

Brevard County Local Residential Market Metrics - Q3 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	2,496	-0.4%	624	6.5%	\$369,808	-2.7%	\$453,683	-0.2%
Cape Canaveral (City)	2	0.0%	2	100.0%	\$750,000	26.6%	\$750,000	26.6%
Cocoa (City)	60	25.0%	13	18.2%	\$297,500	5.9%	\$370,831	17.2%
Cocoa Beach (City)	24	26.3%	8	-20.0%	\$700,000	-6.7%	\$810,771	-4.5%
Cocoa West (CDP)	11	22.2%	5	400.0%	\$175,000	-26.3%	\$179,682	-23.7%
Grant-Valkaria (Town)	54	-32.5%	15	25.0%	\$550,000	21.1%	\$556,085	16.8%
Indialantic (Town)	11	0.0%	6	20.0%	\$754,500	7.8%	\$983,582	4.3%
Indian Harbour Beach (City)	25	150.0%	9	200.0%	\$605,000	13.2%	\$747,407	34.5%
June Park (CDP)	23	76.9%	7	75.0%	\$395,000	1.3%	\$389,431	-6.9%
Malabar (Town)	6	-53.8%	1	-80.0%	\$719,500	28.3%	\$752,333	19.2%
Melbourne (City)	238	8.2%	81	20.9%	\$319,000	-7.5%	\$363,823	-8.4%
Melbourne Beach (Town)	13	-13.3%	3	-57.1%	\$660,000	-14.1%	\$908,677	-6.2%
Melbourne Village (Town)	2	0.0%	1	N/A	\$425,000	-13.1%	\$425,000	-13.1%
Merritt Island (CDP)	110	5.8%	28	-20.0%	\$425,000	-8.6%	\$540,506	-12.7%
Micco (CDP)	7	40.0%	4	0.0%	\$415,000	53.7%	\$611,800	40.4%
Mims (CDP)	15	-34.8%	3	-62.5%	\$351,000	4.8%	\$350,660	-1.3%
Palm Bay (City)	706	-7.0%	129	19.4%	\$320,000	-3.8%	\$326,657	-2.7%
Palm Shores (Town)	4	33.3%	1	N/A	\$409,000	-2.6%	\$368,700	-16.6%
Port St. John (CDP)	40	-24.5%	7	-30.0%	\$299,000	-3.5%	\$300,549	-2.8%
Rockledge (City)	85	-46.5%	22	-26.7%	\$379,900	-1.9%	\$431,184	3.1%
Satellite Beach (City)	44	33.3%	8	-11.1%	\$645,000	5.8%	\$761,976	19.5%
Sharpes (CDP)	17	30.8%	5	66.7%	\$359,445	-0.3%	\$389,390	2.4%
South Patrick Shores (CDP)	24	-20.0%	7	-22.2%	\$535,000	2.0%	\$658,371	0.5%
Titusville (City)	191	21.7%	52	30.0%	\$312,000	-1.6%	\$328,332	-1.3%
Viera East (CDP)	60	33.3%	19	90.0%	\$423,750	-1.5%	\$450,281	-3.6%
Viera West (CDP)	86	11.7%	23	0.0%	\$669,500	2.3%	\$711,372	-4.0%
West Melbourne (City)	93	16.3%	21	-4.5%	\$420,000	0.3%	\$432,002	1.3%

