

# Brevard County Local Residential Market Metrics - Q4 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	2,267	10.0%	540	14.2%	\$365,000	-2.5%	\$453,099	-0.8%
Cape Canaveral (City)	3	-50.0%	2	0.0%	\$375,000	-41.9%	\$533,333	-29.2%
Cocoa (City)	53	39.5%	14	16.7%	\$289,900	7.4%	\$354,484	28.2%
Cocoa Beach (City)	25	31.6%	10	66.7%	\$815,000	5.8%	\$956,356	6.4%
Cocoa West (CDP)	5	-58.3%	1	0.0%	\$202,500	-21.2%	\$225,000	-18.6%
Grant-Valkaria (Town)	37	-2.6%	16	77.8%	\$506,000	9.4%	\$575,296	23.5%
Indialantic (Town)	14	27.3%	10	42.9%	\$717,500	-13.0%	\$1,005,500	-34.3%
Indian Harbour Beach (City)	18	38.5%	4	0.0%	\$542,500	-4.8%	\$733,806	-8.5%
June Park (CDP)	17	70.0%	9	350.0%	\$325,000	-5.7%	\$321,971	-15.1%
Malabar (Town)	8	-11.1%	3	50.0%	\$840,000	16.3%	\$846,000	4.8%
Melbourne (City)	235	22.4%	64	16.4%	\$325,000	-0.9%	\$394,642	6.2%
Melbourne Beach (Town)	11	-35.3%	2	-66.7%	\$777,500	23.4%	\$839,682	22.1%
Melbourne Village (Town)	2	0.0%	2	N/A	\$375,000	-20.1%	\$375,000	-20.1%
Merritt Island (CDP)	111	16.8%	33	3.1%	\$445,000	12.7%	\$559,219	15.4%
Micco (CDP)	8	33.3%	5	400.0%	\$450,000	91.5%	\$401,125	3.0%
Mims (CDP)	18	-18.2%	5	-16.7%	\$379,000	17.5%	\$388,161	11.7%
Palm Bay (City)	640	8.1%	99	-6.6%	\$319,990	-4.5%	\$327,015	-3.0%
Palm Shores (Town)	2	100.0%	1	0.0%	\$367,500	10.4%	\$367,500	10.4%
Port St. John (CDP)	41	7.9%	6	-14.3%	\$285,000	-5.2%	\$289,107	-4.4%
Rockledge (City)	80	-26.6%	14	-6.7%	\$379,000	-1.3%	\$421,692	7.5%
Satellite Beach (City)	34	41.7%	8	-11.1%	\$625,000	-12.8%	\$767,112	-22.9%
Sharpes (CDP)	24	33.3%	1	0.0%	\$369,643	-2.3%	\$426,234	-14.6%
South Patrick Shores (CDP)	23	21.1%	5	25.0%	\$535,000	7.0%	\$637,352	-8.7%
Titusville (City)	175	14.4%	43	10.3%	\$307,500	-3.9%	\$324,926	-1.2%
Viera East (CDP)	49	22.5%	13	-23.5%	\$419,360	-2.4%	\$438,669	-2.3%
Viera West (CDP)	63	23.5%	18	28.6%	\$615,000	-5.4%	\$704,864	-1.1%
West Melbourne (City)	87	26.1%	21	75.0%	\$418,000	3.2%	\$410,111	-4.0%

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# Brevard County Local Residential Market Metrics - Q4 2025

