

Brevard County Local Residential Market Metrics - Q3 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	523	-6.1%	272	-4.2%	\$275,000	-3.9%	\$319,451	-6.7%
Cape Canaveral (City)	52	-29.7%	28	-31.7%	\$294,500	-10.1%	\$316,223	-7.5%
Cocoa (City)	19	5.6%	13	30.0%	\$167,500	-18.9%	\$310,708	2.4%
Cocoa Beach (City)	46	-14.8%	26	-10.3%	\$372,333	-3.3%	\$452,601	4.4%
Cocoa West (CDP)	0	-100.0%	0	-100.0%	(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)	5	-44.4%	1	-83.3%	\$750,000	-6.3%	\$751,200	3.6%
Indian Harbour Beach (City)	28	7.7%	13	-7.1%	\$374,000	3.6%	\$397,493	-18.1%
June Park (CDP)	1	0.0%	0	-100.0%	\$265,000	-22.1%	\$265,000	-22.1%
Malabar (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Melbourne (City)	70	-2.8%	39	11.4%	\$245,000	4.7%	\$242,275	-2.1%
Melbourne Beach (Town)	6	-40.0%	5	25.0%	\$197,000	-50.8%	\$210,500	-56.0%
Melbourne Village (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Merritt Island (CDP)	31	-16.2%	19	0.0%	\$205,000	13.9%	\$246,890	-4.3%
Micco (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Mims (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Palm Bay (City)	28	-30.0%	16	6.7%	\$172,000	-0.3%	\$203,795	12.5%
