Satellite Beach (City)	23	-14.8%	8	-38.5%	\$510,000	18.6%	\$554,265	12.0%
Sharpes (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
South Patrick Shores (CDP)	7	-22.2%	2	-60.0%	\$200,000	-12.3%	\$224,814	-2.6%
Titusville (City)	52	-7.1%	24	-4.0%	\$159,000	-15.9%	\$184,739	-18.8%
Viera East (CDP)	8	-33.3%	3	-40.0%	\$218,500	-7.0%	\$212,000	-13.0%
Viera West (CDP)	23	-23.3%	11	-26.7%	\$365,000	-14.7%	\$342,271	-10.5%
West Melbourne (City)	7	-53.3%	5	-44.4%	\$148,500	-30.3%	\$158,057	-22.3%

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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	\$190.7 Million	-24.0%	92.4%	-1.7%	62 Days	24.0%	892	-9.3%
Cape Canaveral (City)	\$23.0 Million	-19.9%	91.3%	-1.0%	67 Days	9.8%	91	-26.6%
Cocoa (City)	\$3.2 Million	-69.2%	92.7%	1.3%	78 Days	-66.8%	23	-14.8%
Cocoa Beach (City)	\$25.0 Million	-20.7%	91.6%	-1.8%	57 Days	9.6%	111	-5.9%
Cocoa West (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Grant-Valkaria (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Indialantic (Town)	\$4.2 Million	-28.6%	96.3%	0.2%	37 Days	15.6%	9	-47.1%