## 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	\$1.0 Billion	9.2%	95.5%	-1.1%	53 Days	6.0%	2,484	-2.6%
Cape Canaveral (City)	\$1.6 Million	-64.6%	93.1%	6.3%	35 Days	-2.8%	7	16.7%
Cocoa (City)	\$18.8 Million	78.8%	96.9%	2.8%	42 Days	-17.6%	59	-11.9%
Cocoa Beach (City)	\$23.9 Million	39.9%	91.2%	-1.5%	70 Days	-19.5%	30	7.1%
Cocoa West (CDP)	\$1.1 Million	-66.1%	96.0%	1.3%	73 Days	204.2%	11	-15.4%
Grant-Valkaria (Town)	\$21.3 Million	20.2%	95.2%	-2.6%	81 Days	17.4%	34	-2.9%
Indialantic (Town)	\$14.1 Million	-16.4%	98.0%	4.6%	13 Days	-66.7%	14	-33.3%
Indian Harbour Beach (City)	\$13.2 Million	26.8%	93.5%	1.5%	47 Days	6.8%	24	50.0%
June Park (CDP)	\$5.5 Million	44.3%	93.9%	-2.3%	34 Days	6.3%	18	5.9%
Malabar (Town)	\$6.8 Million	-6.9%	90.3%	-3.4%	70 Days	-9.1%	9	12.5%
Melbourne (City)	\$92.7 Million	30.0%	95.1%	0.1%	45 Days	-6.3%	227	-3.0%
Melbourne Beach (Town)	\$9.2 Million	-21.0%	91.5%	4.7%	84 Days	-6.7%	11	-15.4%
Melbourne Village (Town)	\$750,000	-20.1%	98.6%	17.1%	4 Days	-97.5%	3	50.0%
Merritt Island (CDP)	\$62.1 Million	34.9%	93.8%	-1.3%	72 Days	50.0%	115	-1.7%
Micco (CDP)	\$3.2 Million	37.4%	99.8%	7.9%	19 Days	-24.0%	8	-38.5%
Mims (CDP)	\$7.0 Million	-8.6%	96.7%	0.6%	77 Days	250.0%	21	-16.0%
Palm Bay (City)	\$209.3 Million	4.9%	95.9%	-1.5%	68 Days	15.3%	784	-3.8%
Palm Shores (Town)	\$735,000	120.7%	93.7%	11.2%	8 Days	-82.2%	3	50.0%
Port St. John (CDP)	\$11.9 Million	3.2%	96.5%	1.5%	25 Days	-52.8%	36	-20.0%
Rockledge (City)	\$33.7 Million	-21.1%	95.0%	-3.9%	50 Days	51.5%	95	4.4%
Satellite Beach (City)	\$26.1 Million	9.3%	96.5%	1.6%	36 Days	-53.8%	34	25.9%
Sharpes (CDP)	\$10.2 Million	13.9%	96.9%	-3.0%	48 Days	33.3%	28	3.7%
South Patrick Shores (CDP)	\$14.7 Million	10.5%	96.1%	0.0%	61 Days	64.9%	20	-13.0%
Titusville (City)	\$56.9 Million	13.0%	95.7%	-0.6%	43 Days	-8.5%	170	-5.6%
Viera East (CDP)	\$21.5 Million	19.7%	94.3%	-2.2%	77 Days	92.5%	45	2.3%
Viera West (CDP)	\$44.4 Million	22.2%	94.8%	-1.9%	60 Days	-17.8%	69	-10.4%
West Melbourne (City)	\$35.7 Million	21.1%	95.1%	-0.2%	53 Days	-5.4%	76	4.1%

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## Single-Family Homes

### Municipalities and Census-Designated Places\*



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	2,217	10.8%	756	-0.1%	2,842	-5.9%	3.6	-5.3%
Cape Canaveral (City)	4	-20.0%	2	-33.3%	17	183.3%	12.8	132.7%
Cocoa (City)	37	-27.5%	14	-39.1%	71	6.0%	3.9	-9.3%
Cocoa Beach (City)	23	35.3%	6	100.0%	44	22.2%	6.4	20.8%
Cocoa West (CDP)	8	-42.9%	6	-14.3%	14	-6.7%	4.2	31.3%
Grant-Valkaria (Town)	31	19.2%	11	-26.7%	48	-35.1%	3.4	-5.6%
Indialantic (Town)	15	25.0%	3	-25.0%	8	-63.6%	1.9	-74.0%
Indian Harbour Beach (City)	15	7.1%	4	-33.3%	29	38.1%	4.2	-12.5%
June Park (CDP)	17	41.7%	3	-50.0%	13	-43.5%	2.2	-53.2%
Malabar (Town)	11	10.0%	3	50.0%	11	-15.4%	4.7	23.7%
Melbourne (City)	212	15.8%	54	-12.9%	243	-13.2%	3.1	-24.4%
Melbourne Beach (Town)	15	25.0%	4	100.0%	11	-26.7%	3.1	0.0%
Melbourne Village (Town)	1	0.0%	0	N/A	3	200.0%	3.6	260.0%
Merritt Island (CDP)	114	32.6%	42	35.5%	151	11.9%	4.0	14.3%
Micco (CDP)	8	60.0%	1	-66.7%	11	-26.7%	3.7	-14.0%
Mims (CDP)	15	-34.8%	3	-40.0%	33	17.9%	5.7	42.5%
Palm Bay (City)	696	20.4%	290	18.4%	939	-8.7%	4.1	-8.9%
Palm Shores (Town)	2	100.0%	0	N/A	3	50.0%	3.6	5.9%
Port St. John (CDP)	30	-23.1%	10	-37.5%	40	-2.4%	2.6	0.0%
Rockledge (City)	77	-26.7%	19	-53.7%	118	26.9%	3.9	85.7%
Satellite Beach (City)	27	17.4%	7	0.0%	31	3.3%	2.5	-7.4%
Sharpes (CDP)	23	27.8%	16	166.7%	24	-45.5%	3.3	-64.5%
South Patrick Shores (CDP)	23	9.5%	3	-66.7%	25	-13.8%	3.5	-14.6%
Titusville (City)	151	-1.3%	48	-22.6%	178	-8.7%	3.1	-13.9%
Viera East (CDP)	49	16.7%	16	23.1%	46	21.1%	2.8	16.7%
Viera West (CDP)	64	12.3%	21	-30.0%	76	-10.6%	3.0	-18.9%
West Melbourne (City)	82	24.2%	21	23.5%	82	-3.5%	2.9	-3.3%