Palm Shores (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Port St. John (CDP)	1	-50.0%	0	-100.0%	\$187,000	-32.0%	\$187,000	-22.1%
Rockledge (City)	22	0.0%	16	166.7%	\$222,500	-14.9%	\$229,814	-8.8%
Satellite Beach (City)	25	66.7%	9	12.5%	\$405,000	-8.5%	\$423,826	-14.0%
Sharpes (CDP)	1	0.0%	1	N/A	\$119,000	-27.9%	\$119,000	-27.9%
South Patrick Shores (CDP)	8	-11.1%	4	0.0%	\$362,000	29.3%	\$324,738	16.6%
Titusville (City)	48	-2.0%	14	-39.1%	\$185,000	-9.8%	\$211,829	-9.3%
Viera East (CDP)	4	-20.0%	3	-40.0%	\$207,500	-5.7%	\$207,500	-4.1%
Viera West (CDP)	27	17.4%	15	0.0%	\$310,000	-11.4%	\$310,252	-16.6%
West Melbourne (City)	26	116.7%	12	71.4%	\$210,000	19.3%	\$226,626	16.8%

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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	\$167.1 Million	-12.4%	92.4%	-1.0%	75 Days	29.3%	780	-2.1%
Cape Canaveral (City)	\$16.4 Million	-35.0%	91.3%	-0.9%	102 Days	45.7%	67	-25.6%
Cocoa (City)	\$5.9 Million	8.0%	90.0%	2.2%	107 Days	72.6%	24	4.3%
Cocoa Beach (City)	\$20.8 Million	-11.1%	91.3%	-4.1%	84 Days	78.7%	78	-7.1%
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)	\$3.8 Million	-42.5%	93.7%	3.2%	142 Days	102.9%	9	-47.1%
Indian Harbour Beach (City)	\$11.1 Million	-11.8%	92.5%	0.4%	74 Days	57.4%	38	-9.5%