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Single-Family Homes

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	\$1.1 Billion	-0.5%	95.6%	-1.2%	51 Days	15.9%	2,917	-3.4%
Cape Canaveral (City)	\$1.5 Million	26.6%	92.4%	3.9%	34 Days	-70.4%	8	0.0%
Cocoa (City)	\$22.2 Million	46.5%	94.0%	-2.7%	66 Days	61.0%	71	7.6%
Cocoa Beach (City)	\$19.5 Million	20.6%	88.3%	-2.1%	108 Days	83.1%	35	66.7%
Cocoa West (CDP)	\$2.0 Million	-6.7%	91.6%	-5.5%	13 Days	-71.7%	14	-17.6%
Grant-Valkaria (Town)	\$30.0 Million	-21.1%	94.9%	-2.4%	110 Days	100.0%	37	-38.3%
Indialantic (Town)	\$10.8 Million	4.3%	93.9%	4.2%	9 Days	-88.6%	10	-28.6%
Indian Harbour Beach (City)	\$18.7 Million	236.2%	93.2%	1.2%	46 Days	-8.0%	26	13.0%
June Park (CDP)	\$9.0 Million	64.7%	95.8%	-0.5%	38 Days	-17.4%	20	0.0%
Malabar (Town)	\$4.5 Million	-45.0%	87.8%	-7.6%	99 Days	167.6%	8	-52.9%
Melbourne (City)	\$86.6 Million	-0.9%	94.5%	-0.9%	42 Days	16.7%	286	0.0%
Melbourne Beach (Town)	\$11.8 Million	-18.7%	91.1%	0.7%	83 Days	245.8%	13	-23.5%
Melbourne Village (Town)	\$850,000	-13.1%	91.6%	-0.7%	95 Days	86.3%	2	N/A
Merritt Island (CDP)	\$59.5 Million	-7.7%	93.9%	1.0%	59 Days	9.3%	146	10.6%
Micco (CDP)	\$4.3 Million	96.5%	93.7%	6.6%	39 Days	-15.2%	13	62.5%
Mims (CDP)	\$5.3 Million	-35.6%	93.4%	-2.5%	52 Days	116.7%	26	-35.0%
Palm Bay (City)	\$230.6 Million	-9.5%	96.0%	-1.6%	57 Days	11.8%	887	-4.2%
Palm Shores (Town)	\$1.5 Million	11.2%	97.0%	5.9%	29 Days	-27.5%	1	-50.0%
Port St. John (CDP)	\$12.0 Million	-26.7%	96.3%	2.6%	29 Days	-14.7%	55	-8.3%
Rockledge (City)	\$36.7 Million	-44.9%	96.4%	-1.7%	33 Days	-29.8%	112	-22.8%
Satellite Beach (City)	\$33.5 Million	59.4%	94.0%	-0.8%	55 Days	25.0%	38	15.2%
Sharpes (CDP)	\$6.6 Million	33.9%	99.1%	0.5%	28 Days	21.7%	34	9.7%
South Patrick Shores (CDP)	\$15.8 Million	-19.6%	93.8%	-1.7%	50 Days	61.3%	33	22.2%
Titusville (City)	\$62.7 Million	20.1%	96.2%	-0.4%	36 Days	-25.0%	202	-15.5%
Viera East (CDP)	\$27.0 Million	28.5%	96.2%	0.3%	51 Days	34.2%	56	24.4%
Viera West (CDP)	\$61.2 Million	7.2%	97.3%	0.1%	57 Days	62.9%	78	-9.3%
West Melbourne (City)	\$40.2 Million	17.8%	96.3%	1.5%	46 Days	-24.6%	112	33.3%

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Brevard County	2,554	3.2%	976	-3.9%	3,255	4.9%	4.2	7.7%
Cape Canaveral (City)	2	-66.7%	2	-50.0%	15	66.7%	9.5	48.4%
Cocoa (City)	60	36.4%	30	114.3%	77	30.5%	4.5	18.4%
Cocoa Beach (City)	26	36.8%	10	42.9%	51	50.0%	7.9	61.2%
Cocoa West (CDP)	13	18.2%	4	-55.6%	16	-20.0%	4.1	0.0%
Grant-Valkaria (Town)	51	-12.1%	20	-35.5%	53	-23.2%	3.8	26.7%
Indialantic (Town)	11	22.2%	3	0.0%	11	-35.3%	2.8	-60.0%
Indian Harbour Beach (City)	22	69.2%	9	28.6%	20	-23.1%	3.1	-46.6%
June Park (CDP)	25	150.0%	5	0.0%	13	-38.1%	2.4	-38.5%
Malabar (Town)	5	-54.5%	2	0.0%	15	-11.8%	6.2	19.2%
Melbourne (City)	247	7.4%	92	-7.1%	281	1.8%	3.8	-5.0%
Melbourne Beach (Town)	7	-63.2%	0	-100.0%	20	11.1%	4.9	16.7%
Melbourne Village (Town)	2	0.0%	1	0.0%	1	-50.0%	1.2	-50.0%
Merritt Island (CDP)	129	11.2%	51	-5.6%	196	41.0%	5.4	45.9%
Micco (CDP)	8	0.0%	4	-20.0%	11	-15.4%	3.9	8.3%
Mims (CDP)	18	-33.3%	8	14.3%	41	24.2%	6.7	31.4%
Palm Bay (City)	739	-0.8%	309	-4.3%	1,079	6.1%	4.8	9.1%
Palm Shores (Town)	3	50.0%	0	-100.0%	2	0.0%	2.7	-10.0%
Port St. John (CDP)	53	-7.0%	24	26.3%	41	10.8%	2.7	17.4%
Rockledge (City)	93	-30.6%	32	-40.7%	114	-11.6%	3.5	16.7%
Satellite Beach (City)	41	36.7%	13	30.0%	35	9.4%	3.1	19.2%
Sharpes (CDP)	28	55.6%	19	46.2%	22	-21.4%	3.3	-49.2%
South Patrick Shores (CDP)	23	-11.5%	3	-62.5%	35	6.1%	5.2	13.0%
Titusville (City)	202	13.5%	80	5.3%	205	-4.7%	3.7	-7.5%
Viera East (CDP)	57	26.7%	18	50.0%	58	41.5%	3.7	42.3%
Viera West (CDP)	67	-1.5%	18	-37.9%	97	26.0%	3.9	21.9%
West Melbourne (City)	93	8.1%	35	29.6%	112	12.0%	4.2	35.5%