Indian Harbour Beach (City)	\$13.6 Million	-40.0%	89.8%	-4.8%	75 Days	44.2%	59	13.5%
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)	\$14.8 Million	-0.9%	91.3%	-2.9%	88 Days	125.6%	112	1.8%
Melbourne Beach (Town)	\$2.6 Million	28.0%	87.3%	-5.7%	48 Days	-56.0%	7	-30.0%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$6.0 Million	-36.0%	92.9%	0.2%	50 Days	0.0%	37	-19.6%
Micco (CDP)	\$315,000	-39.7%	92.2%	-2.2%	69 Days	30.2%	5	N/A
Mims (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Palm Bay (City)	\$7.1 Million	-9.3%	91.9%	-4.6%	45 Days	50.0%	50	-39.0%
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	-66.7%
Rockledge (City)	\$2.6 Million	-51.4%	92.4%	-2.7%	58 Days	23.4%	41	36.7%
Satellite Beach (City)	\$12.7 Million	-4.6%	95.1%	0.5%	42 Days	44.8%	33	-10.8%
Sharpes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
South Patrick Shores (CDP)	\$1.6 Million	-24.3%	92.2%	0.7%	75 Days	59.6%	10	66.7%
Titusville (City)	\$9.6 Million	-24.6%	92.5%	-0.1%	58 Days	13.7%	77	14.9%
Viera East (CDP)	\$1.7 Million	-42.0%	94.7%	-0.7%	53 Days	55.9%	13	18.2%
Viera West (CDP)	\$7.9 Million	-31.4%	96.1%	-2.7%	40 Days	-29.8%	37	8.8%