June Park (CDP)	\$265,000	-22.1%	88.4%	-9.0%	183 Days	315.9%	1	N/A
Malabar (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Melbourne (City)	\$17.0 Million	-4.9%	92.8%	0.2%	61 Days	-10.3%	109	1.9%
Melbourne Beach (Town)	\$1.3 Million	-73.6%	94.6%	0.0%	54 Days	-21.7%	5	25.0%
Melbourne Village (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Merritt Island (CDP)	\$7.7 Million	-19.8%	92.0%	-1.7%	68 Days	13.3%	38	-25.5%
Micco (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	4	33.3%
Mims (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Palm Bay (City)	\$5.7 Million	-21.2%	86.2%	-7.4%	80 Days	42.9%	54	-12.9%
Palm Shores (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Port St. John (CDP)	\$187,000	-61.0%	76.3%	-16.6%	324 Days	604.3%	3	50.0%
Rockledge (City)	\$5.1 Million	-8.8%	93.5%	-0.7%	34 Days	6.3%	30	15.4%
Satellite Beach (City)	\$10.6 Million	43.3%	94.1%	3.5%	61 Days	-7.6%	24	-17.2%
Sharpes (CDP)	\$119,000	-27.9%	74.4%	1.5%	173 Days	-46.3%	0	N/A
South Patrick Shores (CDP)	\$2.6 Million	3.7%	90.9%	-3.8%	67 Days	168.0%	5	-50.0%
Titusville (City)	\$10.2 Million	-11.1%	94.7%	-0.7%	51 Days	34.2%	86	10.3%
Viera East (CDP)	\$830,000	-23.3%	94.3%	-1.5%	86 Days	309.5%	8	-27.3%