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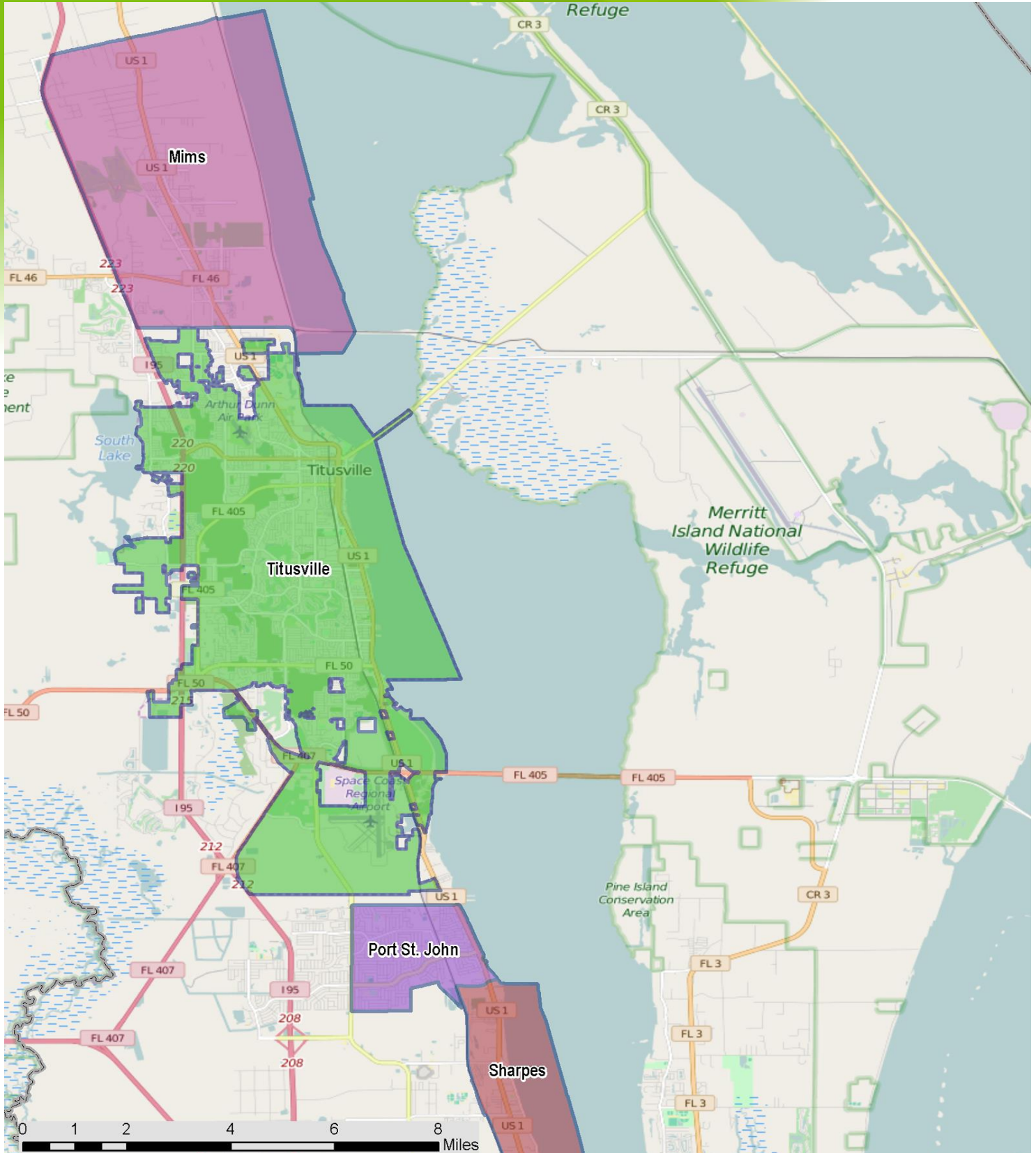
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Reference Map - Northern Brevard County