West Melbourne (City)	\$1.1 Million	-63.7%	88.5%	-6.3%	63 Days	65.8%	29	11.5%

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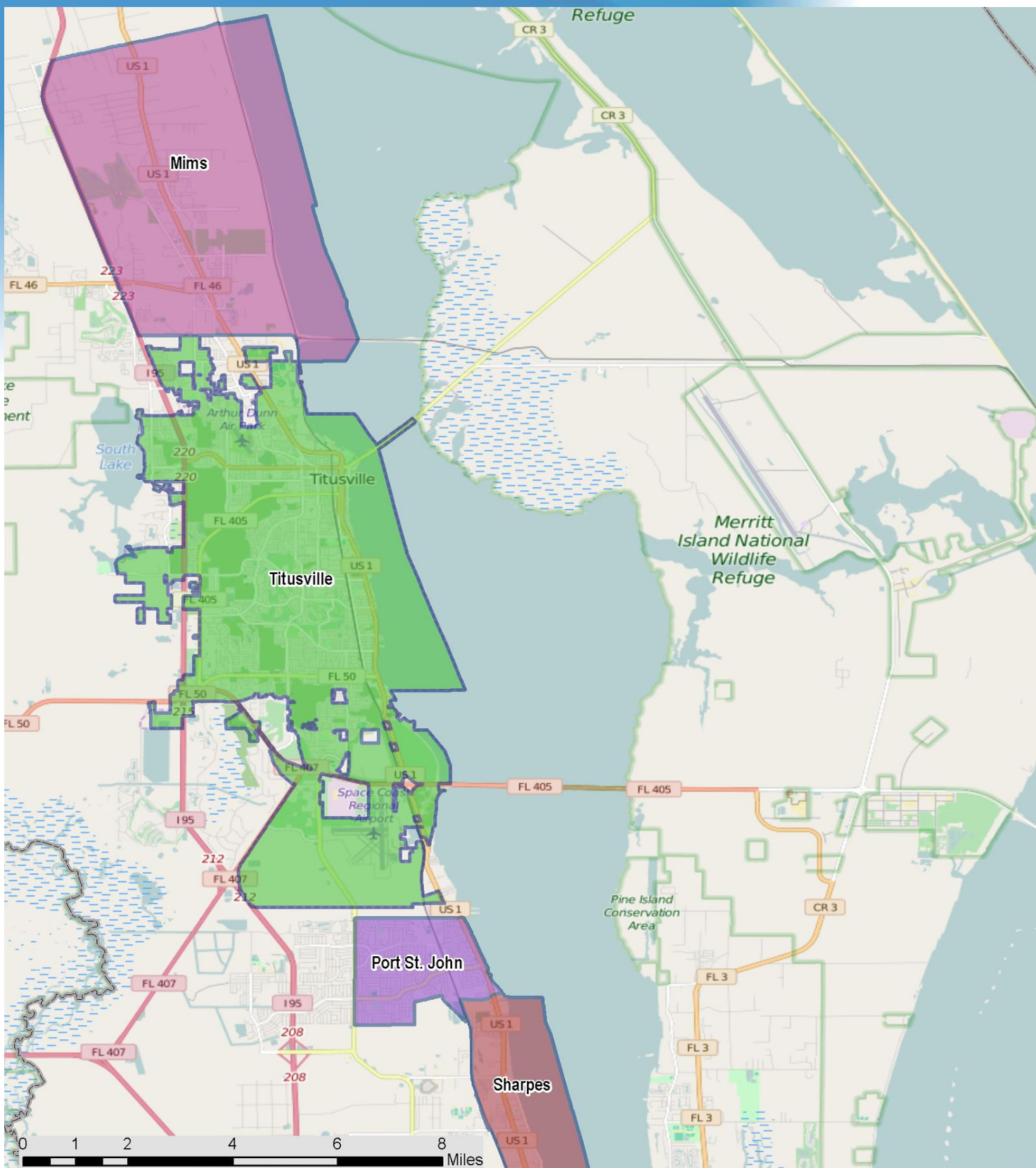
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Brevard County	573	-14.5%	231	-16.0%	1,393	16.7%	8.4	33.3%
Cape Canaveral (City)	60	-23.1%	19	-13.6%	160	7.4%	7.8	4.0%
Cocoa (City)	15	-59.5%	13	62.5%	31	-13.9%	6.0	57.9%
Cocoa Beach (City)	57	-26.0%	18	-47.1%	188	49.2%	12.1	105.1%
Cocoa West (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Grant-Valkaria (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Indialantic (Town)	11	10.0%	7	-30.0%	20	-60.8%	6.2	-65.6%
Indian Harbour Beach (City)	33	-10.8%	9	0.0%	78	41.8%	8.7	77.6%
June Park (CDP)	0	-100.0%	0	N/A	1	-50.0%	6.0	-75.0%
Malabar (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Melbourne (City)	75	2.7%	38	-11.6%	176	16.6%	8.3	12.2%
Melbourne Beach (Town)	7	-22.2%	1	-83.3%	11	-8.3%	6.3	-17.1%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	27	-22.9%	9	-10.0%	71	18.3%	8.2	30.2%
Micco (CDP)	2	-33.3%	1	-50.0%	6	N/A	18.0	N/A
Mims (CDP)	0	-100.0%	0	N/A	1	0.0%	0.0	-100.0%