Viera West (CDP)	\$8.4 Million	-2.1%	90.0%	-6.0%	109 Days	98.2%	30	-21.1%
West Melbourne (City)	\$5.9 Million	153.1%	93.3%	2.1%	71 Days	6.0%	39	77.3%

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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	542	-0.2%	199	-9.5%	1,220	4.6%	7.5	17.2%
Cape Canaveral (City)	50	-27.5%	9	-25.0%	126	-12.5%	6.7	-1.5%
Cocoa (City)	12	-29.4%	3	-40.0%	28	-26.3%	5.3	23.3%
Cocoa Beach (City)	46	17.9%	20	25.0%	158	15.3%	10.6	55.9%
Cocoa West (CDP)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Grant-Valkaria (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Indialantic (Town)	7	-53.3%	6	-53.8%	13	-35.0%	4.5	-34.8%
Indian Harbour Beach (City)	34	30.8%	14	40.0%	56	3.7%	6.1	19.6%
June Park (CDP)	1	-50.0%	0	-100.0%	0	N/A	0.0	N/A
Malabar (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Melbourne (City)	68	-15.0%	24	-40.0%	162	3.2%	7.7	0.0%
Melbourne Beach (Town)	6	20.0%	1	0.0%	7	16.7%	4.9	69.0%
Melbourne Village (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Merritt Island (CDP)	32	-13.5%	6	-25.0%	59	-10.6%	7.2	5.9%
Micco (CDP)	2	100.0%	4	300.0%	8	300.0%	32.0	841.2%
Mims (CDP)	0	N/A	0	N/A	1	N/A	0.0	N/A