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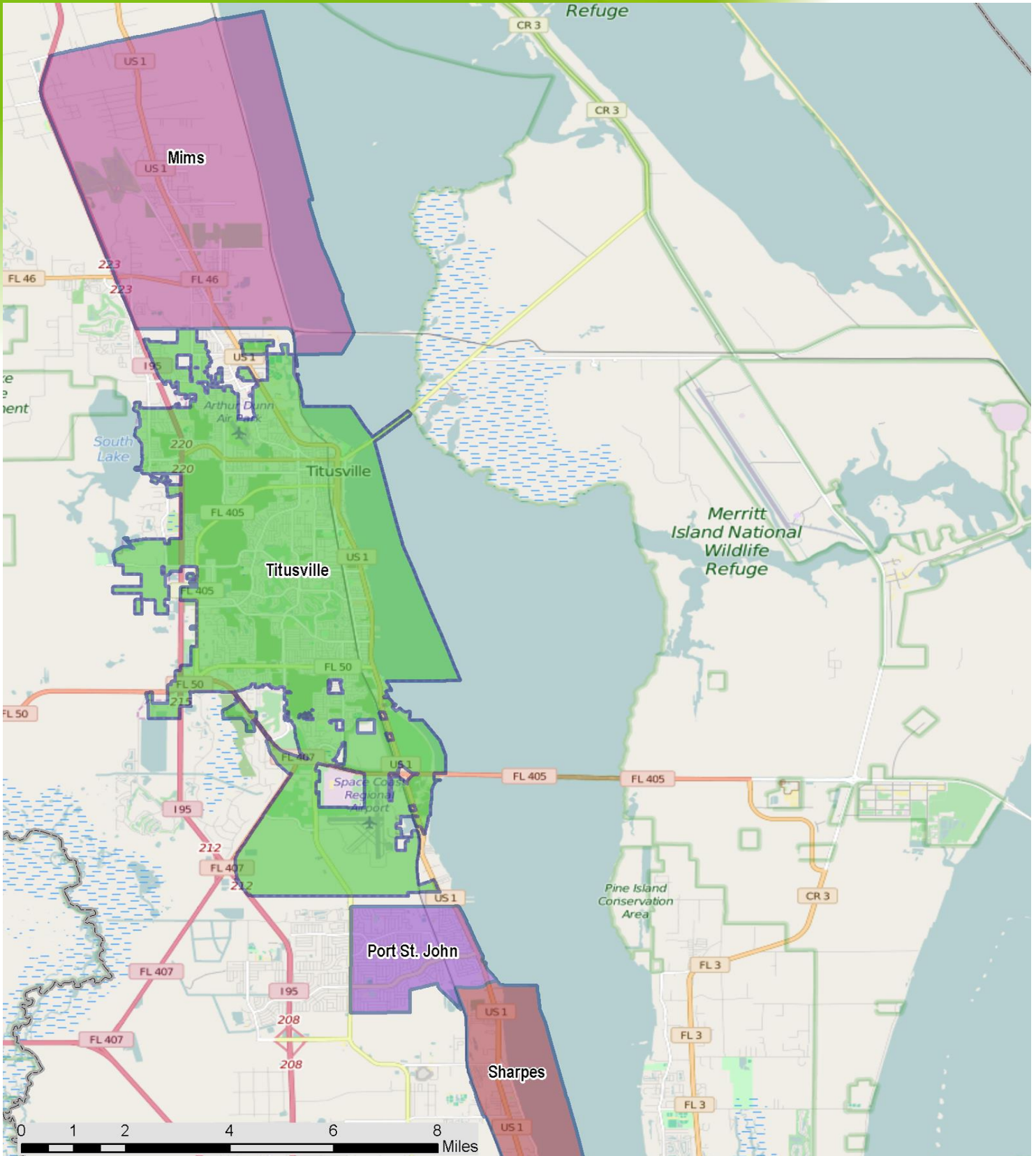
# Brevard County Local Residential Market Metrics - Q4 2025