Palm Bay (City)	38	-11.6%	7	-58.8%	90	5.9%	8.1	6.6%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	0	N/A	0	N/A	4	0.0%	12.0	126.4%
Rockledge (City)	18	5.9%	9	80.0%	49	53.1%	8.4	71.4%
Satellite Beach (City)	28	0.0%	28	0.0%	32	-23.8%	5.8	-14.7%
Sharpes (CDP)	0	-100.0%	0	N/A	3	200.0%	18.0	200.0%
South Patrick Shores (CDP)	9	28.6%	4	100.0%	7	-30.0%	3.4	-22.7%
Titusville (City)	54	-19.4%	22	-8.3%	118	51.3%	8.3	130.6%
Viera East (CDP)	8	-11.1%	1	N/A	10	11.1%	5.7	72.7%
Viera West (CDP)	21	-25.0%	10	-50.0%	61	52.5%	7.2	41.2%
West Melbourne (City)	18	12.5%	10	150.0%	34	47.8%	10.0	51.5%

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Reference Map - Northern Brevard County

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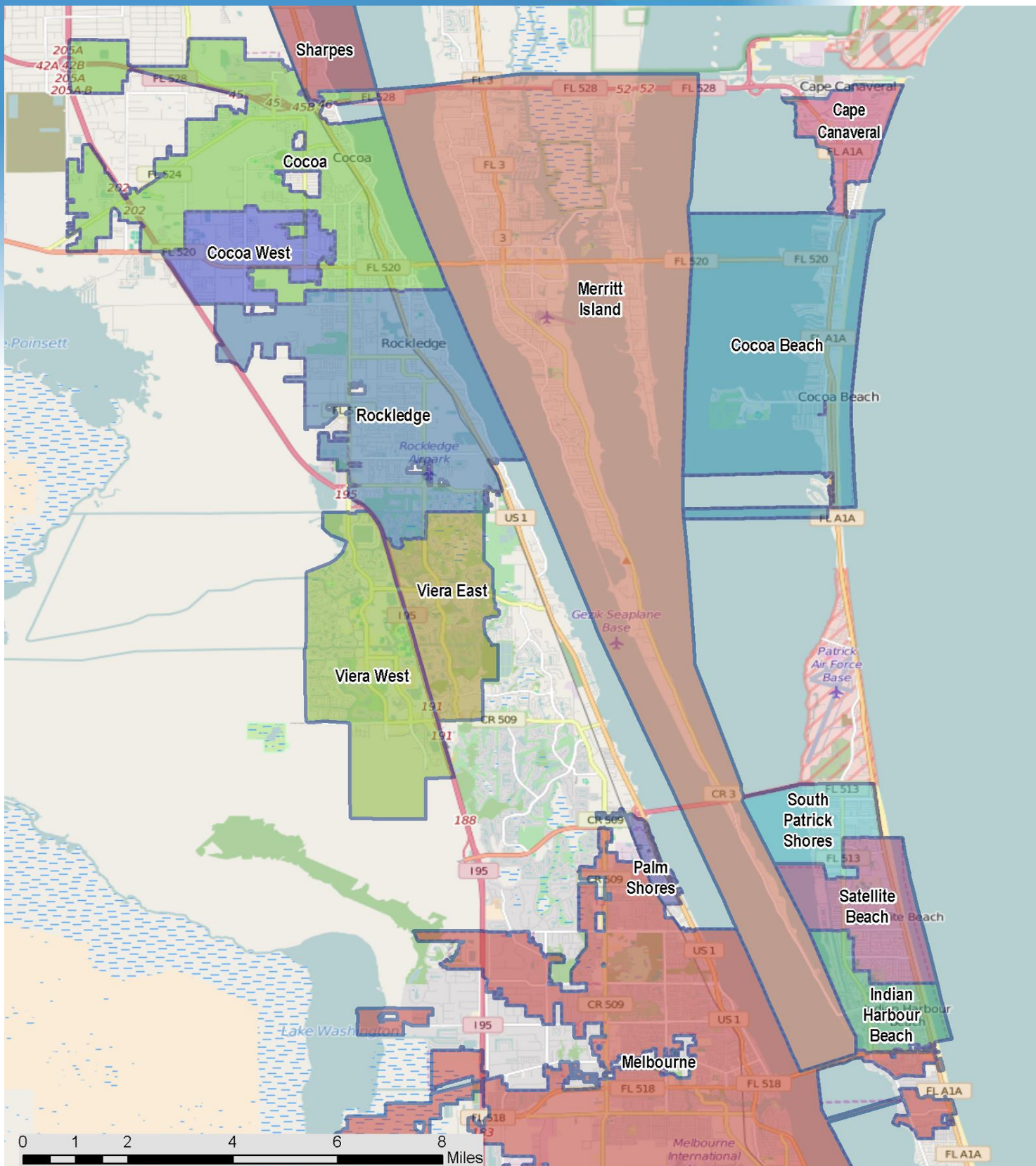
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Reference Map - Central Brevard County

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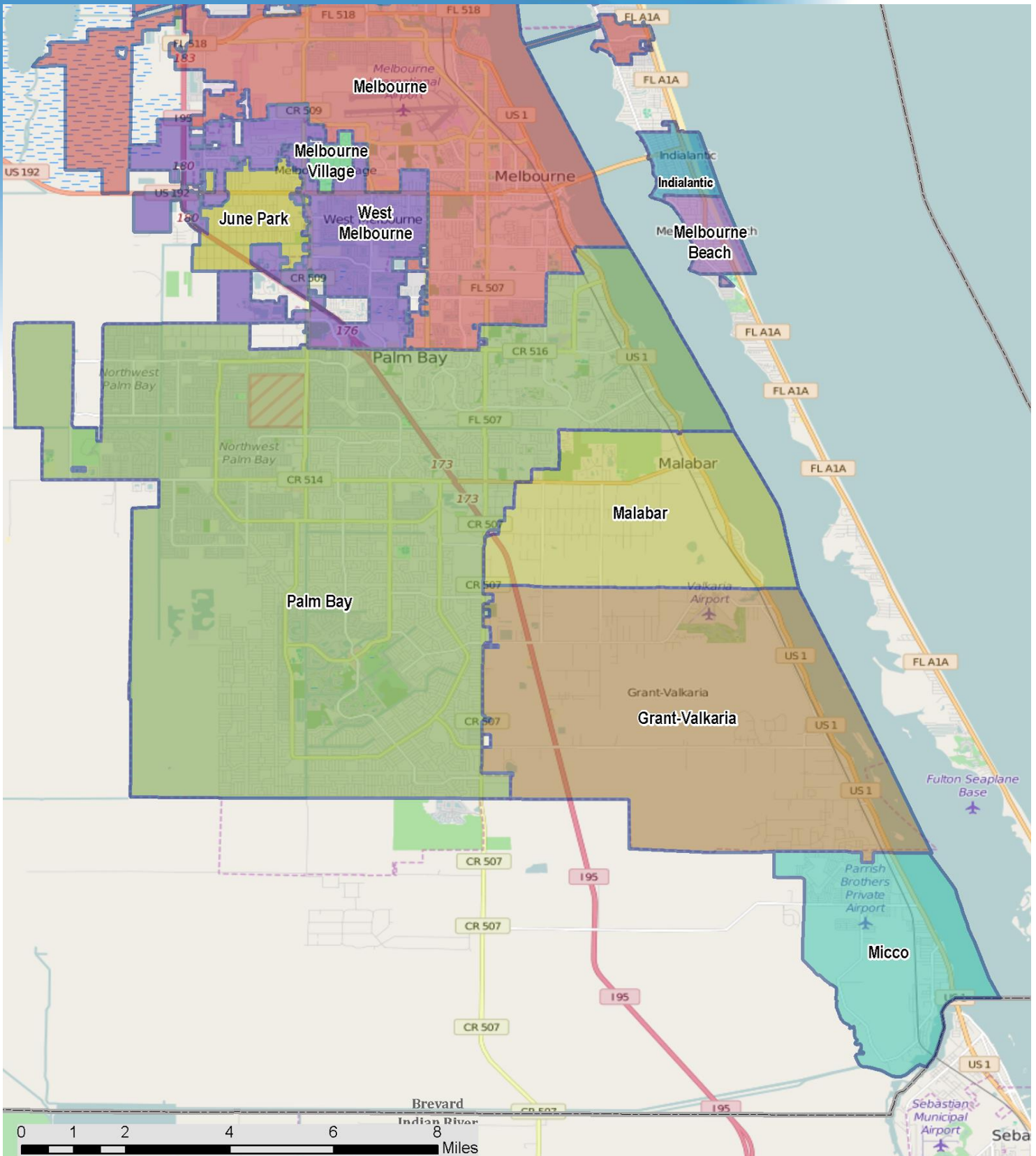
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Reference Map - Southern Brevard County

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