Palm Bay (City)	42	31.3%	17	88.9%	79	-12.2%	7.8	1.3%
Palm Shores (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Port St. John (CDP)	1	-66.7%	0	-100.0%	4	33.3%	16.0	122.2%
Rockledge (City)	18	-25.0%	5	-16.7%	43	59.3%	7.4	76.2%
Satellite Beach (City)	21	162.5%	20	0.0%	34	-27.7%	5.4	-25.0%
Sharpes (CDP)	1	-50.0%	0	-100.0%	1	N/A	6.0	N/A
South Patrick Shores (CDP)	4	-55.6%	0	-100.0%	8	-27.3%	4.0	-21.6%
Titusville (City)	49	28.9%	16	60.0%	115	13.9%	8.1	28.6%
Viera East (CDP)	4	-33.3%	1	0.0%	13	18.2%	7.8	95.0%
Viera West (CDP)	28	12.0%	10	-44.4%	49	22.5%	5.6	5.7%
West Melbourne (City)	27	80.0%	6	0.0%	25	0.0%	5.5	-28.6%

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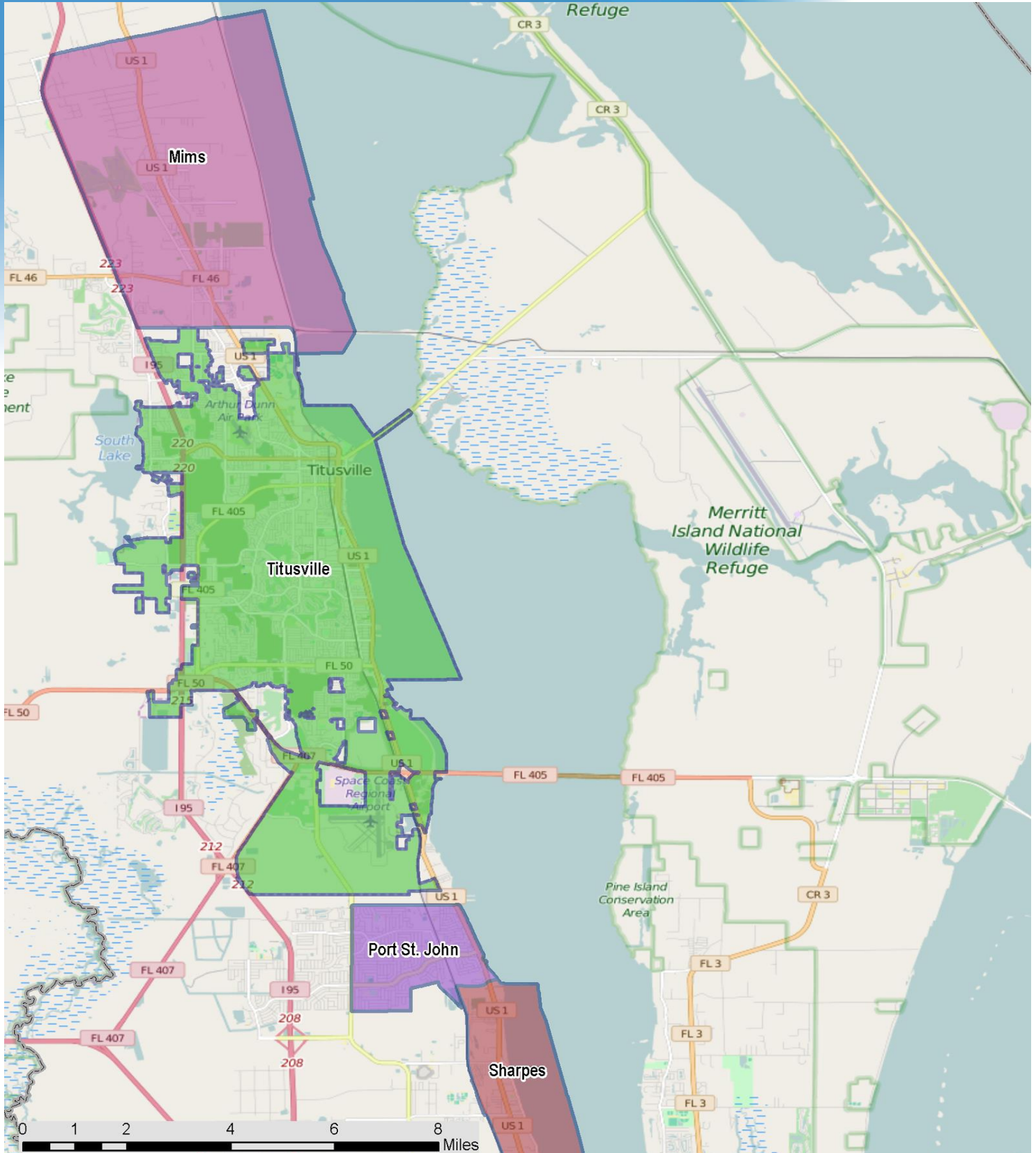
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Reference Map - Northern Brevard County

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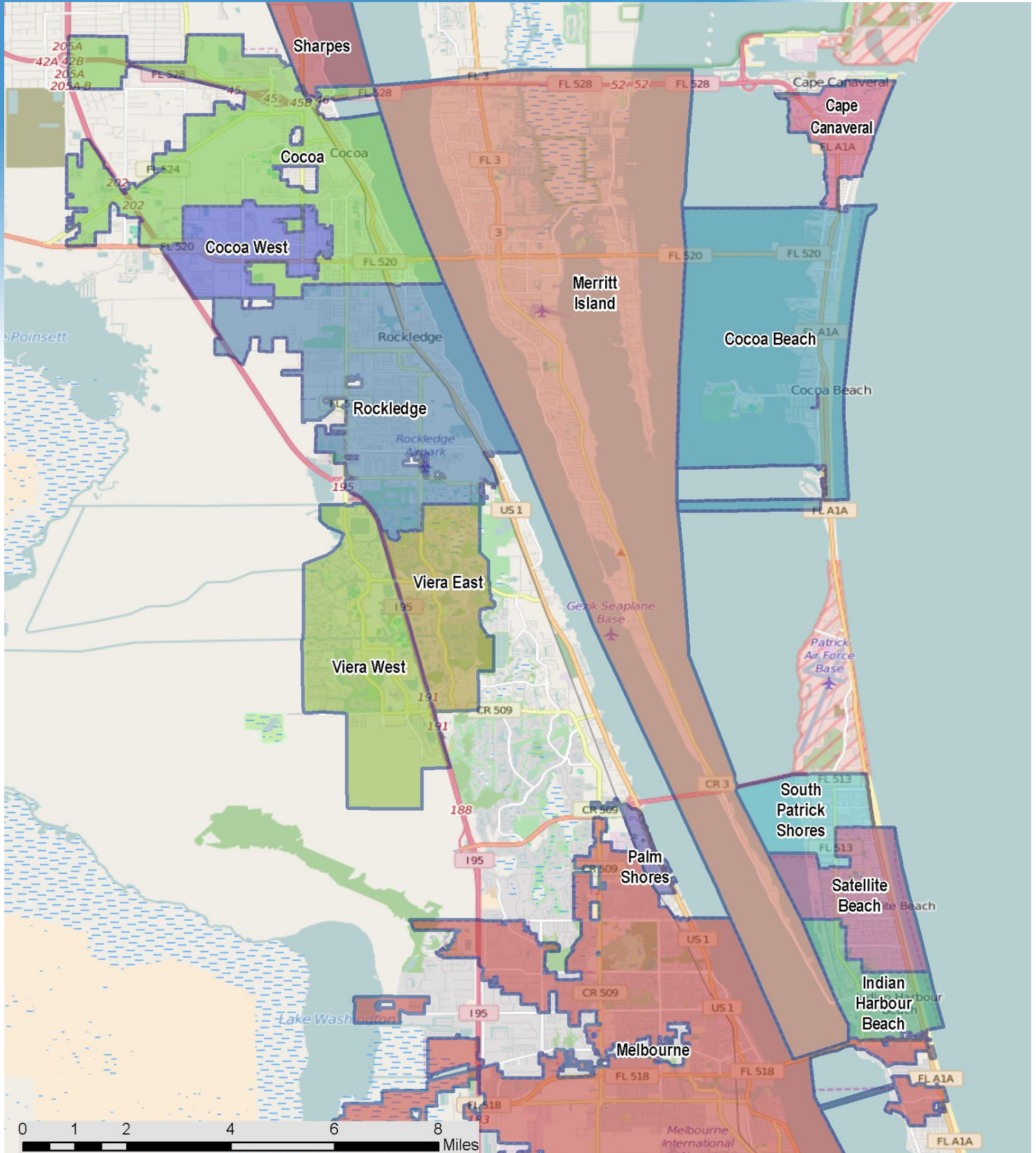
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Reference Map - Central Brevard County

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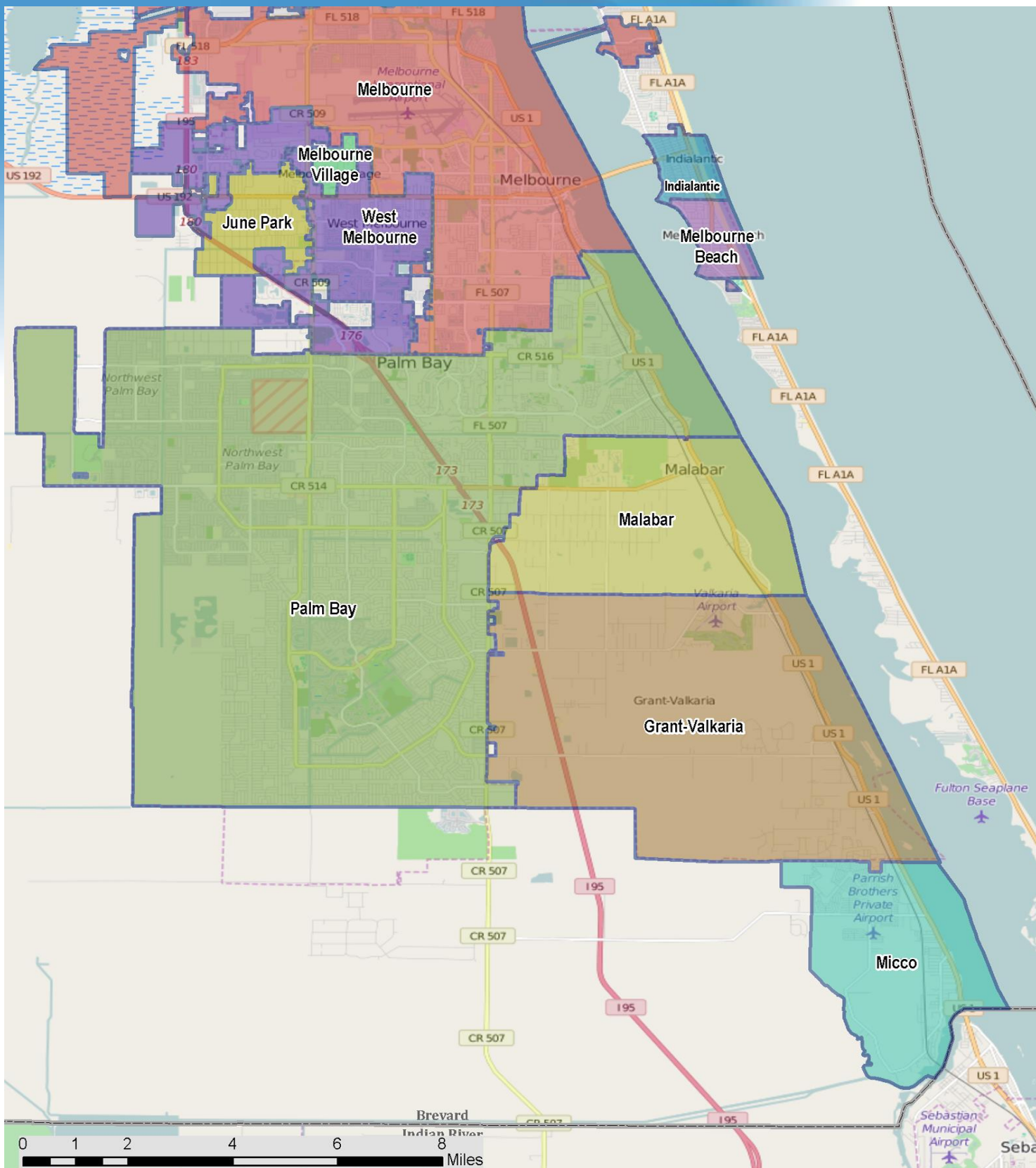
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Reference Map - Southern Brevard County

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