Municipalities and Census-Designated Places*

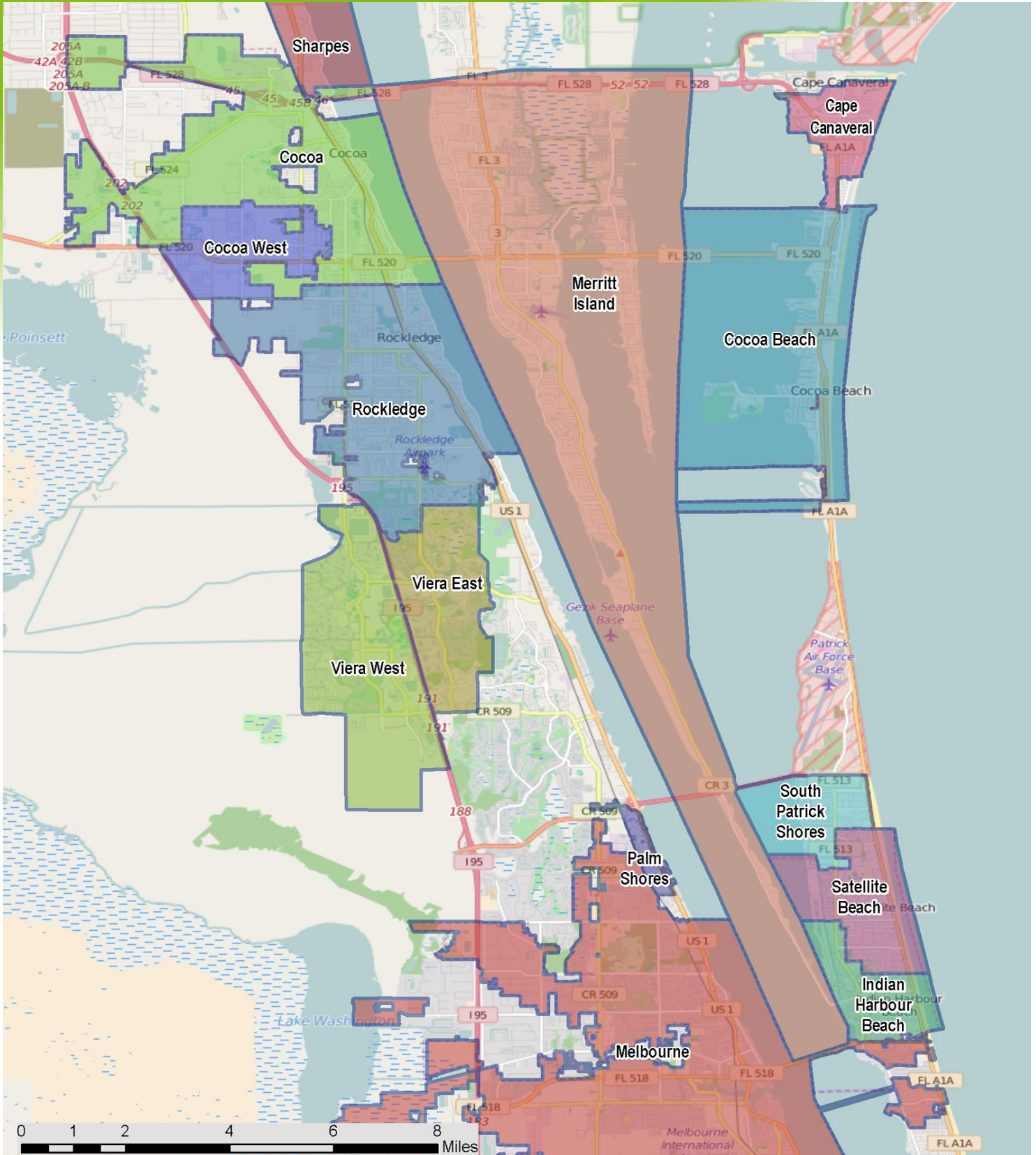


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Reference Map - Central Brevard County