## Reference Map - Northern Brevard County

### Municipalities and Census-Designated Places\*



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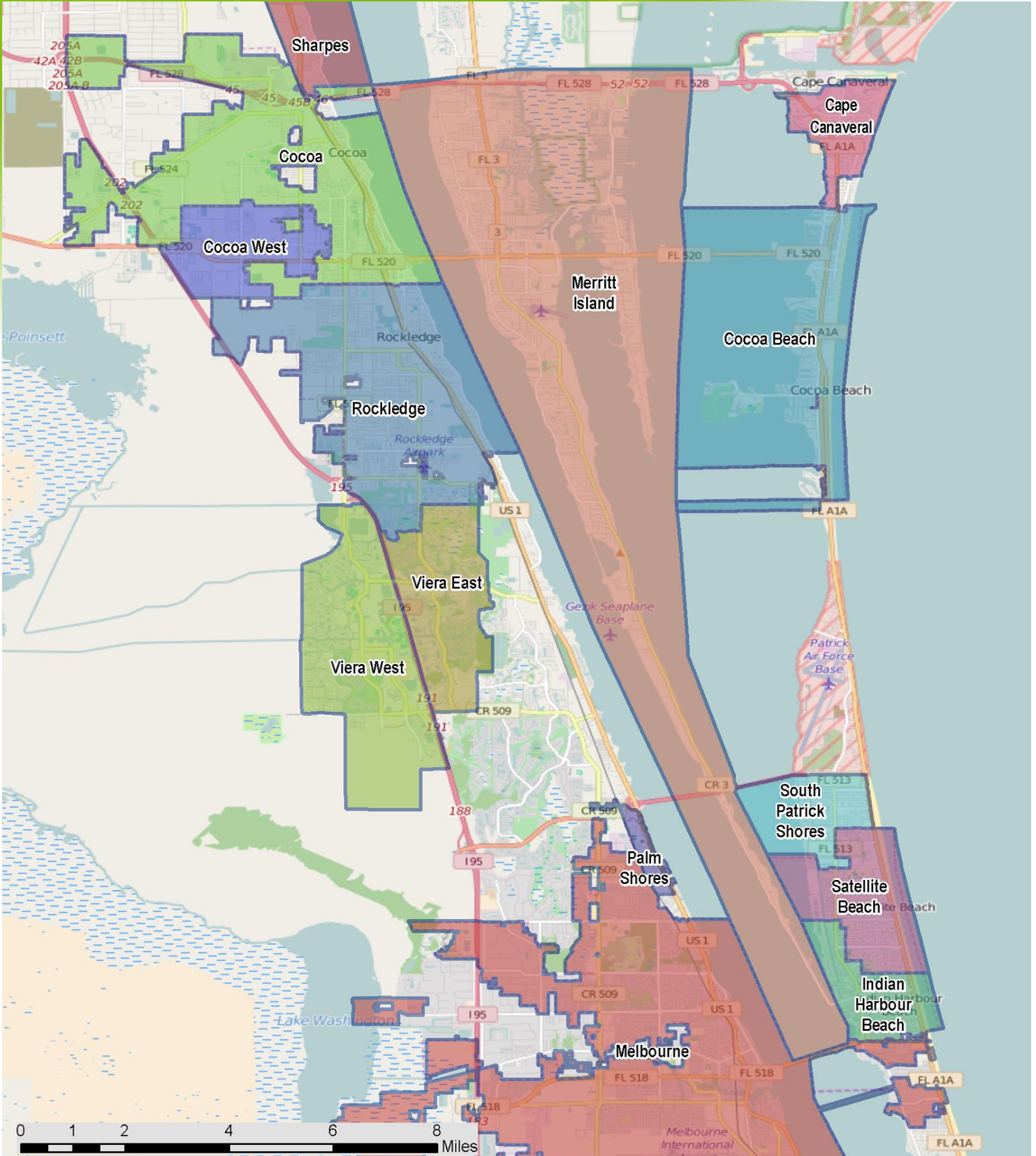
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# Brevard County Local Residential Market Metrics - Q4 2025