Municipalities and Census-Designated Places*

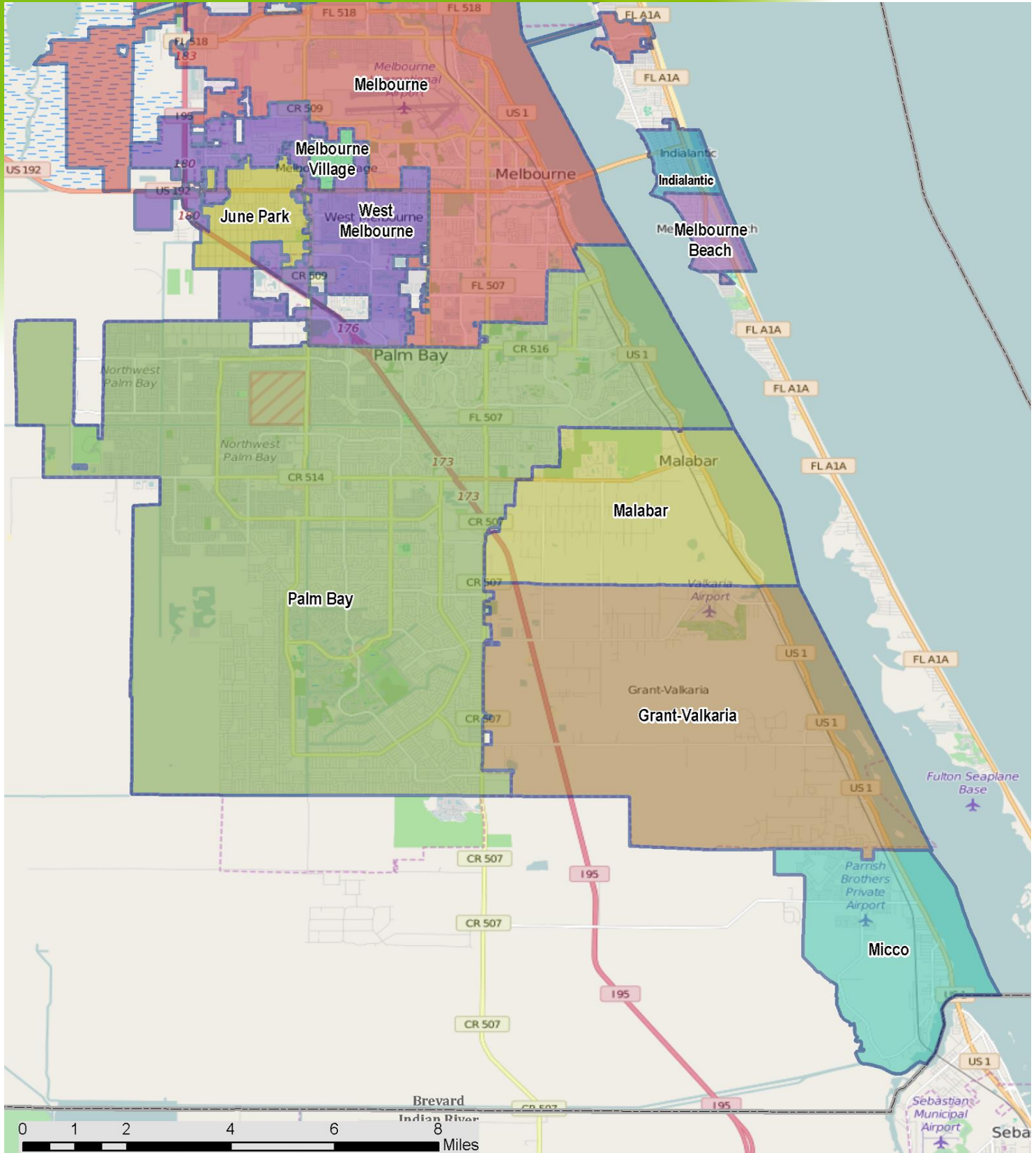


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Reference Map - Southern Brevard County

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