## Reference Map - Central Brevard County Municipalities and Census-Designated Places\*



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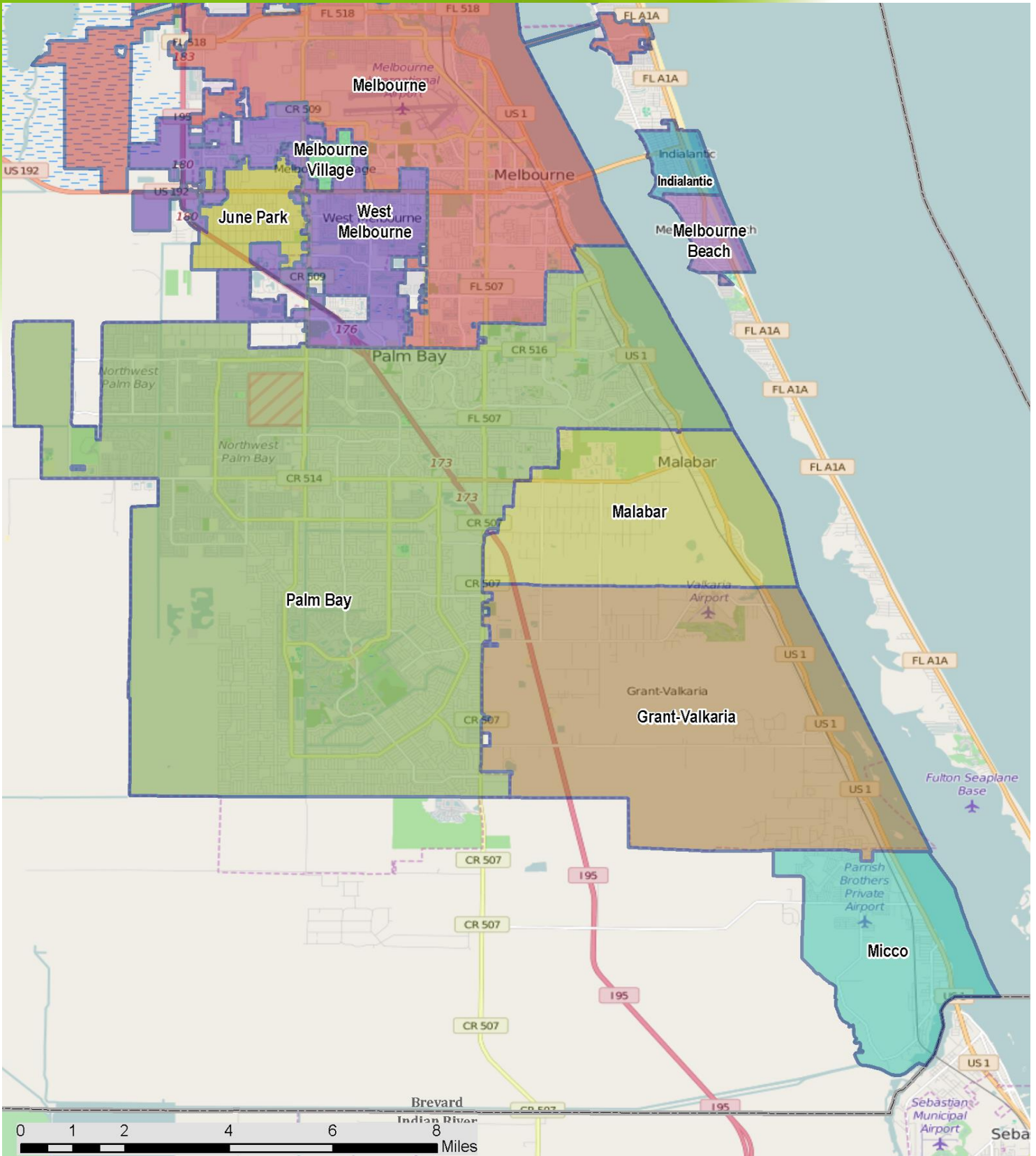
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# Brevard County Local Residential Market Metrics - Q4 2025

## Reference Map - Southern Brevard County Municipalities and Census-Designated Places\*



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